

**CITY OF SEATAC**  
**PLANNING COMMISSION**  
**Minutes of August 1, 2017**  
**Regular Meeting**

**Members present:** Tej Basra, Roxie Chapin, Tom Dantzer, Pam Pollock, Jim Todd, Stanley Tombs  
**Members absent:** None  
**Staff present:** Steve Pilcher, Planning Manager; Jeff Robinson, CED Director

**1. Call to Order**

Chair Todd called the meeting to order at 5:37 p.m.

**2. Public Comment**

Earl Gipson, SeaTac, advised the Commission that the City Council's Land Use and Parks Committee met the previous week and agreed to a modification of language in the proposed S. 154<sup>th</sup> St. Station Area regulations regarding bicycle parking. (Mr. Pilcher provided Commission members with a copy of the revised language). Mr. Gipson asked the Commission for its concurrence with the new language.

**Moved and seconded to support the proposed change. Passed 6-0.**

**3. Approval of Minutes**

Move and second to approve the minutes of the July 18, 2017 meeting as written. **Passed 6-0.**

**4. Welcome of new Members**

New Commission members Tej Basra and Stanley Tombs were welcomed to the Commission.

**5. Worksession on Miscellaneous Code Amendments**

Planning Manager Steve Pilcher reminded the Commission these proposals had been introduced at the previous meeting. He stated that a few changes made in the last two weeks, primarily in the titles to the various sections, in order to more accurately describe the various proposals. He highlighted a few other changes, including additional language added to the Preliminary Site Plan section to clarify the vesting rights that apply upon approval. He also indicated that since staff is commencing an effort to overhaul the MultiFamily Housing Design Standards, the proposed changes to SMC 15.510.230 (#5 in the packet) will be deferred to that effort.

Mr. Pilcher also noted that a new item had been added to the list, at the request of Commissioner Dantzer: #14, which ensures that development incentives apply within the Angle Lake Station

Overlay District. Mr. Dantzler noted that a similar reference needs to be made in SMC 15.515.100.

Mr. Pilcher asked the Commission for direction on the issue of single family residential parking. Currently, the Zoning Code limits allowable parking within the front yard to no more than 800 sq. ft. or 50% of the front yard area, whichever is less. Staff had suggested the 800 sq. ft. limitation be eliminated. After discussion, the Commission agreed to move forward with the code amendment as drafted by staff.

Mr. Pilcher then reviewed the proposed changes to SMC 16A; these are primarily procedural in nature. The Commission agreed moving forward with the changes as drafted.

The Commission discussed the proposed new definitions of “erosion hazard area” and “landslide hazard area”, which are recommended additions to the Critical Area regulations. There were concerns regarding the impact of regulations upon properties. Staff was asked to provide examples of similar definitions from other cities’ regulations.

## **6. Worksession on Subdivision Code amendments**

Mr. Pilcher reminded the Commission that staff has been working on an overhaul of the Subdivision Code, primarily to eliminate unnecessary provisions and provide an overall streamlining of the code. The draft presented has undergone internal review, except for the last three chapters. Once a complete draft is prepared, staff plans to reach out to the stakeholders (surveyors and engineers doing a lot of work in the City, King County MasterBuilders, etc.) to receive their input.

In particular, Mr. Pilcher asked the Commission for their input on the current code requirement that long subdivisions (10 or more lots) be required to provide common open space and also provide landscape buffers between their sites and other uses.

The Commission indicated that raising the minimum lot threshold to 25 would be an appropriate threshold for requiring the provision of open space. It was agreed that the buffering requirement should be eliminated.

Staff will continue its work and return to the Commission at a future meeting with a complete draft.

## **7. Director’s Report**

CED Director Jeff Robinson announced that the Port of Seattle will be making a presentation at next week’s Hotel/Motel Advisory Committee regarding both air quality issues and also their Ground Transportation Master Plan.

He also announced that the Port is scheduled to make a presentation on the Sustainable Airport Master Plan at the September 26<sup>th</sup> City Council meeting.

Finally, Mr. Robinson announced the hiring of a new graphic specialist. This individual is part of the CED Department, but will provide assistance throughout various City departments.

**8. Commissioners' Reports**

None.

**9. Adjournment**

Moved and seconded to adjourn. Motion passed 6-0. The meeting adjourned at 6:54 p.m.

