

CITY OF SEATAC
PLANNING COMMISSION
Minutes of May 16, 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; Al Torrico, Senior Planner; Joe Scorcio, City Manager

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 May 2, 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 the Comprehensive Plan review process and timeline. She noted that staff is seeking direction on five potential text amendments, one of which also involves potential map amendments (mobile home parks).

Ms. Kaehny presented an example of how staff will be drafting land use designation descriptions and locational criteria. The Commission agreed with moving forward with this approach.

Ms. Kaehny presented a series of amendments regarding Low Impact Development (LID), which are intended to ensure the City is compliant with the requirements of its NPDES Phase II permit. She verified that the proposal is intended to be the minimum necessary to ensure compliance. The Commission was satisfied with the language as drafted.

The next issue concerns mobile home parks, for which the Comprehensive Plan includes policy statements and for which the City Council had asked the Commission to consider whether the land use map changes were warranted for the Angle Lake Mobile Home Park or for Bow Lake Mobile Home Park. After discussion, the Commission determined that both the map designations and the existing policy language should be left as is (i.e., this issue would not be recommended for inclusion on the final docket of plan amendments).

Ms. Kaehny presented a potential policy that would provide a basis for possibly allowing duplexes in residential low density areas. The Commission concurred with staff proceeding with this proposal.

The final policy issue presented concerned regional public facilities design, such as Sound Transit and SR-509. The draft policies would establish the need for these projects to mitigate impacts to surrounding neighborhoods. The Commission agreed with the approach being taken.

Ms. Kaehny then reviewed the next steps. Final action on the preliminary docket is anticipated to occur on either June 6th or 20th.

5. S. 154th St. Station Area Regulations

Senior Planner Al Torrico presented a complete draft of the revised regulations for the Station Area. He noted that per the discussion at the last meeting, the references to Development Incentives has been re-inserted into the chapter.

Mr. Torrico then reviewed both other changes that have occurred since prior discussions and some ways in which the new regulations differ from the current chapter.

A public hearing on the draft regulations will be scheduled for June 20th.

6. Director's Report

CED Director Jeff Robinson announced that the City Council, as part of an overall process of reviewing various committees, is anticipated to soon increase the size of the Commission to seven members. Three of the seven members can be individuals from the business community.

7. Commissioners' Reports

Commissioner Scully announced he will be stepping down from the Commission at the end of June. He stated when originally appointed, he had planned to serve no more than 3 years and he has now done so. Mr. Scully wishes to pursue other interests and also has changing work responsibilities.

8. Adjournment

Moved and seconded to adjourn. Motion passed 5-0. The meeting adjourned at 7:20 p.m.

