

CITY OF SEATAC
PLANNING COMMISSION
Minutes of May 2, 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; 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 April 18, 2017 regular meeting as written.
Passed 5-0.

4. Worksession on Comprehensive Plan Amendments

Senior Planner Kate Kaehny reviewed the purpose of the evening's discussion and also the Comprehensive Plan review process and timeline. She noted that staff is seeking direction on three potential text amendments: whether the Commission wishes to pursue these amendments and if so, any input on the nature of the amendments.

Ms. Kaehny then reviewed a series of text amendments intended to further implement the conditions of the City's NPDES Phase II permit, concerning Low Impact Development (LID). These proposals are consistent with the various code amendments the Commission reviewed last year (and were subsequently adopted by the City Council).

After discussion, the Commission requested that staff ensure that each policy statement and implementing strategy include qualifying language such as "consider" or "where feasible."

Ms. Kaehny presented a proposal to include a policy about the need to update the City Center Plan in the near future. The Commission concurred. She also noted that staff will be updating the Capital Facilities Plan, as is required.

Another staff proposal is to update and augment language describing the various land use designations, including criteria for under what circumstances these designations would be appropriate.

Ms. Kaehny presented an issue which the City Council asked the Commission to consider: the land use designation and zoning of Angle Lake and Bow Lake Mobile Home Parks. Although both are zoned UH-900 at this time, each could be upzoned to a UH-UCR classification, as the Comprehensive Plan supports higher densities. Ms. Kaehny also reviewed the current policy language in the Plan that addresses the maintenance of parks and relocation assistance in the event of a park closure.

The Commission had a thorough discussion of these issues. They asked staff to do some more research into how other communities are addressing their mobile home parks, both in terms of plan designations and policies. At this point, the Commission indicated it was reluctant to make any changes to the current Plan designation and zoning of the two mobile home parks.

Ms. Kaehny also introduced a potential policy change that would provide a basis for potentially allowing duplexes in UL and UM zones. The Commission concurred with staff proceeding with this proposal.

5. CED Director’s Report

Planning Manager Steve Pilcher announced that the department has filled a new Assistant Planner position and the individual will begin next week.

He briefly reviewed a few of the miscellaneous code amendments staff will be bringing forward in the next few months.

CED Director Robinson reported on last week’s Town Hall meeting held at the SeaTac Community Center.

6. Adjournment

Moved and seconded to adjourn. Motion passed 5-0. The meeting adjourned at 7:10 p.m.

