



CITY OF SEATAC

PLANNING COMMISSION MEETING

Council Chamber, SeaTac City Hall, 4800 S. 188th Street
May 31, 2016, 5:30 p.m.

MEETING AGENDA

- 1) Call to Order/Roll Call – 5:30 p.m.
- 2) Public Comment: Public comment will be accepted on items not scheduled for a public hearing
- 3) Approval of the minutes of the May 17, 2016 meeting (Exhibit A)
- 4) Public Hearing on proposed SMC 15.310, Angle Lake Station Area Overlay District (Exhibit B)
- 5) CED Director's Report
- 6) Planning Commission Comments (including suggestions for next meeting agenda)
- 7) Adjournment

The Planning Commission consists of five members appointed by the Mayor and confirmed by the City Council. The Commission primarily considers plans and regulations relating to the physical development of the city, plus other matters as assigned. The Commission is an advisory body to the City Council.

All Commission meetings are open to the public and comments are welcome. Please be sure to be recognized by the Chair prior to speaking.

**CITY OF SEATAC
PLANNING COMMISSION
Minutes of May 17, 2016
Regular Meeting**

Members present: Joe Adamack, Robert Scully, Jim Todd
Members absent: Roxie Chapin, Tom Dantzler (both excused)
Staff present: Acting City Manager Joe Scorcio; Acting CED Director Jeff Robinson;
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 5:32 p.m.

2. Public Comment

Earl Gipson spoke in favor of City Council members being able to testify at Planning Commission meetings and his opinion that four of them being present at a meeting doesn't not conflict with the Open Public Meetings Act. He indicated a bigger concern is with planning professionals serving as Planning Commissioners.

3. Approval of Minutes

Moved and seconded to approve the minutes of the April 19 and May 3, 2016 meetings. **Passed 3-0.**

4. Public Hearing on GMA Consistency Amendments re: Environmentally Sensitive Areas (SMC 15.700)

Chair Adamack opened the public hearing at 5:32 p.m.

Senior Planner Mike Scarey indicated that staff had prepared a revised memorandum, dated May 17th, that included some changes from what was communicated in the Commission's packet. Copies of the memorandum are available to the public at the rear of the Council Chambers. Mr. Scarey then began to overview the proposed revisions.

Daryl Tapio testified that he had evaluated the wetland regulations in relation to the west side of Bow Lake and the potential of redevelopment of these properties. He stated he was concerned about the increased buffer widths contained in the proposal and also language relating to minimizing the impact from site features such as light fixtures, pets, etc. He reminded the Commission that the RCW (Revised Code of Washington) and Washington Administrative Code

(WAC) are not the same; the former is adopted law, while the latter are administrative guidelines formulated by State agency staff.

Earl Gipson provided a copy of an appeal packet related to a prior issue that occurred in his neighborhood and impacted his property. He indicated that both the City's actions and inactions had been responsible for the drainage problem. Mr. Gipson stated that the City should be required to reimburse a property owner for the cost of any critical area study that proves there is not a critical area on their property.

Mr. Scarey explained the proposed language regarding wetland buffer and what alterations will be allowed.

Mr. Tapio indicated that existing development, when located within a defined buffer width, should be allowed to remain and redevelop.

Mr. Scarey then continued with the presentation, highlighting changes that were made regarding Critical Aquifer Recharge Areas (CARA). He indicated that one option would be to use the term "Wellhead Protection Area" in lieu of CARA. He then reviewed the proposed schedule for moving this item forward in order to meet the State deadline of June 30th.

Commissioner Todd suggested that redevelopment should be allowed within buffers areas where development already exists, as long as measures are taken to protect existing wetlands.

Planning Manager Steve Pilcher stated that staff will want to check with State regulatory agencies on this issue.

Mr. Tapio stated that in regards to protecting groundwater resources, he does not support sending critical area studies to water districts for their review and comment, as this could cause unnecessary delays.

Mr. Gipson stated that if a site is considered to be "grandfathered" and therefore exempt from some current regulations, that should be placed on the property title.

The Chair closed the public hearing at 6:20 p.m.

Chair Adamack then outlined potential options for possible action by the Commission. He suggested they could move the amendments forward to the Council without a recommendation.

Mr. Tapio suggested the item be directed the Council's Land Use and Parks Committee.

After discussion, it was moved and seconded to forward the amendments to the City Council with a recommendation of approval, including the suggested amendment by Commissioner Todd to allow redevelopment to occur when existing development is already located within a required buffer. **Passed 3-0.**

5. Implementing Regulations for the Angle Lake Station Area

Senior Planner Anita Woodmass provided a quick briefing. She noted staff has contacted approximately 16 major property owners within the district, but has not received any comments at this time. She stated that the complete draft of the draft regulations will be posted on the City's website by the close of business on Friday, May 20, 2016.

Ms. Woodmass noted that a SEPA Addendum has been issued for the proposal and that the State Dept. of Commerce has indicated that their review period has closed, with no comments.

The public hearing has been scheduled for May 31, 2016. Staff desires a recommendation from the Commission at that time; if that is not possible, the June 7th meeting would be available. City Council action is anticipated on June 28th.

Commissioner Todd indicated he is concerned that the regulations allow mobile food vending as a use on the plaza at the light rail station. He also questioned the issue of ground floor transparency for medical uses.

6. Ground Floor Commercial requirements in Multifamily Projects

Senior Planner Kate Kaehny indicated this issue had been introduced at the last meeting. Staff is proposing these amendments in response to City Council direction to remove barriers to development from the Code. She reviewed a PowerPoint presentation that overviewed three geographic areas that would be impacted by the proposed elimination of the requirement for ground floor commercial as part of a mixed use residential project.

Commissioner Scully questioned the broad scope of the proposal. He stated concern that eliminating this requirement in areas surrounding the light rail stations won't meet the goals of the various plans. He suggested staff take a closer look at this issue.

Acting CED Director Jeff Robinson indicated in his communications with developers interested in the 154th St. Station area, the requirement to provide the current code specified amount of ground floor retail has proven to be an impediment to housing projects.

Commissioner Todd suggested that a lower standard (25%?) could be applied.

The Commission asked staff to take a closer look at this issue and return with a revised proposal. Ms. Kaehny indicated staff could do so at the June 7th meeting.

7. CED Director's Report

Acting City Manager Joe Scorcio commented that SeaTac is a redeveloping city and that our regulations need to take that into account. He also stated that there are too many zone districts and advocated a more streamlined system.

Mr. Scorcio provided a brief summary of budget discussions held at the last City Council meeting.

Mr. Robinson noted that staff will be presenting at the Community Leadership Academy this Thursday evening.

Mr. Pilcher announced that the recruitment process for replacing retiring Senior Planner Mike Scarey has begun; the position will be refilled at an Associate Planner level. He also stated that the City Council's Code Compliance Committee has established 5:00 p.m. on the 4th Wednesday of each month as their regular meeting schedule, commencing on June 22nd.

Mr. Scorcio commented on the departure of Senior Program Manager Soraya Lowry from the City Manager's office after 21 years of working for the City. Ms. Lowry has accepted a position with Sound Transit.

Kate Kaehny announced there is a questionnaire available regarding community gardens and urban agriculture issues. Responses will be accepted until late July.

8. Planning Commissioner Comments

None.

9. Adjournment

Moved and seconded to adjourn. Motion passed 3-0. The meeting adjourned at 7:18 p.m.

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MEMORANDUM

To: Planning Commission
From: Anita Woodmass, Senior Planner
Date: May 26, 2016
Re: Public Hearing: Angle Lake Station Area Zoning Implementing Regulations

The Planning Commission commenced its review of the implementation standards for the Angle Lake Station Area in December 2015. Since this time, the Planning Commission has reviewed the proposed standards over nine (9) meetings.

Tonight's public hearing is for the review of draft standards for the Angle Lake Station Area Overlay District. The public hearing was advertised on May 20, 2016. A SEPA addendum (Determination of Non Significance) was issued on May 17, 2016

The draft code has been made available to developers and property owners contained within the Angle Lake District. At the time of preparing this memo, no comments or correspondence has been received.

Please find attached a summary of the high level code provisions to assist you with your review of the draft code.

Staff would like to thank you for your efforts over the last six months and for the valuable feedback received to date.

Please do not hesitate to contact me at 206-973-4839 should you wish to discuss any parts of this code prior to the meeting.

Summary of Major Proposed Angle Lake (AL) Station Area District Standards

Section	Proposed Change	Rationale
Departures	Departures can be granted with approval from the Director subject to meeting certain criteria.	Allows discretion and flexibility for a development to meet the intent of the code if it is deemed that a proposed standard cannot be accommodated.
Use Charts	Approximately 51 uses are consolidated/collapsed into broader categories	This provides more flexibility as it allows more types of uses within the area and less need for Director interpretation.
Use Charts	Surface lot park-n-fly not permitted. Park n-fly permitted within a structure, with 100% ground floor commercial uses.	Large surface parking lots are in direct conflict with intent and vision for the area. Ground floor commercial requirements will result in a structure similar to the existing Wally Park development at the corner of 188 th and International Boulevard.
Use Charts	34 new definitions created	Definitions required for new uses or to clarify existing uses without definitions.
Use Charts	UH-UCR zone: Removed mixed use standard requiring ground floor commercial space as part of a multi family unit in the UH-UCR zone. no change to the requirement for commercial uses to be required as part of a multi family development.	Residential developers have communicated to staff over the last few years that the requirement for ground floor commercial is difficult to construct. It is proposed to remove the standard so as to encourage the development of multi family development within the District.
Use Charts	ABC and CB-C zones treated similar in terms of uses	Provides for a diverse mix of commercial activity, a variety of uses and to maximize opportunities for development within the area.
Use Charts	High/more intensive car oriented uses or uses that directly conflict with encouraging a transit oriented environment is not permitted in the District Center including park-n-fly, drive through's and service station	Uses that directly conflict with the vision and principles of the adopted Angle Lake District Station Area Plan are not permitted within the District Center.
Use Charts	Existing uses are grandfathered if they are no longer permitted in the use charts	Existing uses can continue to operate as per normal. Once the use ceases for more than 6 months, the use may not be reinstated. This is existing code applied city wide.
Circulation	New streets constructed in accordance with city wide SMC	Requirement for different road design standards for this area was

	Title 11 Streets, Sidewalks, and Public Thoroughfares standards	deemed unnecessary.
Circulation	On-site pedestrian walk ways shall be designed to connect to off-site pedestrian way systems.	Existing code and industry standard.
Site Planning	<p>Setbacks: International Boulevard :</p> <ul style="list-style-type: none"> - 5'-20' for at least 50% of building front façade - 5'-40' remaining building façade <p>Other streets:</p> <ul style="list-style-type: none"> - 5'-10' for at least 50% of building front façade - 5'-20' remaining building façade 	Increased setbacks allow for more flexibility than existing code standards (0' minimum and 10' maximum setback). Increased setbacks allow for placement of open space, a porte cochere and more architectural design options.
Site Planning	<p>Setbacks within District Center International Boulevard :</p> <ul style="list-style-type: none"> - 5'-20' for at least 50% of building front façade - 5'-40' remaining building façade <p>Other streets: 5'-10'</p>	Increased setbacks allow for more flexibility than existing code standards (0' minimum and 10' maximum setback). Increased setbacks allow for placement of open space, a porte cochere and more architectural design options/creativity.
Site Planning	Through Lots Fronting International Boulevard: Orient front building façade to International Boulevard	The prioritization of International Boulevard will draw attention to businesses, enhance the visual environment and provide for a cohesive streetscape.
Site Planning	Front Yard/Orientation District Center – per Figure 'Front Yard in District Center'	Helps to create a synergy/cluster of commercial businesses, enhances the visual environment and provides for a cohesive streetscape.
Site Planning	<p>Minimum building frontage: AL District: 50% of front yard street frontage to be occupied by front building facade</p> <p>AL District Center: 65% of front yard street frontage to be occupied by front building facade</p>	This requirement activates the street, provides for enhanced ground floor design and enhances the streetscape with a consistent street wall.
Site Planning	Corner Lots: Building facades orient to both streets	Existing code.
Site Planning	<p>Driveway Entrances Arterial: 1 driveway per 150' of street frontage</p> <p>Non arterial: 1 driveway per 100' of street frontage</p>	Existing code.
Open Space %	Minimum open space required: 5% of net site area	Station area standard of 10% reduced to 5% and credit given for sidewalk improvements (which are required

		for new development)
Street landscaping	Street frontage landscaping waived in lieu of open space requirement	Open space requirement is deemed a key urban design element. Street frontage landscaping may conflict with promoting active ground floor uses.
Open Space Hierarchy	Open space shall be provided in the following order of importance: 1. sidewalk improvements; 2. plaza, courtyard, pocket park	Provides developers direction and supports implementation policies of Angle Lake Plan.
Sidewalk Improvements	Fronting International Boulevard: Increase sidewalk zone to 12 ft as follows: <ul style="list-style-type: none"> – 8’ paved sidewalk clear-through zone. The landscape zone improvements are already in place and do not require improvement. Other streets: Increase sidewalk zone to 8 ft as follows: <ul style="list-style-type: none"> – 4’ paved sidewalk clear-through zone and additional 4’ landscape zone comprising paved sidewalk with street trees in wells spaced no more than every 30’. 	Standards are an industry standard for sidewalk improvements.
Cash in Lieu	Cash in Lieu option is not allowed	A system to collect cash in lieu does not exist and open space has been already reduced to 5% and allows for flexibility to meet the standard.
Maximum Parking Specified	Yes. 10% increase above standards in SMC 15.455.120 Parking Chart for Required Off-Street Spaces.	Maximum standard in place to discourage over parking and expansive parking surfaces.
Minimum Parking Required	Yes. Parking study required	Parking reduction allowed within entire district up to a maximum of 40% within certain use categories.
Bicycle Parking	Require 1 space for every 10 parking stalls	Providing for improved bicycle infrastructure is a key part of the adopted Angle Lake Plan and creating a transit oriented environment.
Surface Parking Lots	<ul style="list-style-type: none"> • Located behind or to the side of a building • Parking next to building: 20’ setback with landscaping 	Code currently prohibits parking in the front of a building. Parking setback enhances streetscape and pedestrian environment.
Pedestrian Walkways Through	Triggered if more than 100	Existing code applied throughout

Parking Lots	parking spaces	city.
Structured Parking	Architectural design elements required and high quality screening.	Employed to minimize the visual impacts of parking structures.
Structured Parking: Ground Floor	Adjacent to public street, 100% of ground floor to be constructed as commercial space <ul style="list-style-type: none"> • 20' min depth and 13' ceiling height • 50% of commercial use can be office associated with parking operation 	This standard is consistent with the minimum ground floor building height and depth required for ground floor commercial design.
Parking Lot Landscaping	Parking located to the side of a building shall provide a 20' landscape buffer from the front property line.	Landscaping provides a buffer between parking and public streetscape and ROW.
Parking Lot Islands	Waived for parking to the side of the building. Required only for parking at rear of building	Waived in lieu of front landscape buffer.
Minimum Building Height	18' minimum height	To encourage buildings of a high quality design and of a pedestrian appropriate scale
Ground Floor Transparency	<ul style="list-style-type: none"> – District: 60% window coverage at ground floor public street – District Center: 75% window coverage at ground floor public street 	To promote crime prevention through environmental design principles, enhanced accessibility and high quality design
Transparency Design	<ul style="list-style-type: none"> – Windows begin 12"-30" above finished grade. – Mirrored, reflective, tinted glass not permitted 	Typical standard for this type of development. Existing code provisions.
Minimum Ground Floor Ceiling Height	Ground floor non residential: 13' height	Specifies a minimum ceiling height and building depth that can accommodate a variety of pedestrian-oriented uses such as retail stores and restaurants.
Minimum Ground Floor Building Depths	Ground floor non residential: 20' depth	
Pedestrian Weather Protection	Length: <ul style="list-style-type: none"> - District: 60% along ground floor street facing facade (excluding residential) - District Center: 75% along ground floor street facing facade (excluding residential) 	Requirement mirror ground floor transparency requirement
Pedestrian Weather Protection Dimensions	<ul style="list-style-type: none"> – Minimum depth: 5' – Maximum depth: 8' – Minimum height: 8'6" – Maximum clearance height: not above first floor ceiling of building 	Typical standard for this type of development.

Building Entrances	<ul style="list-style-type: none"> - Primary: distinctive entrance - Secondary: provide weather protection of min 3' depth 	Typical standard for this type of development.
Façade changes	<ul style="list-style-type: none"> - Buildings over 100' in length: min one vertical change every 40' - Buildings over 100' in length: min one horizontal change 	Code standard used in other station areas within city
Treatment of Blank Walls	<ul style="list-style-type: none"> - Untreated blank walls prohibited when seen from public streets, sidewalks or pathways - Where unavoidable: shall not exceed 40' or 20% of length of façade (whichever less) - 	Code standard used in other station areas within city. industry standard to not allow blank walls seen from public view.
Roof Lines and Equipment	Roof lines to provide an architectural focal point. Equipment must be screened.	Existing code.
Mixed Use Definition	Code definition clarifies that mixed use refers to the combining of retail/commercial and/or service uses located on the ground floor with residential use in the same building	Previous definition of mixed use did not require commercial and residential to be part of the same development.
Fences	Fences over 4' in height prohibited within the front yard setback.	4' fence allows for separation while enabling passive surveillance and a ped friendly streetscape.
Fencing materials	Prohibited: Barbed wire/razor wire, electric fences, chain link fences	Existing code does not prohibit these fence materials within the city.
Incentives	Development incentives listed in SMC 15.425 Development Incentives, are not applicable within the Angle Lake District.	As the proposed standards are minimal (FAA height, no density provisions, no FAR, minimal open space, considerable parking reductions, no prescribed ground floor uses, flexible setback standards etc)so as to be developer friendly whilst meeting the policy direction of the adopted Angle Lake Plan, development incentives are deemed superfluous.

We are here to help and assist you with reviewing the standards. Should you have any questions or wish to discuss any concerns, please do not hesitate to contact Anita Woodmass at 206-973-4839 or awoodmass@ci.seatac.wa.us