



(Note: To be Approved by the City Council on March 9, 2010)

City Council Committee Meeting Land Use and Parks Committee (LUP)

February 23, 2010

2:30 PM/Airport Conference Room – 345

Present:

Mia Gregerson, Chair
Ralph Shape
Pam Fernald

Absent:

Commence: 2:30 p.m.

Adjourn: 3:30 p.m.

Others Present:

Terry Anderson	Steve Butler	Kit Ledbetter	Earl Gipson
Rick Forschler	Jack Dodge	John Thompson	Doris Cassan
Todd Cutts	Al Torrico	Cathy Heiberg	

Staff Coordinator: Steve Butler, Director, Department of Planning & Community Development

AB #	Topic	Disposition
	1. Status Report on Proposed Zoning Code Amendments related to Crisis Diversion Facilities. Al Torrico	<input checked="" type="checkbox"/> Informational Update <input type="checkbox"/> Recommended for: <input type="checkbox"/> Approval <input type="checkbox"/> Approval with modifications <input type="checkbox"/> Denial <input checked="" type="checkbox"/> Referred to <u>The Planning Commission</u>
	Comments: Al Torrico provided background information and summarized the proposed regulations. <ul style="list-style-type: none"> • The City is being proactive in establishing regulations. • King County’s siting criteria was outlined. • Crisis Diversion Facilities (CDF) would be allowed in the Community Business, Aviation Business Center, and Industrial zones, subject to the CUP-EPF (Conditional Use Permit as part of an Essential Public Facility) process. • The LUP Committee recommended the issue be moved forward to the Planning Commission for review. 	
	2. Initial Discussion about Potential “Cell Tower” Regulation Amendments related to a Recent FCC Order. Jack Dodge	<input checked="" type="checkbox"/> Informational Update <input checked="" type="checkbox"/> Recommended for: <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Approval with modifications <input type="checkbox"/> Denial <input checked="" type="checkbox"/> Referred to <u>The Planning Commission</u>
	Comments: Jack Dodge provided a summary of the new FCC regulations regarding cell towers. <ul style="list-style-type: none"> • Current City regulations are not consistent with FCC regulations. • SeaTac’s Code would be revised to be consistent with FCC regulations. • The LUP Committee recommended approval, and that the proposed regulations be reviewed by the Planning Commission. 	

	<p>3. Continued Discussion about a Potential Zoning Code Amendment regarding “Flood Emergency-Related Evacuation Storage Sites” as Temporary Use in the Industrial, Business Park, and/or Commercial Zones.</p> <p>Jack Dodge</p>	<p><input type="checkbox"/> Informational Update <input checked="" type="checkbox"/> Recommended for: <input type="checkbox"/> Approval <input type="checkbox"/> Approval with modifications <input checked="" type="checkbox"/> Denial of proposed code changes to allow staging of temporary structures on site <input type="checkbox"/> Referred to</p>
<p>Comments: Jack Dodge provided the background of the proposed “emergency storage site” regulations.</p> <ul style="list-style-type: none"> • A request by Federal Express to stage temporary warehouses on a site prior to flooding was reviewed and discussed. • The LUP Committee recommended denial of the proposed regulations that would allow the staging of temporary structures on a site prior to a flooding event. The LUP Committee recommended that the rest of the proposed regulations be forwarded to the Planning Commission for their review. 		
	<p>4. Continued Discussion about Proposed Zoning Code Amendment regarding Single-family Front Yard Setback Departure Standards.</p> <p>Jack Dodge</p>	<p><input type="checkbox"/> Informational Update <input checked="" type="checkbox"/> Recommended for: <input checked="" type="checkbox"/> Approval of 15’ setback <input type="checkbox"/> Approval with modifications <input type="checkbox"/> Denial <input type="checkbox"/> Referred to</p>
<p>Comments: Jack Dodge provided the background of the proposed regulations.</p> <ul style="list-style-type: none"> • Mr. Dodge summarized citizen concerns expressed at the 2/9/10 RCM, including that a reduced setback could result in children and pets running into the street. • Police and fire research indicate there is no evidence to support the citizen concerns. • The LUP Committee recommended a 20’ setback for the garage, a 15’ setback for the rest of the home. 		
	<p>5. Discussion about the Highline School District Tyee Parking/Valley Ridge Park Usage Agreement.</p> <p>Kit Ledbetter</p>	<p><input type="checkbox"/> Informational Update <input type="checkbox"/> Recommended for: <input type="checkbox"/> Approval <input type="checkbox"/> Approval with modifications <input type="checkbox"/> Denial <input checked="" type="checkbox"/> Referred to <u>The Administration & Finance Committee</u></p>
<p>Comments: Kit Ledbetter reported that a verbal agreement has been in place for 15 years.</p> <ul style="list-style-type: none"> • The specifics of the agreement were outlined <ul style="list-style-type: none"> - A written agreement is now necessary - It would be a ten year agreement (Tyee complex parking only) • The LUP Committee recommended that the issue be forwarded to the Administration & Finance Committee for review prior to a presentation before the full Council. 		

	<p>6. Discussion about the “Downtown SeaTac” Workshop at the Upcoming City Council Retreat.</p>	<p>___ Informational Update ___ Recommended for: ___ Approval ___ Approval with modifications ___ Denial ___ Referred to</p>
	<p>Comments: At 3:30 p.m., this agenda item was reviewed jointly by the Land Use & Parks Committee and the Transportation & Public Works Committee.</p> <ul style="list-style-type: none"> • The Downtown SeaTac workshop will be held on Saturday, March 6, from 1:00 to 5:00 p.m. in the Council Chambers at City Hall. • The workshop agenda was presented and discussed. • The purpose of the workshop is to revisit the vision for downtown and gain consensus on how to move forward. • The final discussion, and question and answer portion of the workshop will be facilitated by the City’s consultant, Jim Reinhardsen, who is also a University of Washington instructor for their Commercial Real Estate Certification Program. 	