

**CITY OF SEATAC**  
**PLANNING COMMISSION**  
**Minutes of December 20, 2016**  
**Regular Meeting**

**Members present:** Roxie Chapin, Robert Scully, Jim Todd  
**Members absent:** Tom Dantzler  
**Staff present:** Jeff Robinson, Acting CED Director; Steve Pilcher, Planning Manager; Al Torrico, Senior Planner

**1. Call to Order**

Chair Todd 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 December 6, 2016 regular meeting as written. **Passed 3-0.**

**4. Worksession on S. 154<sup>th</sup> Station Area regulations**

Senior Planner Al Torrico reviewed the information that had been provided in the Commission's meeting packet. He indicated that the primary goal of this meeting was to review and agree upon pedestrian and vehicular circulation issues.

Mr. Torrico reviewed a PowerPoint presentation with the Commission, reviewing the definition of Transit Oriented Development (TOD) and the likely distance people are willing to walk to transit. Within that distance, there is a total of 32 acres of land within the S. 154<sup>th</sup> St. Station area. He then provided examples of various levels of residential densities.

Mr. Torrico presented staff's recommended changes to the street network, noting the question of whether to require connections or instead, to encourage through incentives. While the Station Area Plan's for a north-south connector through the commercial area appears to be viable (given the City's ownership of the affected properties), an east-west connector could be problematic. After discussion, the Commission indicated that the focus should be on both vehicular and pedestrian connection north-south, while pedestrian only could be acceptable on the east-west axis.

Proposed Primary and Secondary Pedestrian Streets were reviewed. Primary streets would feature wider sidewalks, in anticipation of greater volumes of foot traffic.

The Commission reviewed the draft amendments to the Code and were satisfied with the direction being taken.

**5. CED Director's Report**

Acting CED Director Jeff Robinson thanked the Commission for their hard work during 2015.

Planning Manager Steve Pilcher noted that a new intern has started in CED. Alena Tuttle is a recent graduate of Eastern Washington University's Urban Planning program.

**6. Commissioners' Reports**

None.

**7. Adjournment**

Moved and seconded to adjourn. Motion passed 3-0. The meeting adjourned at 6:44 p.m.