

CITY OF SEATAC
PLANNING COMMISSION
Minutes of June 5, 2018
Regular Meeting

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

Members absent: Pam Pollock, (excused)

Staff present: Jeff Robinson, CED Director; Steve Pilcher, Planning Manager; Kate Kaehny, Senior Planner; Brianna Burroughs, Associate Planner; Florendo Cabudol, City Engineer

1. Call to Order

Chair Basra called the meeting to order at 5:33 p.m.

2. Public Comment

Council Member Rick Forschler suggested a joint meeting between the Council's PED (Planning & Economic Development) committee and the Commission. The Commission agreed it should occur as part of one of their meetings, perhaps their next meeting on June 19th. PED committee will discuss at their meeting on 6/6.

3. Approval of Minutes

Moved and seconded to approve the minutes of the May 15, 2018 meeting. **Passed 6-0.**

4. Briefing on Transportation Improvement Program

City Engineer Florendo Cabudol reviewed the purpose of the 6-yr. Transportation Improvement Program (TIP). He noted that Public Works staff looks for opportunities to coordinate with other agencies and cities. Not all projects are currently budgeted, but the City will be preparing its biennial budget this year. The TIP aligns with the Capital Improvement Program and other factors.

Mr. Cabudol reviewed the list of projects being proposed from 2019-2024, including sidewalks, street overlays, Commute Trip Reduction, pedestrian crossings and intelligent transportation systems (ITS). He highlighted certain projects, including Military Rd/S. 152nd; S. 166th St. sidewalk project; 34th Ave. S from 160th to 166th; S. 200th Shared Use Path Project; WSDOT SR 509 mitigations; Sound Transit Federal Way Link Extension/SR 509 Int'l Blvd. crossing. Mr. Cabudol also reviewed potential funding sources and next steps in the process.

In response to a question, Mr. Cabudol noted that the City's Sidewalk Committee does not support sidewalks on only one side of the street, even to provide more on street parking. He noted that citizens have complained about parking problems that have arisen after sidewalk projects have been constructed.

Mr. Cabudol reviewed the next steps in the process for adoption of the TIP, which includes a public hearing held by the City Council.

5. Worksession on Sign Code amendments: Content Neutrality

Associate Planner Brianna Burroughs reviewed the work that has been accomplished to date. She noted that discussion has primarily focused on noncommercial signs in the ROW. Since the last worksession, staff has reviewed other cities' codes and is now recommending increasing the size and height allowed, plus prohibiting attaching signs to a fence.

Ms. Burroughs reviewed how current code addresses temporary signs and the strategy for moving forward regarding signage on private property. Staff is recommending combining temporary signs and grand opening sign standards.

Ms. Burroughs reviewed the issue of how zones are currently combined in the code into three broad categories. Staff is recommending regulating signs based upon zone, not land uses. She noted that the Supreme Court decision applies to all noncommercial signs, not just those in the ROW. Staff is trying to draft the code to avoid creating nonconforming situations.

Ms. Burroughs reviewed the schedule for moving forward. It was agreed to discuss this matter again at the July 3rd meeting.

6. Worksession on Multifamily Housing Design Standards

Senior Planner Kate Kaehny overviewed what's been done to date and the path for moving forward. She noted a couple of issues from previous meetings. Staff is recommending that the density calculation in regards to wetlands/fee-in-lieu will follow a separate track and will be incorporated later. In regards to the issue of building orientation and maximizing views for apartment projects, Ms. Kaehny noted that most codes have view corridor preservation standards, but do not favor this as opposed to requiring orientation to the street. Staff feels this issue can be addressed through departures, if necessary.

Ms. Kaehny reviewed the goals of the various amendments and discussed some options for ensuring neighborhood compatibility. She presented a series of figures depicting methods for reducing building height next to single family areas and also placement of windows that face these uses. Ms. Kaehny overviewed the interface of land use designations within the city and where these provisions might apply.

The Commission discussed how planning and zoning can change the character of areas by allowing higher density housing, greater building heights, etc. and how that relates to market forces. The Commission also discussed whether the setback from the property line should be increased from 15 to 20 feet.

Ms. Kaehny then reviewed proposed methods to address sloped sites; pedestrian circulation; vehicle access and parking. The Commission asked that revisions to ground floor structured parking standards be removed from the proposal.

In regards to standards for stand alone parking garages, the Commission concurred with proceeding as staff recommends.

Ms. Kaehny then reviewed upcoming schedule for completing review of the code changes..

7. Director's Report

Planning Manager Steve Pilcher inquired about meeting dates in July and August. The Commission agreed to maintain the regular July 3rd meeting date and to meet only on the first Tuesday of August.

Mr. Pilcher also handed out a draft work program for the upcoming year and asked the Commission to be prepared to discuss at the next meeting.

8. Commissioners Report

Commissioner Dantzler discussed a project in another city in which he had initially objected to a nearby marijuana store. He has noted there is lots of revenue being generated from this business, with no adverse impact to his business. He suggested the City should re-examine its current ban on recreational marijuana.

9. Adjournment

Move and seconded to adjourn; passed 6-0. The meeting then adjourned at 7:58 p.m.