

**CITY OF SEATAC**  
**PLANNING COMMISSION**  
**Minutes of April 4, 2017**  
**Regular Meeting**

**Members present:** Roxie Chapin, Tom Dantzler, Pam Pollock, Robert Scully, Jim Todd  
**Members absent:** None  
**Staff present:** Jeff Robinson, CED Director; Steve Pilcher, Planning Manager; Al Torrico, Senior Planner

**1. Call to Order**

Chair Todd called the meeting to order at 5:31 p.m.

**2. Public Comment**

None.

**3. Approval of Minutes**

Moved and seconded to approve the minutes of the March 21, 2017 regular meeting as written.  
**Passed 5-0.**

**4. Review of a proposed development on a site less than 5 acres in size, within a Business Park zone**

CED Director Jeff Robinson indicated that a developer is interested in purchasing the former Boulevard Park Elementary School site on S. 128<sup>th</sup> St. from the Highline School District, for the purpose of constructing a treatment center and office for NW Kidney Center. This site is zoned Business Park (BP), but is less than 5 acres in size, which is the minimum development site for a project in this zone district. He noted that there are many BP properties in the city that fail to meet this 5 acre standard. The BP zone allows development on sites smaller than 5 acres, subject to a recommendation from the Planning Commission and action by the City Council, finding that the proposal would be consistent with the purpose of the zone. Staff is asking the Commission to act this evening, as the issue has been set for action by the City Council on April 11<sup>th</sup>.

Planning Manager Steve Pilcher reviewed the purpose of the BP zone, noting that the proposed use is consistent with that purpose. He advised the Commission that, given the size of the proposed project, it will be subject to environmental review (SEPA), which requires public notification and an opportunity to comment. He reminded the Commission that the Zoning Code does not contain any review criteria for this evening's requested action, other than finding that the use is consistent with the purpose of the BP zone.

The Commission discussed the merits of this use for this site, which is located next to North SeaTac Park. Earl Gipson, SeaTac resident, provided some history of past attempts to develop this property.

**Moved and seconded to recommend approval of this project on a site less than 5 acres in the BP zone; passed 4 – 1 (abstention).**

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

Senior Planner Al Torrico continued the on-going review of proposed code revisions to the S. 154<sup>th</sup> St. Station Area regulations. He noted the focus of the evening’s work would be primarily on commercial areas. He also stated that since the Commission appeared to be satisfied with replicating many of the Angle Lake Station Area standards for this area, the discussion will only focus on areas where staff is recommending a different approach.

In regards to landscaping, Mr. Torrico noted that staff is recommending a 10 ft. landscape buffer when parking is provided to the side of a building. (The standard is 20 ft. in the Angle Lake District). The Commission was in supportive of that approach.

Mr. Torrico then reviewed recommended language for addressing street level design, including transparency, weather protection and pedestrian entries. Staff is also recommending additional language regarding building massing and building facades.

The Commission discussed the question of what would be the best interval for vertical façade changes (staff is recommending 30 ft.). It was agreed to add the word “generally” to lessen the prescriptive nature of the standard.

Mr. Torrico also reviewed proposed design guideline language addressing secondary architectural features. These were acceptable to the Commission. He then reviewed the next steps to be taken in the review process.

**6. CED Director’s Report**

CED Director Jeff Robinson announced the department is recruiting for an Economic Development Strategist position, to backfill some of his prior duties as Economic Development Manager.

He also showed the Commission the design concept for the waterfront park on the former Hughes property.

**7. Adjournment**

Moved and seconded to adjourn. Motion passed 5-0. The meeting adjourned at 7:00 p.m.

