

CITY OF SEATAC
PLANNING COMMISSION
Minutes of May 1, 2018
Regular Meeting

Members present: Tej Basra, Roxie Chapin, Tom Danztler, Brandon Pinto, Pam Pollock, Jim Todd and Stanley Tombs

Members absent: None

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

1. Call to Order

Chair Todd called the meeting to order at 5:30 p.m.

2. Public Comment

Earl Gipson, SeaTac resident, expressed his opposition to provide property tax relief as a method to encourage multifamily housing development.

3. Approval of Minutes

Moved and seconded to approve the minutes of the April 3, 2018 meeting. **Passed 7-0.**

4. Election of Officers

Moved and seconded to elect Tej Basra as Chair and Stanley Tombs. **Passed 7-0.**

5. Worksession: Multifamily Housing Design Standards

Senior Planner Kate Kaehny stated that the purpose of the discussion was to review various incentives that exist to encourage multifamily development. She noted this was not previously discussed by the Commission during its initial overview. She noted that tax incentives are currently available only within the S. 154th St. Station Area.

The Commission discussed the benefits of expanding the tax incentives to apply throughout the city.

Ms. Kaehny reviewed other incentives: financial/economic; regulatory; and reductions in standards. Concerning regulatory incentives, she noted that the UH-UCR and CB zones do not have density or height limitations, which limits the utility of possible incentives.

The Commission expressed concern with the code provision for allowing parking reductions in the vicinity of high capacity transit, feeling that private automobile use is still necessary for living in SeaTac.

Ms. Kaehny indicated staff will do so more work and then return with a final draft of the chapter for review prior to scheduling a public hearing.

6. Worksession: Upcoming Code amendments

Planning Manager Steve Pilcher introduced four code amendments that staff intends to bring forward in the next few months: 1) providing better regulations of light and glare to enhance code enforcement; 2) defining the term “frontage road” to address a landscape standard issue; 3) providing an option for wetland mitigation to allow developers to use King County’s fee-in-lieu program; and 4) amendment to the wireless communications regulations to address “micro cells.” Draft amendment language will be created for the Commission’s review.

7. Director’s Report

Planning Manager Steve Pilcher noted that CED Director Jeff Robinson was on vacation and unable to attend the meeting.

He announced that Alaska Airlines would be hosting a groundbreaking ceremony for their Copper River Project on Thursday, May 3rd. Trammel Crowe will also be having a groundbreaking ceremony in the future for their project on 24th Ave. S. He also noted that the City has begun recruitment for a new City Manager, a process which will likely take about 6 months to complete.

8. Adjournment

Moved and seconded to adjourn. Motion passed 7-0. The meeting adjourned at 6:54 p.m.