

PLANNING COMMISSION
Minutes of April 6, 2010, Meeting

Members Present: Melvin McDonald, Daryl Tapio, Roxie Chapin, Barry Ladenburg

Staff Present: Steve Butler, Planning Director; Jack Dodge, Principal Planner; Mike Scarey, Senior Planner; Kate Kaehny, Associate Planner

1. Call to Order:

The meeting was called to order at 6:00 p.m.

2. Approve Minutes of March 16, 2010, Meeting:

A motion was made, seconded, and unanimously passed to recommend approval of the March 16, 2010 minutes as presented.

3. Public Hearings:

A. Staff Presentation and Public Hearing on Proposed Zoning Code Amendments Regarding “Construction Storage/Laydown” as a Temporary Use in the Industrial, Business Park, and/or Commercial Zones

The Chair opened the public hearing at 6:01 p.m.

Staff is recommending this public hearing be continued to the May 4 Planning Commission meeting to allow additional input from affected utilities.

At 6:03 p.m., the Chair continued the public hearing on Proposed Zoning Code Amendments Regarding “Construction Storage/Laydown” as a Temporary Use in the Industrial, Business Park, and/or Commercial Zones to May 4.

B. Staff Presentation and Public Hearing Regarding the Methods to Determine the Living Area in Accessory Dwelling Units

The proposed amendment would clarify regulations regarding calculating “habitable space” within an accessory dwelling unit (ADU) of 800 square feet; bathrooms, closets, utility rooms, and storage areas with internal access would be included.

The Land Use & Parks Committee supported the proposed amendment, and recommended it be forwarded to the Ad Hoc Committee to review minimum and maximum square footage allowances for possible changes.

Discussion was held about how many ADU's are in the City, and whether or not property owners or developers have shown an interest in raising/lowering the minimum/maximum size; and that the Zoning Code outlines requirements for determining the minimum habitable square footage in an ADU, but not determining the maximum habitable square footage of an ADU.

The Chair opened the public hearing at 6:13 p.m.

Earl Gipson, 17050 51st Ave. S.: He inquired about the cost benefit of changing the regulations, and if the proposed amendment would render any existing ADUs non-conforming. Mr. Gipson was advised that there is no cost involved because no change has been proposed to the maximum ADU size, and that no existing ADUs would become non-conforming if the proposed amendment is adopted.

A motion was made, seconded, and unanimously passed to recommend approval of the proposed amendment regarding The Methods to Determine the Living Area (Habitable Space) in Accessory Dwelling Units.

Hearing no further requests to speak, the Chair closed the public hearing at 6:15 p.m.

C. Public Hearing on a Proposed SMC Amendment Regarding Appeals of Non-Project SEPA Determinations

The Chair opened the public hearing at 6:15 p.m.

The Revised Code of Washington (RCW) requires that a SEPA appeal be heard by the body that takes the legislative action on the underlying action. Therefore, appeals of project actions go before the City's Hearing Examiner, and appeals of non-project actions are heard by the City Council. The proposed amendment would bring SeaTac's code into compliance with these regulations. Staff is recommending this public hearing be continued to the May 18 Planning Commission meeting.

Earl Gipson, 17050 51st Ave. S.: Make sure the City's legal staff is available at the May 18 continuance to answer questions.

Hearing no further requests to speak, at 6:18 p.m. the Chair continued the public hearing on a Proposed SMC Amendment Regarding Appeals of Non-Project SEPA Determinations to May 18.

D. Staff Presentation and Public Hearing Regarding the Time the City has to review "Wireless Communication Facility" Permit Applications, Pursuant to FCC Requirements

The Chair opened the public hearing at 6:18 p.m.

The Federal Communications Commission recently passed new regulations requiring a decision regarding a “wireless communication facility” within 90 days of the application being determined complete. The proposed amendment would bring SeaTac’s regulations into compliance with this new regulation.

A motion was made, seconded, and unanimously passed to recommend approval of the Proposed Amendment Regarding the Time the City has to Review “Wireless Communication Facility” Permit Applications.

Hearing no requests to speak, the Chair closed the public hearing at 6:20 p.m.

4. New Business:

A. Monthly Update on Zoning Code Update Ad Hoc Committee’s Progress

The City Council has directed that the AHC focus on an overall update to the City’s Zoning Code (Title 15). Phase one will implement a new basic structure and include review of use charts and development standards for fences, accessory structures, parking, etc. Phase two will be a more in-depth review of certain chapters.

On March 22, the Committee reviewed Division Two components, descriptions of zones and a portion of the use charts. Kate Kaehny explained the use of the checklists and how their use will connect the Committee’s endorsements with recommendations from the Planning Commission, which will then be presented to the City Council for their review and action.

Since the Code update may not be completed for some time, it was suggested that property owners and developers be given the benefit of additional flexibility regarding compliance in certain situations. Staff will consider how to let affected parties know that regulations are being reviewed, and changes may impact their project. It was also suggested that the Committee be provided with a stable draft of the entire Zoning Code to facilitate more efficient review.

5. Old Business:

A. Continued Discussion about City-Identified Amendments, including Potential Amendments that the Planning Commission May Wish to Propose for the 2010 Preliminary Docket of Comprehensive Plan Amendments

Mike Scarey briefly reviewed and explained the current list of potential 2010 Comprehensive Plan Amendments, April 30 is the deadline for all amendment proposals.

Discussion was held about a provision in the Comprehensive Plan Amendment Procedures allowing the City Council to bring forward proposed amendments after

the deadline under certain circumstances; Department of Ecology's approval of a buffer reduction in the Shoreline Master Program; how level of service is calculated for City parks; and review of the City's subsidized housing and related impacts.

6. Detailed Commission Liaison's Report:

Commissioner Chapin stated that on March 23, City Council action regarding the 2009 Final Docket of Proposed Comprehensive Plan Amendments was postponed to April 13.

7. Planning Director's Report:

The next Ad Hoc Committee meeting is scheduled for Monday, April 12. It is anticipated the City Council will take action on the 2009 Final Docket of Proposed Comprehensive Plan Amendments on April 13.

Tukwila has agreed to host a joint meeting between the SeaTac and Tukwila Planning Commissions on either Thursday June 3 or Thursday June 17 at approximately 5:30 p.m. It was agreed to schedule the meeting for June 17. Possible agenda items include the Tukwila South Project, Tukwila's Urban Center, and development plans surrounding the South 154th Street light rail station.

The following items were discussed as part of review of the Commission's three-month schedule: (1) Meeting with the Highline School District to share ideas about improving local schools and neighborhoods; (2) Scheduling a joint meeting between the Commission and the Council; (3) Creation/review of existing administrative policies; and (4) Streamlining the permitting process.

8. Planning Commission Comments (including suggestions for next meeting's agenda)

None.

9. Adjournment:

The meeting was adjourned at 7:15 p.m.