

CITY OF SEATAC
PLANNING COMMISSION
Minutes of August 2, 2016
Regular Meeting

Members present: Joe Adamack, Roxie Chapin, Robert Scully, Jim Todd
Members absent: Tom Dantzler (excused)
Staff present: Acting City Manager Joe Scorcio; Steve Pilcher, Planning Manager; Kate Kaehny, Senior Planner

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 July 19, 2016 regular meeting. **Passed 4-0.**

4. Worksession: Urban Agriculture Code Amendments

Senior Planner Kate Kaehny responded to the questions that were raised by the Commission when this topic was discussed in July:

- a) Research did not indicate that other cities are regulating or experiencing any issues with water usage associated with community gardens, market gardens or urban farms.
- b) Planning staff is looking at the issue of how to regulate food trucks and will bring forth recommendations concerning size and hours of use of produce stands.
- c) Staff could not find any examples of large-scale urban farms in any surrounding jurisdiction. Further investigation will be done on the question of nurseries and greenhouses and whether these uses should fall within the overall category of urban agriculture.
- d) Staff noted there aren't a lot of large lots in SeaTac that could accommodate an urban farm, particularly since most residential areas are zoned to allow 7,200 sq. ft. lot sizes.
- e) In response to the question of whether to prioritize food deserts, Ms. Kaehny noted that SeaTac actually has a fair distribution of ethnic and other markets in the community.

Community Gardens – the public was only asked this question at the June 1 community meeting. The majority of respondents were in favor of allowing community gardens in residential and other areas. The draft definition was presented, together with the staff recommendation to allow these in all but industrial zones.

Market gardens – this concept had over 66% support from questionnaire respondents. Ms. Kaehny noted that the code currently allows “agriculture crop sales,” which is actually a more broad definition than is proposed for market gardens. Market gardens could not exceed 10,000 sq. ft. in area. The staff is recommending these larger gardens be allowed in all but the Park zone.

The Commission asked that the issue of wholesales sales be addressed and also discussed how the City of Victoria, BC is addressing this issue.

Urban Farms – the public was not asked their opinion on this matter. Urban farms would be larger than 10,000 sq. ft. in area and are intended for larger-scale production. Staff is therefore recommending they only be allowed in commercial or industrial zones.

Produce stands – the public was supportive of allowing these on the same property as where food products are grown/produced. Staff is recommending these be only allowed as temporary structures, with setback standards yet to be defined.

Farmers’ markets – it was noted that SeaTac used to have a regular farmers’ market, more than 5 years ago. It may be difficult to attract one at this point, as the area is fairly saturated. The questionnaire indicated that 85% of the public would be interested in having one. Staff is recommending these be allowed in all but industrial and park zones.

Produce stands – staff is proposing to eliminate this definition, as it really isn’t distinct from a food store.

Ms. Kaehny indicated staff will continue to develop code language and return in September to review again.

5. Worksession: Keeping of animals in residential zones

Planning Manager Steve Pilcher noted the Commission had discussed this matter at its July 5 meeting, at which time it indicated a preference for dealing with the issue of roosters as a performance-based issue, rather than as a strict prohibition. He noted that many jurisdictions prohibit roosters and that an internet search turned up a wide variety of ways to keep them quiet. Staff is asking the Commission for direction on how to proceed.

The Chair invited Justin Maudslein to discuss the problem he has experienced with his neighbor’s roosters. He relayed the issues he has faced, primarily the negative noise impact, but also some due to improper care for animal feces. Those become an attractant to rats.

The Commission indicated a preference for addressing this as a noise issue, rather than regulating as a land use issue. Staff pointed out that under the current code structure, the Police enforce noise complaints, not the Code Compliance officers. Code Compliance does provide an avenue to address animal waste issues.

It was agreed that staff would coordinate with the Police Department and return with more information at the next meeting.

6. CED Director's Report

Acting City Manager Joe Scorcio reported that the City's Hearing Examiner conducted a public hearing the previous week regarding a Shoreline Substantial Development Permit to authorize the development of a passive park on the City's portion of the former "Hughes" property.

He noted that the Port of Seattle will be making a presentation at the August 9 City Council meeting regarding the Sustainable Airport Master Plan, with a particular focus on the South Aviation Support Area. Staff is also reviewing and preparing to comment on the Port's Flight Corridor Safety Program.

Mr. Scorcio discussed some realignment of staff and responsibilities within the City Managers' Office.

Mr. Pilcher advised the Commission that a new Associate Planner will be starting on August 29, to replace Mike Scarey, who is retiring as of September 6th.

7. Commissioner Comments

None.

8. Adjournment

Moved and seconded to adjourn. Motion passed 4-0. The meeting adjourned at 7:46 p.m.