

CITY OF SEATAC
PLANNING COMMISSION
Minutes of July 5, 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; Steve Pilcher, Planning Manager; Kate Kaehny, Senior Planner

1. Call to Order

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

2. Public Comment

Earl Gipson commented on a letter sent by Commissioner Scully regarding City Council member's participation at Planning Commission meetings and asked that Mr. Scully resign his position on the Commission.

3. Approval of Minutes

Moved and seconded to approve the minutes of the June 21, 2016 regular meeting. **Passed 5-0.**

4. Urban Agriculture Code Amendments

Senior Planner Kate Kaehny overviewed this topic, noting that as part of a PICH (Partners in Community Health) grant, a consultant has been working with the staff to develop potential code a language to allow "urban agriculture" uses. To date, SeaTac citizens have been asked to provide opinions on this matter through a questionnaire that remains available on the website through July 22 and has also been available at City Hall, special events and other locations. Of the 95 responses received to date, the majority of individual are supportive of allowing "market gardens," produced stands and farmers markets. She explained how public notification of the questionnaires has been given.

Ms. Kaehny noted that the potential of "urban farms" (which are larger in scale than market gardens) was not asked on the questionnaire. However, the consultant has indicated that in general, communities actively considering urban agriculture allow urban farms, together with community gardens and market gardens. Farmers' markets and produce stands are typically allowed as temporary uses in residential zones and as permanent uses in non-residential zones.

Ms. Kaehny also noted that currently, SeaTac's Zoning Code allows "agricultural crop sales, farm only," which are basically the same as "market gardens."

The issue of food trucks was discussed; it was agreed that future discussion on this topic would occur as a separate issue. Other questions asked by the Commission included finding out what other surrounding communities are doing and if there is a way to prioritize “food deserts.”

At this time, staff is asking for Commission concurrence with continuing to investigate allowances for: community gardens, market gardens, urban farms (large scale), produce stands and farmers markets. The Commission concurred with staff further exploring these issues; staff will return with more information in August.

5. Animal regulations in residential zones

Planning Manager Steve Pilcher reviewed this issue, noting that staff has received a number of complaints regarding roosters, but also some concerning chickens and other animals. He noted that the current code is fairly liberal in terms of the types and numbers of animals allowed to be kept on residential lots and that staff was suggesting a holistic overview of how animals are regulated. A comparison of regulations in surrounding cities was provided.

The Commission inquired whether there are other ways of dealing with these issues, such as stronger noise regulations and/or animal management techniques. Staff will explore these alternatives and return with possible code amendment language in August.

6. CED Director’s Report

Acting City Manager Joe Scorcio reported on pending actions that will be considered at the July 26 City Council meeting. He also noted the pending departures of several members of city staff, including Finance Director Aaron Antin, Engineering Review Technician Mike Bryan and Code Compliance Program Coordinator Heidi Skinner. Mr. Scorcio also announced that the Angle Lake Station Overlay District was approved as recommended by the Commission.

Planning Manager Steve Pilcher reported that future Commission meetings will be held in the Council Chambers, due to potential conflicts with Council committee meetings. He also noted that the Council approved a resolution establishing a 90-day delay for action on the Critical Areas Ordinance.

7. Commissioner Comments

Commissioner Dantzler commented on the letter from Commissioner Scully, noting that he feels the presence of Council members at Commission meetings is a positive.

Commissioner Chapin stated her support for Commissioner Scully remaining as a member of the Commission.

8. Adjournment

Moved and seconded to adjourn. Motion passed 5-0. The meeting adjourned at 6:50 p.m.