

CITY OF SEATAC
PLANNING COMMISSION
Minutes of June 6, 2017
Regular Meeting

Members present: Roxie Chapin, Tom Dantzer, Pam Pollock, Robert Scully, Jim Todd
Members absent: None
Staff present: Jeff Robinson, CED Director; Florendo Cabudol, City Engineer; Steve Pilcher, Planning Manager; Kate Kaehny, 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

A typographical/grammatical error was noted on Page 1. Moved and seconded to approve the minutes of the May 16, 2017 regular meeting as amended. **Passed 5-0.**

4. Review of 2017 Transportation Improvement Program

City Engineer Florendo Cabudol noted that each year, staff presents an updated Transportation Improvement Program (TIP), which identifies priority projects and their proposed funding. The TIP is developed to be consistent with the Capital Improvement Plan, the Comprehensive Plan and the plans of neighboring jurisdictions. The TIP will be introduced to the City Council next week, with its anticipated adoption occurring on June 27th, after a public hearing is held.

Mr. Cabudol gave an overview of the list of projects, which includes multi-modal transportation improvement projects, the neighborhood sidewalk program, street overlays, pedestrian crossing improvements, and other projects. Mr. Cabudol also highlighted a few of the geographic-specific projects, such as the planned Military Rd. improvements from 152nd to 154th Streets and S. 166th St. pedestrian improvements.

The Commission discussed proposed bike lane improvements and their relation to the Safe and Complete Streets Plan.

The Commission concurred with the TIP as presented.

5. 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. For the evening's meeting, staff will be presenting the remainder map amendments not discussed on May 16th.

Ms. Kaehny reviewed the two privately-initiated proposals. The first is from Segale Properties, where they are requesting a Plan Map amendment to Residential High Density and concurrent change in zoning from UL-9600 to UH-900 for a small parcel located to the south of their properties that were changed in 2015.

The second site is located along Orillia Road, north of the large Polygon project. The proponent, Sidd Jha, is seeking a change from Residential Medium Density to Residential High Density and a change in zoning from UL-15,000 to UH-900. Their plans are to build a multifamily and/or senior housing/assisted living project. Ms. Kaehny noted at this time, staff has requested additional information from the applicant to assist in analysis of whether the site is physically suitable for higher densities.

Ms. Kaehny presented Map Amendment M3, which is a series of proposed amendments to address primarily issues of consistency between the Comprehensive Plan map and the Zoning Map. A total of 17 parcels are involved; some are proposed for zone changes; some for a Comp Plan map amendment; and others, for both. She indicated that staff has reached out to the potentially affected properties owners, many of which have concurred with the direction being taken. The Commission requested that she provide a matrix at the next meeting that identifies each site, property owner and their support or opposition to the proposed change.

Map Amendments M4 is a series of changes being considered as part of the proposal to eliminate the Business Park Comp Plan designation and Zone. Ms. Kaehny reviewed a chart that illustrates some of the differences between the BP zone and potential alternate zones. She then reviewed the specific changes under consideration.

The Commission asked for clarification regarding potentially making single family residences nonconforming uses. They also requested additional information concerning clear zone limitations associated with the airport.

Ms. Kaehny then reviewed Map Amendments M5, which concerns primarily City-owned properties and a few associated parcels.

Ms. Kaehny then reviewed the next steps. Staff is hosting an open house/meeting next Monday, June 12th, from 4:00 – 7:00 p.m. in the Council Chambers to give affected property owners a chance to learn more and express any concerns to staff. Final Planning Commission action on the preliminary docket is anticipated to occur on either June 20th.

6. Director's Report

Planning Manager Steve Pilcher noted that the first Tuesday in July (a regular Commission meeting date) is the 4th of July holiday. After discussion, it was agreed to skip meeting during the first half of July and meet once only on July 18th.

Mr. Pilcher handed out a copy of the draft 2017-2018 work program and requested the Commission review it so it can be discussed further at the next meeting.

7. Commissioners' Reports

Commissioner Dantzler requested that Development Incentives list be re-instated for properties within the Angle Lake Station District.

8. Adjournment

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

