

CITY OF SEATAC
PLANNING COMMISSION
Minutes of April 19, 2016
Regular Meeting

Members present: Joe Adamack, Roxie Chapin, Robert Scully, Jim Todd
Members absent: Tom Dantzler
Staff present: Acting City Manager Joe Scorcio; Acting CED Director Jeff Robinson; Steve Pilcher, Planning Manager; Anita Woodmass, Senior Planner; Gary Schenk, Building Services Manager; Jon Napier, Fire Marshal, Kent RFD

1. Call to Order

Chair Adamack called the meeting to order at 5:31 p.m.

2. Approval of Minutes

Moved and seconded to approve the minutes of the April 5, 2016 meeting. **Passed 4-0.**

3. Public Comment

None.

4. Implementing Regulations for the Angle Lake Station Area

Senior Planner Anita Woodmass indicated that the evening's briefing would focus on building design standards. She overviewed the various proposals intended to achieve variability in design. Included in the standards are limitations to blank walls, with various options to avoiding these being offered. The Reserve retirement apartments were offered as an example.

The Commission discussed pedestrian lighting standards and suggested the use of uplighting as an architectural element.

Ms. Woodmass reviewed standards for rooftop variation; ground floor transparency; and weather protection. The Commission requested staff to look into how parking garages may interface with these standards.

Staff is recommending that first floor space have a minimum interior floor to ceiling height of 13 feet, with a minimum depth of 20 feet for these spaces, to accommodate commercial or office uses.

It was noted that transparency standards need to include a prohibition against use of reflective glass or window shades. Commissioners inquired whether a design handbook could be created and if there are any incentives that can be offered to encourage upgrades.

One member of the public advocated requiring ground floor retail for all buildings that front International Blvd. He also expressed concern with the screening of rooftop mechanical equipment.

Another individual expressed concern about the extra standards and the costs they may impose upon developers. He was also concerned with reducing flexibility and stressed the need to get feedback from the development community.

5. Update to the International Codes

Planning Manager Steve Pilcher noted that every 3 years, the State Building Code Council adopts a new set of codes developed by the International Code Council. The information this evening is being presented for the Commission's comment; no formal action is necessary.

Building Services Manager Gary Schenk explained the lengthy process through which the codes get modified and also explained the adoption process here in Washington State. He noted there is some flexibility granted to local government. Mr. Schenk highlighted some provisions of the new code, noting that staff is recommending maintaining the 200 sq. ft. size limit for sheds, etc. for which a permit is not required. This provides a greater degree of control over "tiny houses" and ensures an ability to address issues of individuals living in sheds.

Jon Napier, Fire Marshal with Kent RFD, reminded the Commission that 3 years ago, there were a substantial amount of local changes adopted to the International Fire Code. He noted that he and Mr. Schenk had made an effort to meet with Daryl Tapio, who had numerous concerns 3 years ago. Mr. Napier highlighted changes relating to sky lanterns; increasing flexibility for the two access point standard; and requirement of providing emergency contact information.

Mr. Schenk overviewed the option being provided to developers to either build to the Uniform Plumbing Code or use the International Plumbing Code. The latter is generally less expensive; if a builder wants to utilize this code, the entire structure will need to be built to that standard.

Mr. Pilcher then reviewed the proposed amendments to the International Property Maintenance Code, which is used by the Code Compliance program. He noted most of the amendments are housekeeping in nature (i.e., correctly identifying the City of SeaTac, establishing periods of the year for when heat must be available, etc.).

Mr. Schenk then overviewed the proposed changes to the sound transmission code, a locally-adopted standard. These are being changed in recognition of new information available from the airport and improvements in general building code standards.

Moved and seconded to recommend the City Council adopt the proposed amendments. **Passed 4-0.**

6. CED Director’s Report

Joe Scorcio noted that he is now serving as the Acting City Manager and that Jeff Robinson is the Acting CED Director. Steve Pilcher will act as the SEPA Official. The City Council has established a goal of hiring a permanent City Manager by December 1, 2016.

Mr. Scorcio noted that the Comprehensive Plan amendment process is now open and will remain so through June 1, 2016.

He briefly discussed the overall City budget process and commented on sessions he had attended at the National Planning Conference earlier this month.

6. Adjournment

Moved and seconded to adjourn. Motion passed 4-0. The meeting adjourned at 7:42.

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