

**CITY OF SEATAC**  
**PLANNING COMMISSION**  
**Minutes of May 15, 2018**  
**Regular Meeting**

**Members present:** Roxie Chapin, Tom Danzler, Brandon Pinto, Pam Pollock, Jim Todd and Stanley Tombs

**Members absent:** Tej Basra (excused)

**Staff present:** Jeff Robinson, CED Director; Steve Pilcher, Planning Manager; Kate Kaehny, Senior Planner

**1. Call to Order**

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

**2. Public Comment**

None.

**3. Approval of Minutes**

Moved and seconded to approve the minutes of the May 1, 2018 meeting. **Passed 6-0.**

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

Senior Planner Kate Kaehny presented materials overviewing the following sections: Purpose; Authority and Application; Density Calculations; and Site Design and Building Orientation. The intent is to review any staff-recommended changes that have been developed since the initial review of the code.

Ms. Kaehny then reviewed specific recommended changes to the current code, noting that staff is suggesting de-emphasizing the “enhanced security” elements, as these considerations are addressed in SMC Title 17, Crime Prevention Through Environmental Design. Regarding density calculations, it was agreed these provisions should be relocated to a different section of the Zoning Code and made to apply to all types of residential projects. It was also noted that a cross-reference to the Critical Areas code (SMC 15.700) needs to be made, as that code will allow impacts if they are mitigated.

The Commission then reviewed draft language regarding Site Design & Building Orientation. There was discussion of the issue of orienting buildings to the street and the needs/desires of tenants vs. those of the community. It was suggested that “orientation to a significant view” could be added as an additional criteria for multiple building complexes. The Commission also discussed whether the current code requires enough off-street parking for all situations.

Ms. Kaehny indicated staff would return with additional sections for review at the next Commission meeting.

## **6. Worksession: Various Code amendments**

Planning Manager Steve Pilcher noted that at the last meeting, he had introduced four code amendments: 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.” It now appears that the State legislature may weigh in on micro cells, so staff needs to spend a bit more time looking into that issue.

The packet included some examples from how other jurisdictions address light and glare. Staff is recommending adopting language similar to Tumwater’s, which does not appear to be overly complex. The Commission concurred.

Mr. Pilcher reviewed the issue of defining frontage road in order to address a landscaping standard that applies only to multifamily properties. After discussion, the Commission directed staff to develop an amendment that deletes this requirement altogether, rather than attempting to define the term “frontage road.”

The Commission reviewed the King County fee-in-lieu wetland mitigation program and agreed that the City’s code should be amended to allow developers to use this system.

## **7. Director’s Report**

CED Director Jeff Robinson noted that the Port of Seattle will be hosting a public meeting on May 30 regarding the SAMP. He indicated he would email commissioners a presentation on the SAMP that had been made to the Port Commission earlier in the month.

Planning Manager reported that a new intern has started working in the Planning Division.

## **8. Adjournment**

Moved and seconded to adjourn. Motion passed 6-0. The meeting adjourned at 7:18 p.m.