

PLANNING COMMISSION
Minutes of October 12, 2009, Meeting

Members Present: Richard Forschler, Melvin McDonald, Tom Dantzler, Rick Lucas, Roxie Chapin

Staff Present: Steve Butler, Planning Director; Jack Dodge, Principal Planner; Mike Scarey, Senior Planner; Kate Kaehny, Associate Planner; Anita Woodmass, Associate Planner

1. Call to Order:

The meeting was called to order at 5:30 p.m.

2. Approve Minutes of September 28, 2009, Meeting:

A motion was made, seconded, and unanimously passed to recommend approval of the September 28, 2009 minutes as presented.

3. New Business:

A. Presentation on Personal Rapid Transit (PRT) by Planning Commissioner Tom Dantzler

Commissioner Dantzler showed a video on “Taxi 2000” that indicated critical worldwide problems were caused by congestion from automobiles and accompanying pollution. Taxi 2000 is a computerized, electrically-powered system of light-weight three passenger cars moving along an elevated guideway. Passengers purchase a magnetic encoded ticket which will activate the car and choose the most efficient route directly to the pre-selected destination travelling at 40 to 80 kilometers per hour. Construction costs are a fraction of what is required for trains or subways, operating and maintenance costs are approximately one-third less per kilometer mile. The system would be operational twenty-four hours a day, seven days a week and not impacted by weather or traffic delays. The system is equipped with a backup power system and passengers are able to speak directly to the system operator.

Consideration of a PRT system for SeaTac was part of an overall infrastructure review that included light rail, as well as the SR509 extension and related south access. During that time, extensive research was also being conducted by consultants and experts into development of a south gateway into SeaTac. In 1994, the City developed the Transit Supportive Land Use Master Plan in which the PRT system was utilized as a “collector-distributor in conjunction with light rail. Ultimately, private sector funding was recommended, with the City providing rights-of-way and permits. Studies were

also conducted to determine the feasibility of using a PRT system to link light rail stations with the Sounder commuter trains in the valley.

The PRT system is unproven technology. Commissioner Dantzler has been approached about using his property south of 200th Street for a demonstration project; however, sufficient funds have not been raised.

It was suggested that the video be made available for viewing on the City's website.

4. Old Business:

A. Continued Review and Discussion about the Major Zoning Code Update

Kate Kaehny updated the Commission, and reviewed the following items:

Brief Report on 9/29/09 Public Meeting on Overlay Districts

- The focus was on proposed changes to standards within the City Center, SeaTac/Airport Station Area, and South 154th Street Station Area Overlay Districts. Questions were mainly regarding background and clarification on building design and parking structure requirements.

Land Use & Parks Committee Direction on Project Completion

- In response to requests from staff and the Planning Commission, LUP has directed that the project be completed in two phases, with Phase One to be adopted on November 24, 2009, and Phase Two adopted sometime in 2010. Further, LUP requested that the Planning Commission provide the City Council with their specific items of concern.

Overview of Proposed Content Changes

- A Summary of Content Changes that provides the level of change for each of the 45 chapters e.g., significant, moderate, minor, no changes was reviewed.

Review of Division IV Development Standards

- Ms. Kaehny reviewed the twenty chapters contained in Division IV, and explained the level of change, and details of the content changes for each.

Project Review Schedule

- The Commission will continue their review on October 26 and November 23, with a public hearing scheduled for November 9. A public meeting is scheduled for October 20 from 5:30 to 7:30 p.m.

Discussion was held about parking structure setbacks; which items in Division IV the Commission may want to review further; how the magnitude of reviewing all the changes justifies postponing adoption by the Council and additional time to have staff provide clarifications and answer questions; and conducting stakeholder's meetings.

A motion was made, seconded, and unanimously approved to recommend to the City Council that the Planning Commission would complete their review of the Major

Zoning Code Update and make a final recommendation to the City Council on or before the Commission's second meeting in January, 2010.

It was agreed that the Commissioners would email their questions and concerns to staff, which will then be addressed at the October 26 meeting.

Daryl Tapio, 16833 40th Lane South: Mr. Tapio has reviewed the draft updated Zoning Code from a single family property owner/developer perspective. He has a few issues of concern; stakeholder's meetings would be helpful, particularly if property owners/developers are invited to review portions in which they have special expertise.

Discussion was held about the City's efforts to notify property owners and the public, and how best to get the right people involved when large projects are being proposed and reviewed.

B. Continued Review of Comprehensive Plan Amendments

Mike Scarey reported that Map Amendment #A-5 relates to the Major Zoning Code Update in terms of proposed changes to the Comprehensive Plan Land Use Map as follows:

- Add Residential High-Mixed Use zoning category
- Apply Residential High color to parcels zoned UH-900 and UH-1800
- Delete the existing note regarding medium density designations
- Reduce the extent of the SeaTac/Airport HCT District.

Comprehensive Plan Map 1.2 will also be updated to clearly delineate the City's Preferred Light Rail Alignment and Station Locations from South 200th Street to South 216th Street.

C. Status Report/Follow-up about the SR 509 Extension Project Discussion at the September 28, 2009 Planning Commission Meeting

Steve Butler stated that he was asked to convey that the discussion at the last meeting was very helpful. Staff has had discussions with the City's lobbyists, and a written strategy is being developed to keep the SR 509 Extension Project alive in the short term, as well as to do everything possible to ensure the project remains on PSRC's Final Transportation 2040 Work Program. King County Councilwoman Julia Patterson chairs the Transportation Policy Board made up of elected officials who will make the primary recommendation on the regional transportation study. Mr. Butler will report back to the Commission about the best approach in terms of how the Commission can maximize their efforts to support this project.

D. Continued Discussion about a Decision-Making Process for the City Council and/or LUP Committee to Address “Non-Standard” Work Items Proposed by the Planning Commission

The Commissioners were provided with a matrix outlining their “standard” and what would be considered “nonstandard” duties. A request form used by the City Council has been modified for submittal when the Commission wishes to propose review of any “nonstandard” work items.

A motion was made, seconded, and unanimously passed to recommend approval of the request form as presented.

E. Discussion about Updating SeaTac’s Critical Areas Maps and Regulations (with a focus on Wellheads and Critical Aquifer Recharge Areas)

Tabled.

5. Detailed Commission Liaison's Report:

At the last Land Use & Parks Committee meeting, Port of Seattle staff made a presentation on their Part 150 Noise Program which covers approximately a five-year time period. Tree retention covenants were also discussed, the LUP Committee recommended Option Two which does not require tree retention covenants to be filed, and removes existing covenants. A certified letter outlining the new policies will be sent to all property owners who currently have covenants attached to short plat developments.

6. Planning Director’s Report:

Steve Butler reviewed discussion held at the last LUP meeting regarding the proposed kiss and ride east of the plaza at the SeaTac/Airport Station. It appears that Sound Transit will fund an interim kiss and ride parking lot; the City is working toward having eight parking spaces sited either at the Clarion Hotel or Dollar Development’s Park and Fly lot. The City and Sound Transit already have an agreement whereby the City will purchase the permanent kiss and ride site from Sound Transit at a pre-set price.

Earl Gipson, 17050 51st Avenue South: Mr. Gipson takes issue with the City Council authorizing eminent domain on Mr. Cassan’s property, and would tell the City to “do something with that”.

The City Council will be holding a special meeting on the Zoning Code Update at 5:00 p.m. Tuesday, October 13. Discussion was held about a joint meeting between the Tukwila and SeaTac Planning Commissions, it was suggested this meeting be postponed until the first quarter of 2010.

7. Planning Commission Comments (including suggestions for next meeting's agenda)

Additional discussion was held about the PRT system, and how best to proceed to support such a system in SeaTac. It was suggested the first step would be to get the project on the City's Transportation Improvement Program. It was further suggested that the Port not be included in discussions relative to a PRT system in SeaTac.

8. Adjournment:

The meeting was adjourned at 8:15 p.m.