

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

Members present: Roxie Chapin, Pam Pollock, Robert Scully, Jim Todd
Members absent: Tom Dantzler
Staff present: Joe Scorcio, City Manager; Jeff Robinson, CED Director; Steve Pilcher, Planning Manager; Al Torrico, Senior Planner; Kate Kaehny, 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 March 7, 2017 regular meeting as written.

Passed 4-0.

4. Worksession on S. 154th Station Area regulations

Senior Planner Al Torrico presented staff's recommended code revisions regarding parking standards for the station area. For the most part, staff is recommending using the same standards as were adopted for the Angle Lake Station Area.

Mr. Torrico then reviewed the staff's recommended approach to modifying the existing parking standards. The Commission was in agreement with all of the changes presented.

Mr. Torrico then reviewed the remaining areas to be addressed, noting it is a fair amount to get through in the next few meetings. Staff will look at effective ways of bringing forth multiple topic areas together.

5. Comprehensive Plan process

Senior Planner Kate Kaehny provided an overview of the Comprehensive Plan's contents and the legal framework within which the City must plan. She then provided a detailed explanation of how this year's amendment process will proceed, noting that the deadline for submitting proposals to the "preliminary docket" will be April 28th.

Ms. Kaehny then discussed that the staff will be bringing forth a number of suggested amendments for the Commission's consideration. Some of these are required by State law

(updating the Capital Facilities Map) and/or were noted by reviewing agencies (State Dept. of Commerce, Puget Sound Regional Council) as part of their review of the 2015 Major Comp Plan Update.

One of the primary considerations is to achieve consistency between the Comprehensive Plan Land Use Map and the adopted Zoning Map. Staff has identified approx. 21 parcels that are “overzoned,” that is, allow a more intensive use of the property than envisioned in the Plan. These are clear conflicts that need to be rectified by either amending the Comp Plan map or changing the zoning. There are also over 400 parcels that are “underzoned,” which do not allow as intensive of use of property as envisioned by the Comp Plan. While these zoning designations are not entirely consistent, they are not as problematic as the “overzoned” properties.

Ms. Kaehny then provided an example of one area that is zoned Industrial, even though the Comprehensive Plan designation is “Business Park.” She noted there could be several options for rectifying this inconsistency.

In terms of the “underzoned” properties, Ms. Kaehny reviewed the history of how these are still in existence and noted that other than the implementation of the S. 154th St. Station Area Plan, there are few examples of City-initiated zone changes of private property.

Ms. Kaehny then reviewed the process for moving forward with the Plan amendment process.

6. CED Director’s Report

CED Director Jeff Robinson announced that the “Acting” portion of his job title was no longer applicable, as he was appointed to the Director’s position.

He noted that the Council is evaluating all citizen advisory committee and that some individuals have discussed increasing the size of the Commission to 7 members, which could include up to 3 business interests. The Commission was supportive of doing so.

Mr. Robinson also reminded the Commission of an upcoming community meeting on March 29 regarding the new park being developed along Angle Lake, east of the new Residence Inn. He also noted that the City Council will be having a Town Hall meeting on April 26.

Mr. Scorcio provided information regarding the Community Leadership Academy, which will commence in May. Application deadline is April 28th.

7. Adjournment

Moved and seconded to adjourn. Motion passed 4-0. The meeting adjourned at 7:10 p.m.

