

**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. 188<sup>th</sup> 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 5<sup>th</sup>) 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 16<sup>th</sup>); 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 28<sup>th</sup> meeting.

## **8. Adjournment**

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