

CITY OF SEATAC
PLANNING COMMISSION
Minutes of February 21, 2017
Regular Meeting

Members present: Roxie Chapin, Tom Dantzler, Pam Pollock, Jim Todd
Members absent: Robert Scully
Staff present: Steve Pilcher, Planning Manager; Kate Kaehny, Senior Planner; Al Torrico, Senior Planner

1. Call to Order

Chair Todd called the meeting to order at 5:32 p.m.

2. Public Comment

Earl Gipson, SeaTac resident, spoke regarding the legal basis of the Comprehensive Plan and urged the Commission and members of the public to read it carefully. He noted the potential of legal challenges that can occur when cities do not follow their Comp Plans.

3. Approval of Minutes

Moved and seconded to approve the minutes of the January 17, 2017 regular meeting as written.
Passed 3-0.

4. Election of Officers

After discussion, the Commission voted 4-0 to postpone election of officers to a future meeting, in order to give new Commissioner Pollock an opportunity to know her fellow commissioners.

5. Continued Public Hearing on Proposed City Center Park & Fly/Parking Structure Code Amendments

Chair Todd re-opened the public hearing at 5:36 p.m.

Planning Manager Steve Pilcher noted that public testimony was closed on January 17th, so if the Commission wishes to consider more testimony, it will need to re-open the hearing for that purpose. He noted that earlier in the day, staff had received a letter from the Port of Seattle. A copy of that letter and a memo in response from Senior Planner Kate Kaehny, was provided to the Commission.

Ms. Kaehny then reviewed the staff's response to the Port's letter. The Commission offered their comments of both.

Chair Todd re-opened the hearing to accept public testimony at 5:50 p.m.

Earl Gipson commented that the Port of Seattle has a history of obstructing the growth of the city and their letter is further evidence of this. He urged passage of the proposed amendments.

Rick Forschler (speaking as a citizen), stated that the Port has been trying to eliminate competition for its own parking garages and that there is a need for structured parking across from the airport.

Cathy Boysen-Heiberg stated that she supports the proposal as a good compromise and reflection of the work done by the previous Ad Hoc Committee.

The Chair closed the hearing to further public testimony at 5:55 p.m.

The Commission discussed the merits of the proposal. **Moved and seconded to approve the code changes as presented. Passed 4-0.**

The Chair then closed the public hearing.

6. Worksession on S. 154th Station Area regulations

Senior Planner Al Torrico appeared to present the next set of recommended code revisions. He responded to a comment from the Commission about the value of having street trees.

Mr. Torrico then reviewed the staff's recommended changes regarding building and site design.

The Commission agreed with the changes as drafted:

Section	Staff Recommendation Summary
15.305.220 - Development Abutting Two (2) or More Street Frontages	Delete existing language and replace with Angle Lake Station Area Overlay District language
15.305.230 - Relation to Adjacent Development	Delete existing language; but capture the intent of the language elsewhere within the regulations where appropriate
15.305.240 - Projects on or Near the Edge of a UL or UM Residential Zone	Delete existing language and replace with new language that better addresses where high and medium density residential transition to single-family
15.305.250 - The Layout and Width of Street Front Pedestrian Zone	Delete the existing language and replace with the Planning Commission recommendations for pedestrian zone widths and which street sections they would apply

Section	Staff Recommendation Summary
15.305.260 - Driveway Entrances	Recommend using the existing S. 154 th Street Station Area Overlay District language
15.305.270 - Service Element Location and Design	Recommend using the existing S. 154 th Street Station Area Overlay District language
15.305.280 - Exterior Lighting	Recommend using existing language with some additional language that addresses lighting function and glare

Mr. Torrico then briefly overviewed the next topic for discussion: open space requirements. He indicated the goal will be to match the approach used in the Angle Lake Station District standards, including requiring only 5% of a site to be open space (instead of the current 10% requirement). He will return at the next Commission meeting with proposed revisions.

7. CED Director’s Report

Planning Manager Steve Pilcher reported that the Council is scheduled to act on February 28, 2017 to appoint Joe Scorcio as the permanent City Manager.

He also noted that the City is launching the biennial Comprehensive Plan amendment process. Staff anticipates bringing forward a number of issues for the Planning Commission to consider.

Mr. Pilcher also noted there is potential legislation at the State level that may impact the regulation of wireless communication facilities, so staff is putting the draft amendments presented in January on hold.

8. Commissioners’ Reports/Comments

Commissioners formally welcomed new member Pam Pollock.

Commissioner Dantzler advocated expanding the size of the Commission to seven; this would help avoid issues of being able to form a quorum. He also asked that staff call members on the day of the meeting to verify their attendance and that a quorum will be formed.

9. Adjournment

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

