

CITY OF SEATAC
PLANNING COMMISSION
Minutes of April 18, 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; Kate Kaehny, Senior Planner

1. Call to Order

Chair Todd called the meeting to order at 5:30 p.m.

2. Public Comment

Karl Mayer, owner of properties on the west side of Military Road between S. 150th and S. 152nd Streets, spoke regarding the S. 154th St. Station Area. He stated the overlay zone restricts business and doesn't recognize existing buildings. He advocated using the city-wide CB zone in lieu of the overlay. This would allow him to bring his property back into use and thereby provide tax revenues to the City.

Earl Gipson spoke in opposition to making duplexes out of single family residences. He noted that the City's business license code requires landlords of any type of rental to obtain a business license.

3. Approval of Minutes

Moved and seconded to approve the minutes of the April 4, 2017 regular meeting as written.
Passed 5-0.

4. Worksession on S. 154th Station Area regulations

Senior Planner Al Torrico continued the on-going review of proposed code revisions to the S. 154th St. Station Area regulations. The evening's discussion focused on mixed use development standards. Draft SMC 15.305.720 includes some minor revisions to the existing definition of mixed use. Staff is also recommending that section 15.305.730 be deleted and that the language from the Angle Lake Station Area be used for section 15.305.740. The Commission agreed with these changes.

Concerning proposed regulations regarding fences, the Commission expressed concern with allowing the use of barbed or razor wire around utility substations. After discussed, it was agreed to not allow the use of barbed wire.

The Commission concurred with the proposed approach to sign regulations, but asked for additional information regarding Development Incentives.

Mr. Torrico then reviewed the next steps to be taken, with an anticipated public hearing in May.

5. Comprehensive Plan amendment process

Senior Planner Kate Kaehny stated that the purpose of the evening's briefing was to review some of the staff's ideas for items to be placed on the Preliminary Docket. She reviewed the planned schedule for the plan amendment process, with final City Council action anticipated in either late November or December.

Staff is proposing a total of 11 amendments: 3 map amendments, 6 text amendments and 2 routine amendments (updating the Capital Facilities Plan and various maps).

Some of the map amendments are intended to result in consistency between the Comp Plan map and the zoning of properties; these had been previously reviewed by the Commission on March 21st. Staff is notifying the potentially affected property owners.

Staff is also suggesting eliminating the Business Park designation and zone. This involves 29 parcels. Depending upon their location and/or current use, an industrial or commercial designation may be more appropriate.

Other possible amendments include recognizing newly developing park sites (at Angle Lake and the Riverton property); providing greater clarification of what is intended to occur in the various land use designations; integrating Low Impact Development policies; updating mobile home park policies; potentially allowing duplexes in low density residential areas; updating policies regarding mitigation of large projects such as light rail extension and SR-509; and addressing the need to update the City Center Plan. The Commission concurred with staff continuing with all of these proposals.

An individual representing the Bow Lake Mobile Home Park Homeowners Association spoke in favor of applying only one land use designation to the park.

Ms. Kaehny then reviewed the upcoming schedule for the plan amendment process.

6. CED Director's Report

CED Director Jeff Robinson announced that interviews for an Assistant Planner position will be occurring soon. He also announced a new individual will be starting in the Engineering Review Division next week.

Mr. Robinson also noted the CED staff's efforts to create updating policies and procedures, with the goal of having "desk manuals" ready by the end of the summer.

Planning Manager Steve Pilcher commented that earlier in the day, he had been able to participate in a Port of Seattle Environmental Curriculum exercise with students at Raisbeck Aviation High School.

He noted that an article from the most recent *Planning* magazine regarding driverless cars had been provided. He also stated that staff is compiling a list of miscellaneous code amendments which they will be bringing forward in the next few months.

7. Adjournment

Moved and seconded to adjourn. Motion passed 5-0. The meeting adjourned at 6:50 p.m.

