

**CITY OF SEATAC**  
**PLANNING COMMISSION**  
**Minutes of November 21, 2017**  
**Regular Meeting**

**Members present:** Tej Basra, Roxie Chapin, Tom Dantzler, Brandon Pinto, Jim Todd, Stanley Tombs  
**Members absent:** Pam Pollock  
**Staff present:** CED Director Jeff Robinson; Steve Pilcher, Planning Manager; Al Torrico, Senior Planner

**1. Call to Order**

Chair Todd called the meeting to order at 5:31 p.m.

Newly appointed Commissioner Brandon Pinto was introduced and welcomed.

**2. Public Comment**

Earl Gipson, SeaTac, spoke regarding the draft Interlocal Agreement between the City of SeaTac and Port of Seattle. He urged Commission members to carefully review the document and analyze which party benefits from its various provisions.

Rick Forschler, SeaTac, advocated allowing higher densities along arterial streets and asked that staff and the Commission examine the potential of upzoning along these corridors. He noted that for areas in need of sewers, the cost of forming a Utility Local Improvement District needs to be offset by increased densities.

**3. Approval of Minutes**

Move and second to approve the minutes of the November 7, 2017 meeting as written. **Passed 6-0.**

**4. Worksession on Multifamily Housing Design Standards**

Senior Planner Al Torrico presented an overview of current trends in multifamily housing, in terms of which demographics are moving into this type of housing and some of the amenities they are seeking. He then presented a series of slides of contrasting multifamily designs, asking for feedback on what design elements the Commission found preferable.

Commission members expressed the desire to not have standards be so prescriptive that they result in uniformity of design. They favored the use of durable building materials that ensure long-term sustainability.

Other design elements that were favored include:

- large windows
- roof-top outdoor space
- courtyards surrounded by the building
- functional balconies, potentially extended into the public right-of-way
- electric vehicle charging stations

The Commission stressed the need for the standards to be flexible and the need to consider different price points in the market. It was noted that the market already controls some aspects of design. In addition, the standards shouldn't been overly detailed ("into the weeds").

Mr. Torrico reviewed some of the issues staff has found with the current code and asked for direction on how to move forward with the update process. Staff will return at a future date with draft code language.

## **5. Worksession on Food Trucks**

Planning Manager Steve Pilcher reminded the Commission that due to a recent issue with food trucks being found operating at the airport's cell phone waiting lot and at business site in the city, staff is suggesting amending the Zoning Code to clearly allow this land use. Currently, food trucks are only allowed within the District Center of the Angle Lake Station District.

He noted the distinction between food trucks that serve the general public versus those that only cater special events and/or specific businesses. He also stated staff is reaching out to the Washington State Food Truck Association, but their representative was not able to be in attendance at the meeting.

Mr. Pilcher reviewed a series of questions with the Commission and received the following direction:

- In general, food trucks should not be allowed to operate within the public right-of-way.
- Food trucks should be allowed to operate as a "primary use" of a property, provided the site is improved to a minimal standard.
- A property owner should have the flexibility of deciding how many food trucks may be allowed to operate at any one time on a particular site.
- Do not establish a minimum parking standard for food truck operations nor prohibit food trucks from locating within parking stalls on a developed site.
- Do not establish a separation standard from any "bricks and mortars" restaurants.
- Do not restrict hours of operation.
- Allow the use of sandwich board signs.
- Establish a flat business license fee, whether a food truck originates in SeaTac or from outside the city.
- Consider establishing the regulation as a "pilot" program.

Staff will prepare initial draft code language for review at the next meeting.

**6. Subdivision Code update**

Mr. Pilcher noted that a draft of the code is posted on the City’s website and that staff will be hosting a meeting in the first part of December to review the proposed changes with designated stakeholders. That group has been notified of the process and provided with a link to the draft changes.

**7. Director’s Report**

CED Director Jeff Robinson thanked the Commission for their hard work. He also noted that there is a “Frequently Asked Questions” section on the City’s web page concerning the draft Interlocal Agreement with the Port of Seattle.

**8. Commissioners’ Reports**

None.

**9. Adjournment**

Moved and seconded to adjourn. Motion passed 6-0. The meeting adjourned at 7:35 p.m.

