



CITY OF SEATAC

PLANNING COMMISSION MEETING

Riverton Room, SeaTac City Hall, 4800 S. 188th Street
July 5, 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 minutes of June 21, 2016 regular meeting (Exhibit A)
- 4) Briefing on Urban Agriculture Code project (Exhibit B-1, B-2, B-3)
- 5) Briefing on regulations concerning keeping of animals in residential zones (Exhibit C-1, C-2, C-3)
- 6) CED Director's Report
- 7) Planning Commission Comments (including suggestions for next meeting agenda)
- 8) 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.

A quorum of the City Council may be present.

**CITY OF SEATAC
PLANNING COMMISSION
Minutes of June 21, 2016
Regular Meeting**

Members present: Joe Adamack, Roxie Chapin, Tom Dantzler, Robert Scully, Jim Todd
Members absent: None
Staff present: Acting City Manager Joe Scorcio; Acting CED Director Jeff Robinson; Steve Pilcher, Planning Manager; 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. Public Comment

None.

3. Approval of Minutes

Moved and seconded to approve the minutes of the June 7, 2016 special meeting. **Passed 5-0.**

4. Ground Floor Commercial requirements in Multifamily Projects

Senior Planner Kate Kaehny handed out a revised version of the use chart that had been provided in the Commission's meeting packet, noting there were a few minor corrections. She then reviewed the proposed code changes being recommended by staff, noting that the changes would only apply outside of designated overlay districts.

Since the last meeting with the Commission, staff noted that requiring a percentage of ground floor commercial for multifamily projects in the Neighborhood Business (NB) zone could be problematic, as this zone does not have a maximum front yard setback standard. Staff is suggested maintaining the existing code requirements for the time being and instead, addressing the issue of appropriate yard setbacks for the NB zone in the future. The Commission agreed with this approach.

For the Community Business (CB) zone, where found outside of designated overlay districts, staff is recommending the requirement for ground floor commercial be reduced to 50% and then only for projects fronting a Principal Arterial (Int'l Blvd. or S. 188th St.). In conjunction with this, staff is recommending the front yard setback standards be changed to a zero ft. minimum and a 10 ft. maximum.

Ms. Kaehny then reviewed the proposed schedule for moving this forward, noting that it will be on the next Commission meeting (July 5th) as a public hearing item.

5. 2016-17 Work Plan

Planning Manager Steve Pilcher handed out a revised Work Plan from the one provided in the packet. He noted the consideration of a work plan typically occurs at this time every year, as required by code. The first columns of the work plan table highlight projects that were accomplished during the previous year, while the final two columns break the upcoming year into two 6-month periods.

The Commission reviewed the various items contained within the draft plan, noting their desire to address food trucks and the Neighborhood Business zone issues discussed earlier in the meeting. Staff will specifically note these two items.

Moved and seconded to approve the 2016-17 Work Plan as amended. **Passed 5-0.**

6. CED Director's Report

Acting City Manager Joe Scorcio commented on the activity level of the various City Council Committees, noting they have all established regular meeting dates. He also announced a meeting occurring this evening at the Community Center concerning further development at Riverton Park.

Acting CED Director Jeff Robinson noted that all Commissioners are invited to attend an upcoming meeting being hosted by the Port of Seattle, regarding the Sustainable Airport Master Plan.

Planning Manager Steve Pilcher inquired whether Commissioners desired to cancel their second August meeting (August 16th); the majority indicated they would be in town and available.

7. Commissioner Comments

Commissioner Scully reported on a recent meeting regarding the Food Innovation District that included the Port of Seattle.

There was discussion about a proposal made at the City Council meeting to amend the Angle Lake District regulations to prohibit park'n'fly operations anywhere within the overlay district. Council is scheduled to act on this matter at their June 28th meeting.

8. Adjournment

Moved and seconded to adjourn. Motion passed 5-0. The meeting adjourned at 6:52 p.m.



Community & Economic
Development Department

4800 South 188th Street
SeaTac, WA 98188-8605
Phone: 206.973.4750
Fax: 206.973.4809

Date: June 24, 2016
To: Planning Commission
From: Kate Kaehny, Senior Planner
Re: 7/5/16 Briefing on Urban Agriculture Code Project

The purpose of this memo is to provide the Planning Commission with an overview of the urban agriculture code briefing which is scheduled for your July 5, 2016 meeting.

The main goals of the briefing are:

- To update you on the urban agriculture project to date, including public input received from the project questionnaire, and
- To provide you with background on the types of urban agriculture uses other cities allow in their communities, with a specific focus on single family residential zones.

To help prepare for the briefing, please find the following two documents:

- **Draft Urban Agriculture Definitions**
This draft document provides preliminary language that identifies and describes the potential urban agriculture uses that could be integrated in the zoning code's use charts.
- **City of Federal Way: Allowed Urban Agriculture Uses**
This document is an excerpt from the City of Federal Way's extensive urban agriculture code provisions, and is provided as a means of illustrating the types of urban agriculture uses that are allowed, and how they are allowed in that city.

Additional information about other cities' codes will be provided at your upcoming meeting in order to better understand local "best practices" in allowing urban agriculture uses.

We look forward to our continued discussion on this project.

SeaTac Urban Agriculture Code Amendment Project

DRAFT URBAN AGRICULTURE DEFINITIONS*

*(*Note: Once finalized, these definitions, and possibly others, would be integrated into the SeaTac Zoning Code.)*

COMMUNITY GARDEN

Community gardens are vegetable, fruit or flower gardens or orchards, where individuals or groups grow plants for personal use or donation. (Orchards can also be included.) The land can be publicly or privately owned.

MARKET GARDEN

Market gardens are vegetable, fruit or flower gardens or orchards, where food or flowers are grown to be sold.

FARMERS MARKET

Farmers markets are generally temporary outdoor markets where farmers and other vendors sell whole produce and other food related products.

PRODUCE STAND (SMALL AND LARGE)

Produce stands are small structures used for the sale of fresh fruits and vegetables.

URBAN FARMING (LARGE SCALE)

(Definition still under development)

CITY OF FEDERAL WAY: ALLOWED URBAN AGRICULTURE USES

Excerpt from FWRC Chapter 19.262

19.262.030 Community gardens and urban farms.

(1) Community garden and urban farm uses are permitted in any zone.

19.262.040 Farmers markets.

(1) Farmers markets are permitted as a temporary use in all zones subject to the requirements of [Chapter 19.275](#) FWRC, Temporary Uses.

(2) Farmers markets are permitted as a permanent use in all nonresidential zones that allow retail use.

19.262.050 Farm stands.

(1) Farm stand uses are permitted in any zone as an accessory use to any permitted urban agriculture use for the purpose of on-site sale of urban agricultural products subject to the following criteria...*(Note: This is an excerpt and does not include the criteria.)*

19.262.060 Cottage food operations.

(1) Cottage food operation uses are permitted in any zone as an accessory use to a permitted use subject to the following criteria:

19.262.070 Accessory structures.

Accessory structures supportive of the urban agriculture use are allowed on the subject property subject to the following regulations:

(1) Structures that are considered accessory to urban agriculture uses include greenhouses and sheds, and similar structures as determined by the director. Structures like hoopouses and coldframes that are less than six feet tall and are portable, not affixed to a foundation, and have no floor are typically not considered structures under this section. (See FWRC [19.262.050](#) for requirements specific to “farm stands.”)

19.262.080 On-site sale of urban agriculture products.

(1) On-site sale of urban agriculture products at community garden or urban farm sites is limited to plants and food grown on site, or food products made from food grown on site, such as jams and pickles.



MEMORANDUM

COMMUNITY & ECONOMIC DEVELOPMENT

Date: June 30, 2016
To: Planning Commission
From: Steve Pilcher, Planning Manager
Subject: Keeping of animals in residential zones

Over the past 6 months, both the staff and City Council have been approached by citizens with complaints about their neighbors who are keeping roosters on their properties. Prior to last year's election season, one individual's frustration was such that he promised to vote for any council candidate that would take action to prohibit roosters within SeaTac.

Although the keeping of roosters has been the most prominent (and loudest) complaint, Code Compliance staff is often responding to other issues regarding animals, whether it be too many dogs or unruly chickens and their chicks. Therefore, we are recommending the Commission examine the issue of animals in its entirety.

The attached pages includes citations from the Zoning Code that regulate how many and in what manner animals may be kept in the city limits. We have also examined regulations from surrounding jurisdictions to provide some context and comparison.

Currently, the City has fairly liberal provisions for keeping animals. Even on lots less than 7,200 sq. ft. in size, it is possible to keep up to five roosters or one goat or sheep. Most jurisdictions do not allow roosters at all (probably due to the noise and disruption they create) and most have larger minimum lot size requirements for keeping animals such as goats, sheep or pigs. Staff assumes that when the City incorporated, we simply adopted the prior King County animal standards. It is appropriate to consider whether these remain reasonable standards for an urbanizing city that is experiencing significant growth and is seeing many larger parcels being short platted into minimum sized lots. Inevitably, this increases the potential of conflicts between neighbors, which are currently experiencing.

As the Commission considers any potential changes, it should also judge how to integrate the keeping of some animals with urban agricultural practices. For example, both bee hives and chickens can provide a source of fresh food products which "locavores" may be interested in purchasing.

This is an issue area the Commission and staff can work during the next few months, with a target of having a public hearing in early September. We look forward to beginning the discussion.

Animal Regulations in Neighboring Cities

EXHIBIT C-2
DATE: 07/05/16

| City | Bees | Small Animals (Non-Household Pets) | Domestic Fowl | Large Animals/ Livestock |
|-------------|---|--|---|--|
| Burien | Min Lot size 10,000 sqft, limit of 2 hives. Max of 25 hives on sites of 1.5 to 5 acres. | Three animals, not including household pets kept in the dwelling unit or containers, max on a lot is less than 20,000 sqft, young of 3 months or less are not counted. A max of 3 unaltered cats and dogs unless approved as a kennel. | No Roosters. Three domestic fowl may be kept in addition to small animals permitted. Five on lots equal to or greater than 7,000 sqft. One additional per additional 2,000 sqft to a max of 15. | Minimum site shall be 35,000 sqft. Young of adult livestock on the premises that are under 6 months of age are excluded from the density limitations. Max dependant upon type of animal and land available for its' use. |
| Des Moines | Minimum lot size 12,500 square feet per hive. | Minimum of 22,000 square feet per dwelling unit, initial maximum of 10 adult animals | Regulated under small domestic animals. Roosters are not expressly prohibited. | One per 35,000 sqft and one per each additional 17,500sqft. |
| Federal Way | Minimum lot size 15,000 square feet max of two hives/lots under 20,000 sqft. Maximum of 15 hives. | Animals not generally housed in a dwelling unit, fowl, and more than four rabbits. Min lot size of 35,000 sqft and max of 20 animals. One additional small animal is permitted per 500 sqft. | Any combination of 4 chickens or ducks may be kept on lots up to 34,999 sqft or less. | Min lot size of 70,000 sqft with no more than 2 . One additional is permitted for each additional 35,000 sqft. |
| Kent | Four hives max on lots less than 10,000 sqft. | Up to three small domesticated animals for lots less than 20,000 sqft. | Up to three fowl for lots at least 5,000 sqft. in addition to small animal. One additional permitted for each 1,000 sqft in excess of the min 5,000 sqft threshold. | Only permitted on lots of at least 20,000 sqft. Swine are prohibited. One large animal for every 10,000 sqft. |

Animal Regulations in Neighboring Cities

EXHIBIT C-2
DATE: 07/05/16

| | | | | |
|---------|---|--|---|---|
| Renton | Min lot size 7,500 sqft. Generally only 3 hives are permitted. | A max of 3 household pets are permitted. A maximum of 3 small domestic animals on lots that are at least 4,500 sqft with one additional per additional 1,000 sqft. | Counted under Small Domestic Animals. Roosters and Peafowl are Prohibited. | Min lot size of one acre, max of two animals. One additional animal per additional acre. |
| City | Bees | Small Animals | Domestic Fowl | Large Animals/ Livestock |
| Seattle | No more than 4 hives on lots less than 10,000 sqft. | 3 small domestic animals are permitted. On lots of 20,000 sqft, four animals are permitted with one additional animal per additional 5,000 sqft in excess of the 20,000 sqft. | No Roosters. Up to eight domestic fowl. | Min lot size 20,000 sqft. One farm animal for every 10,000 sqft of lot area is permitted. |
| Tukwila | No regulations | A total combination of 6 small domestic animals are permitted per 10,000 sqft. | Roosters are prohibite. One chicken permitted per every 1,000 square feet of property. A total combination of six ducks, geese, peafowls, or turkeys are permitted per 10,000 sqft. | Not more than one horse, mule, or pony for each 20,000 sqft of stable or pasture area. Not more than two large livestock for the first acre of a lot and one additional large domestic animal is permitted per additional acre. |

15.105.040 “D” Definitions.

Dairy

Any premises where three (3) or more cows, three (3) or more goats, or any combination thereof are kept, milked or maintained. *(does not appear in use charts)*

Domestic Animals

Dogs, cats, birds, snakes, small rodents, rabbits, goats, pygmy goats, pot-bellied pigs, chickens (including roosters), miniature horses not exceeding forty (40) pounds, and ducks and other fowl, which can be and are continually kept or raised in a home or on a lot. Animals not considered to be domestic animals include, but are not limited to, the following: horses, cows, donkeys, and any endangered or exotic species of animals. The number of inside or outside domestic animals shall be limited as shown in SMC [15.440.100](#).

15.105.110 “K” Definitions.

Kennel/Cattery

A commercial establishment which houses, cares for, breeds, raises or sells dogs or cats. Four (4) or more adult dogs or cats or any combination thereof constitute a kennel. Small animal hospitals and clinics and up to two (2) dwelling units, to be used as manager/caretaker residences, either attached or detached from the kennel, are included. An adult dog or cat is one of either sex, altered or unaltered, that has reached the age of six (6) months. (Ord. 15-1018 § 1)

15.105.120 “L” Definitions.

Livestock

Domesticated animals, such as horses, cows, goats, sheep, swine and fowl.

Chapter 15.440 KEEPING OF ANIMALS

Sections:

- [15.440.005](#) Purpose
- [15.440.010](#) Authority and Application
- [15.440.100](#) Domestic Animals – Limitations
- [15.440.200](#) Horse/Equine Animal Regulations
- [15.440.300](#) Livestock Standards

15.440.005 Purpose

The purpose of this chapter is to designate regulations that apply to domestic animals, horses, equine animals, and livestock. (Ord. 15-1018 § 1)

15.440.010 Authority and Application

The provisions in this chapter shall apply to all domestic animals, horses, equine animals, and livestock. (Ord. 15-1018 § 1)

15.440.100 Domestic Animals – Limitations

Domestic animals as defined in Chapter [15.105](#) SMC, Definitions, are permitted outright in all zone classifications within the City. The number of inside or outside animals allowed is listed below.

A. Inside Animals.

1. The number of cats kept inside and birds, snakes, and small rodents kept in aquariums, terrariums, cages, or other similar containers shall not be limited unless the property meets the definition of a “kennel” under Chapter [15.105](#) SMC, Definitions, or is limited by health codes.

2. All other domestic animals kept inside shall be limited to not more than five (5) total domestic animals, in an allowed combination of the animals listed in the Outside Animals table in subsection (B) of this section. Miniature horses shall not be allowed as an inside animal. Except for the domestic animals listed in subsection (A)(1) of this section, the total number and type of inside animals allowed shall not exceed the number of animals that are allowed outdoors (for example, a property owner could not have five (5) pot-bellied pigs indoors. Only one (1) or two (2) would be allowed indoors based on lot size. No pot-bellied pigs would be allowed indoors on lots of less than fifteen thousand one (15,001) square feet).

B. **Outside Animals.** The number of outside animals shall be limited based on lot size as defined in the following Outside Animals table.

| OUTSIDE ANIMALS | | | | |
|---|----------------------------|---------------------------|----------------------------|--------------------|
| Lot Size | | | | |
| | Less Than 7,200 sq. ft. | 7,200 – 15,000 sq. ft. | 15,001 – 30,000 sq. ft. | 30,000+ sq. ft. |
| Total Number of Outside Animals Allowed | 5* | 6* | 7* | 8* |
| Cats | 3 | 3 | 4 | 5 |
| Dogs | 3 | 3 | 4 | 5 |
| Rabbits | 5** | 5** | 5** | 5** |
| Goats/Pygmy Goats | 1** | 2** | 3** | 4** |
| Sheep | 1** | 2** | 3** | 3** |
| Pigs/Pot-Bellied Pigs | 0** | 0** | 1** | 2** |
| Chickens (Including Roosters) | 5** | 5** | 5** | 5** |

| OUTSIDE ANIMALS | | | | |
|------------------------|----------------------------|---------------------------|----------------------------|--------------------|
| Lot Size | | | | |
| | Less Than 7,200 sq. ft. | 7,200 – 15,000 sq. ft. | 15,001 – 30,000 sq. ft. | 30,000+ sq. ft. |
| Ducks | 5** | 5** | 5** | 5** |
| Other Fowl | 0 | 0 | 1** | 2** |
| Miniature Horses | 0 | 0 | 1**/** | 2**/** |

* This denotes the total number of outside animals allowed. This total may be any combination of the above listed animals (for example, three (3) dogs, one (1) goat, and one (1) sheep).

** This is the total number of this animal type that is allowed as part of the total number of animals allowed based on lot size (for example, three (3) sheep would not be allowed on a lot of less than fifteen thousand one (15,001) square feet). All animals and fowl shall be kept in a confined area and maintained. Any covered structure used to house any outside animal shall conform to all yard setback requirements. No confinement area shall be located within a critical (sensitive) area or its buffers.

*** Not exceeding forty (40) pounds at full maturity.

C. Animals that are kept indoors, but are allowed outside for more than one (1) hour per day, shall be defined as outdoor animals.

D. A hobby kennel license is required for four (4) or more dogs. A hobby cattery license is required for five (5) or more cats, per SMC [6.05.020](#), General provisions and licensing. (Ord. 15-1018 § 1)

15.440.200 Horse/Equine Animal Regulations

A. Applicability.

1. Any horse or equine animals in existence at the date of the adoption of this code (or areas annexed into the City) shall be permitted to remain under the authority of a legal nonconforming use as specified under SMC [15.120.060](#), Nonconformance – Uses of Land, Horses/Equine

Animals. Any new horses shall be permitted with the approval of a special district overlay as noted in SMC [15.315.300](#), Equestrian Overlay Zone.

2. All horses and equine animal locations and facilities (existing/proposed) shall be reviewed and approved by the Director or Code Enforcement Officer or designee to ensure compliance with the herein adopted health standards, pursuant to the standards established in SMC [15.315.300](#), Equestrian Overlay Zone. (Ord. 15-1018 § 1)

15.440.300 Livestock Standards

Within the UL (urban low) land use classification, livestock which are kept as part of a school project or program by a public or private school located within the City shall be allowed on the school property so long as such animals are not kept in such a number or in such a manner as to pose a threat to public health, safety or welfare. (Ord. 15-1018 § 1)

15.315.300 Equestrian Overlay Zone

A. **Purpose.** The limitations on keeping horse/equine animals in the City herein have the following purposes:

1. To maintain the general health and sanitation of the City;
2. To minimize adverse impacts to established neighborhoods which could result from the keeping of animals; and
3. To ensure that horses/equine animals are maintained in a safe and humane environment.

B. **Minimum Requirements for New Horse/Equine Animals.**

1. An overlay zone must be proposed and approved through the rezone process, encompassing no less than two (2) property owners with contiguous parcels or a single property owner with a minimum lot size of 30,000 square feet;

2. A maximum of two (2) horse/equine animals per ten thousand (10,000) square feet of lot area within approved overlay zones; and

3. Any horse/equine animals above two (2) shall require an additional ten thousand (10,000) square feet per animal.

C. Minimum Review Requirements for Existing and New Horses/Equine Animals.

1. A site plan indicating the approximate location of the on-site dwelling units and accessory structures used to house horse/equine animals shall be submitted to the Department. The plan must note any potential or existing grazing/exercise areas and the distance of adjacent dwellings to the subject site's property boundaries and stables;

2. Notice shall be given to citizens owning horse(s) after the date of this code being adopted, and an approved health/boarding checklist shall be completed by the applicant and reviewed by the Code Enforcement Official by inspection; and

3. A license fee as established by current license fee schedule.

D. Minimum Setbacks. Any structure or enclosure used to provide board for horse/equine animals must be at least fifteen (15) feet from any property line and at least thirty (30) feet from any dwelling unit located on an adjacent lot. Roaming or grazing areas must be at least five (5) feet from all side property lines and five (5) feet from any rear property line, and at least ten (10) feet from any dwelling unit located on an adjacent lot, and shall be constructed according to these setback requirements.

E. Special Regulations and Requirements.

1. If an abutting property owner files a signed and notarized statement in support of the request, the City may permit roaming or grazing areas to extend to the property line in common with the abutting property. Such release shall be effective until revoked in writing by the abutting property owner and the City.

2. The City may limit the number of animals allowed to less than the maximum considering:

a. Proximity to dwelling units both on and off the subject property;

- b. Negative impact on surrounding uses; or
 - c. Effect and impact on identified sensitive areas.
3. The applicant must provide and maintain the following items as reviewed and approved on the health/board checklist by the City:
- a. Fences, minimum of five (5) feet in height;
 - b. Method of manure disposal (recycled/composted on site) and rodent/insect control; hay/grain storage containers with controlled access; and odor control.

F. Annual Registration of Horse/Equine Animals. All horse/equine animals shall be registered annually under the City animal license process. (Ord. 15-1018 § 1)