

CITY OF SEATAC
PLANNING COMMISSION
Minutes of August 7, 2018
Regular Meeting

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

Members absent: Tej Basra

Staff present: Steve Pilcher, CED Director; Anita Woodmass, Acting Planning Manager; Kate Kaehny, Senior Planner

1. Call to Order

Vice Chair Tombs 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 July 17, 2018 meeting as written. **Passed 5-0.**

4. Public Hearing on Multifamily Housing Design Standards

Senior Planner Kate Kaehny provided a presentation regarding the project to update the City's Multifamily Housing Design Standards. She noted some of the reasons for revising the regulations and the goals of the project. Ms. Kaehny then provided a summary of the major changes that are included in the proposal:

- A. Site Planning: landscaping and building setbacks; neighborhood compatibility standards
- B. Recreation Space Requirements: goal is to provide more flexibility to standards
- C. Building Design

Ms. Kaehny reviewed potential timelines for moving forward.

The Vice-Chair opened the hearing for public testimony.

Roger Kadeg, long-time SeaTac resident, stated he had submitted written comments but did not wish to review those at this time. He instead wished to speak to the philosophy of trying to attract higher density, more urban projects. He felt that was not a feasible expectation. Mr. Kadeg stated that projects built in conjunction with light rail in Seattle are already beginning to deteriorate. He also stated that the city does not need more affordable housing. He stated that many people in town oppose this type of development, but do not have the ability to adequately address their concerns.

Mr. Kadeg stated that staff needs to work for the citizens, but they have not asked the citizens of what they want. He questioned whether desired development will actually occur, due to the school district and property values. Instead, these standards will encourage low-income housing. Mr. Kadeg stated that people in this area want single family homes. He encouraged the Commission to look carefully at his written comments and consider whether these proposed code amendments are desirable changes for the community.

The Vice-Chair closed the hearing to public testimony at 6:02 p.m.

The Commission discussed the philosophical issue raised by Mr. Kadeg, noting that the proposed code amendments under consideration will not change basic zoning and densities allowed.

Motion and seconded to recommend approval of the amendments as drafted. **Passed 5-0.**

5. Minor Code Amendments

CED Director Steve Pilcher presented three proposals, noted they had been discussed by the Commission back in May and were reviewed with the City Council's Planning and Economic Development Committee last week. They focus on three issue areas:

- Light & glare: staff is recommending crafting code similar to the City of Tumwater's;
- Definition of "frontage road": the Commission previously suggested eliminating this code standard. The PED Committee concurred;
- Fee-in-lieu wetland mitigation: staff suggests adopting language similar to Kirkland's or Federal Way's in order to provide this as an option to developers.

The Commission concurred with the approach being recommended by staff. Staff will develop code amendment language for the next meeting.

6. CED Director's Report

CED Director Steve Pilcher noted:

- City Manager open house tomorrow evening;
- SAMP Environmental process;
- Progress in filling vacant positions in the Planning Division;
- Airport Proviso;
- Retirement of Fire Chief Brian Wiwel

7. Commissioner Comments

Ms. Chapin stated she plans to leave the Commission when her term expires.

Mr. Tombs noted the lack of public participation on issues here in SeaTac. The Commission discussed reasons why people may not participate.

8. Adjournment

There being no further business, the meeting adjourned at 6:34 p.m.