

CITY OF SEATAC
PLANNING COMMISSION
Minutes of June 20, 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

Stan Skjei, representing Prince of Peace Lutheran Church, spoke expressed concern with the possible change of zoning of the church property to Industrial. The church has been at this location for 50 years and is concerned about becoming a nonconforming use, which would limit its ability to make building and site improvements. The church is proposing the City consider an ABC zone for their property.

Jan Sylvester, representing the Association of Manufactured Home Owners (AMHO), urged the City to add a mobile home park land use designation to the Comprehensive Plan. She stated that parks are an important affordable housing option and provide seniors with the opportunity to age-in-place. She noted that manufactured homes aren't necessarily bought when a park is closed and that payments offered to tenants only cover the cost of relocating the home and not other costs that a homeowner may incur. Ms. Sylvester urged the maintenance of existing parks in SeaTac.

3. Approval of Minutes

Move and second to approve the minutes of the June 6, 2017 meeting as written. **Passed 5-0.**

4. Public Hearing on proposed repeal and replacement of SMC 15.305, South 154th St. Station Area Overlay District

Chair Todd opened the public hearing at 5:39 p.m. and asked Senior Planner Al Torrico to make a presentation.

Mr. Torrico provided an overview through use of a PowerPoint presentation. He highlighted procedural steps (State agency review, SEPA action, public hearing notification) and also that staff had contacted specific property owners in the district and offered to meet and discuss the proposal. He then reviewed the substantive changes that are included in the proposal. Staff will

be presenting the proposal to the City Council's Land Use and Parks (LUP) Committee on June 22nd.

Chair Todd inquired if there had been further discussion with the Mayer family, who had appeared at an earlier Commission worksession. Mr. Torrico responded that their property's nonconforming rights have expired per the standards established in the Zoning Code, so future redevelopment will need to comply with the Station Overlay District.

Earl Gipson, SeaTac resident, spoke of concerns with the City's legal issues concerning the SeaTac Center property. He also urged less regulations regarding bicycle parking.

There was no other public testimony.

Moved and seconded to approve the proposal as presented. **Passed 5-0.**

The Chair then closed the public hearing at 5:55 p.m.

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 is requesting the Commission take formal action on the Preliminary Docket, that is, whether these proposals are worthy of further study and analysis as part of the Final Docket.

Ms. Kaehny noted that staff is considering other options concerning the elimination of the Business Park Plan designation and zone district. She discussed the area along 8th Ave. S. (where the Prince of Peace Church is located), noting that an ABC designation and zone may be appropriate for some properties. She noted that a single family homeowner in this area had expressed concern about becoming a nonconforming use. It was noted that some of the City's overlay districts include language that specifically exempts existing single family homes from the provisions of the overlays and that perhaps this same approach could be used.

Ms. Kaehny provided additional information regarding the Hillside Park proposal (Amendment M-2). She noted that the applicant had provided additional information to staff, which is now satisfied the proposal could move forward as part of the Final Docket. The Commission concurred.

Ms. Kaehny noted that in addition to the comments made earlier in the meeting, staff had also received a letter from Ishbel Dickens regarding manufactured home parks and their preservation. Commissioner Scully passed out some information regarding "tiny houses" as a potential affordable housing option. The Commission expressed interest in allowing these as a permitted use, but agreed to maintain its current position regarding the manufactured home park issue (i.e., not moving this forward as part of the Final Docket).

A few minor adjustments to other items previously reviewed were highlighted, specifically added language to T-4 (duplexes) and T-5 (regional transportation facilities impacts). The Commission concurred with these changes.

The Commission agreed to recommend that all items (except M-7 and T-3 regarding mobile home parks) move forward as part of the Final Docket.

6. Work Plan

Planning Manager Steve Pilcher presented the draft Work Plan, noting it had been provided to the Commission at its last meeting. The Commission asked that an additional task be added, regarding addressing affordable housing issues. The Work Plan was then approved as amended.

7. Director’s Report

CED Director Jeff Robinson handed out a copy of a recently adopted ordinance that established an ethics code for members of boards, committees and commissions.

Mr. Robinson also recommended inviting the MasterBuilders to attend a future meeting to discuss the issue of attainable housing.

8. Commissioners’ Reports

Chair Todd noted Commissioner Scully was participating in his last meeting and thanked him for his service. Mr. Scully thanked his fellow commissioners and for having the opportunity to serve the community.

9. Adjournment

Moved and seconded to adjourn. Motion passed 5-0. The meeting adjourned at 7:03 p.m.

