

CITY OF SEATAC
PLANNING COMMISSION
Minutes of August 15, 2017
Regular Meeting

Members present: Tej Basra, Roxie Chapin, Pam Pollock, Stanley Tombs
Members absent: Tom Dantzler; Jim Todd (both excused)
Staff present: Steve Pilcher, Planning Manager; Al Torrico, Senior Planner; Kate Kaehny, Senior Planner

1. Call to Order

Vice-Chair Pollock called the meeting to order at 5:31 p.m.

2. Public Comment

None.

3. Approval of Minutes

Move and second to approve the minutes of the August 1, 2017 meeting as written. **Passed 4-0.**

4. Briefing on Multifamily Housing Design Standards

Senior Planner Al Torrico introduced the topic, noting that staff will be bringing forth proposed changes to the existing regulations in an effort to streamline and elimination confusion. He noted specific areas that staff has determined need to be considered for revision. This process will begin this fall and occur over several months.

Earl Gipson, SeaTac citizen, expressed concern of “policy creep” from the Comprehensive Plan into zoning regulations.

The Commission requested that as the discussions include the use of visual examples. Staff asked the Commission to think of both good and bad examples of multifamily developments to provide a framework for future discussion.

5. Worksession on Comprehensive Plan amendments

Senior Planner Kate Kaehny presented an update to the Commission regarding the Final Docket, which has been established by the City Council. She noted that based upon the recommendation of the Land Use and Parks Committee, the Council added Stanley Tombs’ property, which is located just to the north of the Hillside Park proposal. Ms. Kaehny also noted that staff had done some additional analysis and is now recommending that the Aviation Business Center designation be changed to “Regional Business Mixed” and this designation the be applied in lieu of the existing Business Park designation along 8th Ave. South.

The Commission expressed concern that some form of light manufacturing uses continue to be allowed within this area. There was also concern that the proposed “RBX” designation (former ABC) does not have a height limitation.

The other item Ms. Kaehny reviewed with the Commission were the proposed changes to the descriptions of the various land use designations and new language addressing where these designation should appear of the Land Use map (i.e., locational criteria).

The Commission and some members of the public had numerous questions regarding these descriptions.

Planning Manager Steve Pilcher noted that staff is not proposing any new map amendments in conjunction with these descriptions, nor will they authorize higher intensity or density of uses.

Ms. Kaehny noted that staff will be contacting all property owners within the proposed Business Park elimination areas to advise them of the current proposal. Staff will also be contacting all property owners within 500 ft. of each map amendment with notice of the public hearing to be held in October.

6. Worksession on Miscellaneous Code amendments

At its last meeting, the Commission had requested further information regarding the proposed definitions for “Erosion Hazard Areas” and “Landslide Hazard Areas.” Mr. Pilcher noted this information was sent via email following the last meeting and that the information in the packet includes excerpts from the Critical Areas code regarding how these areas are regulated. He reminded the Commission that the issue is providing definitions of what is being regulated, not a change to the form of the regulations themselves.

The Commission asked for additional information of how surrounding jurisdictions define these features. Staff will provide that as these amendments move forward.

7. Director’s Report

CED Director Jeff Robinson is on vacation, so Mr. Pilcher provided a report on a few items of interest.

8. Commissioners’ Reports

None.

9. Adjournment

Moved and seconded to adjourn. Motion passed 4-0. The meeting adjourned at 7:00 p.m.

