



(Note: To be Approved by the City Council on 2/23/10)

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

January 26, 2010

2:00 PM/Council Chambers – 105

Present:

Mia Gregerson, Chair
Ralph Shape
Pam Fernald

Absent:

Commence:

Adjourn:

Others Present:

Gene Fisher	Jack Dodge	Anita Woodmass	John Thompson	Cathy Heiberg
Rick Forschler	Al Torrico	Jeff Robinson	Roger McCracken	
Todd Cutts	Kate Kaehny	Annette Louie	Daryl Tapio	

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

AB #	Topic	Disposition
	1. Initial Discussion about Crisis Diversion Facilities (CDF). Al Torrico	<input type="checkbox"/> Informational Update <input checked="" type="checkbox"/> Recommendation: <u>That a CDF be a CUP-EPF**</u> <input type="checkbox"/> Approval <input type="checkbox"/> Approval with modifications <input type="checkbox"/> Denial <input type="checkbox"/> Referred to **Staff will send a letter to King County regarding the City's position
	Comments: <ul style="list-style-type: none"> • Al Torrico provided materials and explained that crisis diversion is part of King County's Mental Illness Drug Dependency (MIDD) Plan. The main goal is to prevent and reduce chronic homelessness and unnecessary involvement in the criminal justice and emergency medical systems of individuals suffering from mental illness or chemical dependency. • Such a facility could be accommodated under the City's "Transitional Housing", allowed in the Urban High Density, Community Business, Aviation Business, and Office/Commercial Medium zones. • A zoning category could be created to accommodate such facilities as a conditional use, or as a conditional use-essential public facility (CUP-EPF) in specific zones. • The LUP Committee recommended that a Crisis Diversion Facility be allowed as a <u>Conditional Use-Essential Public Facility</u> in specific zones. 	

	<p>2. 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: <u>20' setback for garage;</u> <u>15' setback for all other;</u> <u>No design standards;</u> <u>Applies only to new single family homes</u></p> <p><input checked="" type="checkbox"/> Approval <input type="checkbox"/> Approval with modifications <input type="checkbox"/> Denial <input type="checkbox"/> Referred to</p>
<p>Comments:</p> <ul style="list-style-type: none"> • Jack Dodge provided materials, and reviewed the proposed staff recommendation and Planning Commission recommendation. • The code change was the result of a developer request for a front yard setback departure to allow a 15' setback for the living area of a house; the garage setback would remain at 20'. • The LUP Committee discussed the issue, and concurred with the Planning Commission's recommendation as follows: <ul style="list-style-type: none"> - 20' setback for the garage - 15' setback for all other portions of the house - There will be no design standards - The new setback standards apply to all lots in the single-family zone - Applies only to new single-family structures – would not apply to additions to existing structures 		
	<p>3. Update on the Zoning Code Update Ad Hoc Committee's Progress.</p> <p>Kate Kaehny</p>	<p><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 type="checkbox"/> Referred to</p>
<p>Comments:</p> <p>Kate Kaehny provided materials, including an overview of the first Committee meeting held on January 19, and summarized AHC issues and action items.</p> <ul style="list-style-type: none"> • The AHC voted to record future meetings. • Review amendments to the AHC Mission Statement, and possibly the SeaTac/Airport Station Area Action Plan vision. • Schedule a question and answer session with the StreetSense consultant on the station area market study. • Add permit process issues to their review schedule • Requested possible consultant assistance and a possible change to the AHC work program schedule. 		

	<p>4. Presentation and Discussion on the findings of the “SeaTac/Airport Station Area Retail, Dining and Entertainment Market Study”</p> <p>Jeff Robinson</p>	<p><input checked="" type="checkbox"/> Informational Update</p> <p><input type="checkbox"/> Recommended for:</p> <p style="padding-left: 40px;"><input type="checkbox"/> Approval</p> <p style="padding-left: 40px;"><input type="checkbox"/> Approval with modifications</p> <p style="padding-left: 40px;"><input type="checkbox"/> Denial</p> <p><input type="checkbox"/> Referred to</p>
	<p>Comments:</p> <p>Jeff Robinson explained the background for the study, and provided a summary of Streetsense experience.</p> <ul style="list-style-type: none"> • John Eisen provided a PowerPoint Presentation and reviewed the details of the SeaTac Station Area Market Study that included the site, trade areas, light rail connections, drivetime analysis, demographics, comparisons, psychodemographics, population principles, residential overview/pipeline/principles, rental market, active projects, office overview/principles, employment, retail overview/pipeline/principles/gap and demand analysis, shopping centers, groceries, entertainment, hotel competition/statistics/pipeline/principles, and Streetsense vision. • The results of the market analysis indicate the airport station area can site and absorb between 150,000 and 200,000 square feet of a mix of retail, dining, and some entertainment. 	