

**CITY OF SEATAC
PLANNING COMMISSION
Minutes of June 7, 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; Acting CED Director Jeff Robinson;
Public Works Director Will Appleton; 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

Cathy Boysen-Heiberg inquired of how the revised Critical Areas regulations will address existing development that is located within a defined wetland buffer area. Planning Manager Steve Pilcher replied that staff's proposed exemption language has been reviewed and accepted by staff at the Department of Ecology.

3. Approval of Minutes

Moved and seconded to approve the minutes of the May 31, 2016 special meeting. **Passed 4-0.**

4. Six-Year Transportation Improvement Program

Public Works Director Will Appleton noted that the TIP is updated annually, with adoption by the City Council occurring prior to July 1st. The City Council will conduct a public hearing on the proposed TIP on June 28th.

Mr. Appleton then presented a series of slides that highlights the major features of the proposed TIP. He noted that the TIP is flexible, but projects anticipated to occur in 2017 and 2018 have greater certainty. He overviewed possible grant opportunities.

Commissioners expressed concern with the need to balance the need for wider streets to accommodate additional traffic with the need for pedestrian safety. Mr. Appleton provided additional information regarding the pedestrian safety studies that are anticipated to occur as part of the program.

The Commission concurred with the 6-Year TIP moving forward for Council consideration and adoption.

5. Ground Floor Commercial requirements for Multifamily Housing

Senior Planner Kate Kaehny reviewed a PowerPoint presentation and additional information with the Commission. She noted this item had been introduced at the May 17th meeting, at which time the Commission presented some ideas of how to best address this throughout the city. Ms. Kaehny noted that initially, staff had proposed a total elimination of the requirement for ground floor commercial, but now is recommending a reduction in some cases.

Staff is proposing a phased approach, first focusing on areas outside of the various overlay districts (station areas and City Center). For residential projects, the proposal is to eliminate the requirement for ground floor commercial, but to allow the mix of uses if desired. In commercial zones, the recommendation is to reduce the amount required. She then reviewed the options for the various zone districts.

The Commission concurred with the phased approach; staff will return with proposed code amendment language at the next meeting.

6. Urban Agriculture Code amendments

Ms. Kaehny presented slides outlining the issue of urban agriculture, highlighting both the proposed community garden at North SeaTac Park and possible code amendments. She noted that a community survey is being conducted through July 22nd; this will give an indication of community support for various options.

Commissioners noted the need to coordinate this effort with whatever direction is being taken with the Food Innovation Network.

7. Comprehensive Plan amendments

Planning Manager Steve Pilcher noted that on June 1, the application period for potential comprehensive plan amendments closed without any applications being received. Discussions with some potential applicants did highlight some areas that may be worth examining during the 2017 update process.

With no plan amendment process occurring this year, staff will focus on other tasks, such as re-examining park and fly regulations, a request made by the City Council.

8. CED Director's Report

A memo regarding an increase in fine amounts for violations of the Open Public Meetings Act was provided.

Joe Scorcio noted the City Council will be conducting a retreat on Friday, June 10, from 9 to 2:30 in the Council Chambers.

9. Adjournment

Moved and seconded to adjourn. Motion passed 4-0. The meeting adjourned at 6:55 p.m.