

**CITY OF SEATAC
PLANNING COMMISSION
Minutes of April 3, 2018
Regular Meeting**

Members present: Tej Basra, Roxie Chapin, Brandon Pinto, Jim Todd and Stanley Tombs

Members absent: Tom Danzler, Pam Pollock (both excused)

Staff present: Steve Pilcher, Planning Manager; Kate Kaehny, Senior Planner; Brianna Burroughs, Associate Planner

1. Call to Order

Chair Todd called the meeting to order at 5:32 p.m.

2. Public Comment

None.

3. Approval of Minutes

Moved and seconded to approve the minutes of the March 20, 2018 meeting. **Passed 5-0.**

4. Continued Public Hearing: Ground Floor Commercial requirements in Multifamily Developments within Overlay Districts

Senior Planner Kate Kaehny reviewed the issue, noting this current efforts is an extension of work done in 2017 and has been brought forward at the direction of the City Council. The 2017 amendments addressed the areas located outside of Overlay Districts. This proposal addresses ground floor commercial requirements in multifamily projects when proposed within the City Center and Angle Lake Station District Overlay Districts (the S. 154th St. Station area has been addressed through an earlier effort).

Ms. Kaehny noted that no comments were received as a result of the mandatory State notification and SEPA processes. She reviewed the proposal for both overlay districts, highlighting sketches that had been prepared for the Angle Lake Station District Center.

The Chair asked if any member of the public wished to testify.

Earl Gipson, SeaTac resident, stated that this process has taken longer than it should have.

The Chair then closed the hearing to public testimony at 5:44 p.m.

Commission members then discussed the proposal and issues that growth is bringing to the city.

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

5. Election of officers

Planning Manager Steve Pilcher noted that per the Commission's Rules & Procedures, annual election of officers is to occur at the first meeting in February. After discussion, the Commission concurred to postpone the election until their next meeting when hopefully all members will be present.

6. Worksession: Sign Code amendments regarding Content Neutrality

Associate Planner Brianna Burroughs reviewed how the Sign Code currently addresses non-commercial temporary signs when located on private property. She noted that a lot of the language could be made more clear and that is something staff continues to evaluate. She also highlighted some of the issues with exempt signs, noting that in light of the Supreme Court decision, some of these standards appear questionable.

Staff will continue to work on these issues and will be bringing back draft amendment language at a future meeting.

7. Multifamily House Design Standards

Senior Planner Kate Kaehny has taken over this project now that Al Torrico has left employment with the City. In doing so, some of the issue areas previously overviewed with the Commission are being revisited. The presentation for this meeting concerned open space, which staff is now terming "recreation space."

Ms. Kaehny reviewed the current code standards and compared them to those of Burien and Kent. Generally, SeaTac's requirements are similar to both, sometimes a bit less, sometimes greater. But generally, the current code standards does not appear to be requiring too much recreation space.

She then presented an evaluation of three multifamily projects that have been constructed within the city: ViewPoint Apartments, Avion, and The Reserve Retirement Apartments. A series of slides indicated how these projects appear to have complied with code standards. She noted that in all instances, it appears the earlier staff proposal would have required more recreation space than the current code does.

Ms. Kaehny reviewed some of the issues that should be addressed, such as whether smaller projects should have different standards; whether it is always appropriate to require play areas; whether indoor space should count towards meeting basic standards; and if a development site is located within easy walking distance of a public park, that perhaps the standards could be lessened.

The Commission spoke in favor of encouraging private balconies by allowing that type of private outdoor space to count towards meeting requirements. It was suggested that staff look at requirements in other jurisdictions such as Renton, Tukwila, and Tacoma.

The Commission also discussed the issue of how much should be required by code and what is likely to be provided by the market without governmental intervention.

Ms. Kaehny reviewed next steps and indicated staff would be returning with further refinements, with a goal of being ready for a public hearing in June.

8. Director's Report

Planning Manager Steve Pilcher noted that the City Council had adopted food truck regulations and that the new code will become effective on April 4th.

8. Adjournment

Moved and seconded to adjourn. Motion passed 5-0. The meeting adjourned at 7:27 p.m.