

**CITY OF SEATAC
PLANNING COMMISSION
Minutes of April 20, 2021 Meeting**

Members present: Tej Basra, Tom Dantzler, Leslie Baker, Andrew Ried-Munro, Tony Zuniga Sanchez

Members absent: Jagtar Saroya

Staff & Others

Present: Gwen Voepel, *Deputy City Manager*; Evan Maxim, *CED Director*; Jenn Kester, *Planning Manager*; Neil Tabor, *Associate Planner*; Bart Perman, *Information Systems Manager*; Stanley Tombs, *Councilmember*; Bart Phone, SeaTV

1. Call to Order/Roll Call

Chair Basra called the meeting to order at 5:30 p.m. and roll call.

2. Approval of minutes of the March 16, 2021 regular meeting

Commissioner Dantzler moved to accept the minutes as written. Seconded by Commissioner Baker. All in favor of approving minutes.

3. Public Comments on items not on the agenda

Mr. Earl Gibson was not present to make public comments as requested.

4. Short-Term Rental Code Amendments: Discussion

Associate Planner Neil Tabor expanded on Short-Term Rentals. The purpose of the presentation was to explore regulations for short-term rentals and provide recommendation to PED. Presentation included a refresher from the 2/16/21 PC Meeting: Basics of short-term rentals (STRs); and Hotel & Short-term Rental Stats.

Commission Action Requested: Review topic areas and provide feedback toward creating potential City-wide regulations and recommend topic to return to PED Committee where staff will present draft code.

Consideration from Commissioners:

1. Agree
2. Disagree: 1. Tighten 2. Loosen 3. Remove altogether

- **Topic of Consideration #1 - Number of nights per year a Short-Term Rental can be rented out):**
Commission undecided/Revisit. (Chair Basra, Commissioner Dantzler)
- **Topic of Consideration #2 - Can accessory dwelling units (ADUs) be used as STRs:**
Commission undecided/Revisit. (Commissioner Dantzler, Chair Basra)
- **Topic of Consideration #3 - Parking:**
Commission disagrees with need to regulate - 3. Remove altogether (Commissioner Dantzler, Chair Basra)
- **Topic of Consideration #4 - Occupancy:**
Commission undecided/Revisit (Commissioner Ried-Munro, Chair Basra, Commissioner Dantzler)

- **Topic of Consideration #5 - Use as an event space:**
Commission disagrees with need to regulate – 3. Remove altogether (Commissioner Dantzler, Chair Basra)
- **Topic of Consideration #6 – Restriction on number of STR units a single owner can own in the city:**
Commission disagrees with need to regulate – 3. Remove altogether (Commissioner Dantzler, Chair Basra)
- **Topic of Consideration #7 – State Measures:**
Commission - 1. Agree (Commissioner Dantzler, Chair Basra)

5. **Accessory Dwelling Unit Code Amendments: Introduction**

Associate Planner Neil Tabor presented the Accessory Dwelling Unit (ADU) Code Update. The purpose of the presentation was to provide an overview of upcoming state law changes impacting how certain ADU requirements can be enforced. Provide background on existing SeaTac ADU code and proposed areas for amendments. And receive feedback for changes to code to adhere to this update in state law.

This is informational only. No commission action is requested.

6. **CED Staff Report**

Planning Manager Jenn Kester reported updates/a look ahead for the next PC meetings:

- Staff will bring a public draft of the Housing Action Plan (HAP) to the Commission. PED will meet on 4/22/21 to continue to look at potential strategies for the HAP based on the Poll that was sent out to the PC and City Council. Looking for them to give thumbs up or thumbs down on about 13 items that came out on the Poll, reduced from 39 items. With that, staff will prepare a Public Review Draft for the HAP and bring forward to the PC.
- Meeting dates: regular meeting on May 4th, PC invited to attend the Virtual Open House on May 17th, Special PC meeting on May 26th – hold Public Hearing on the HAP.

7. **Planning Commission Comments (including suggestions for next meeting agenda)**

Commissioner Dantzler indicated that he will not be available for the Special PC meeting on May 26th.

8. **Adjournment**

Commissioner Dantzler motioned to adjourn meeting. Commissioner Ried-Munro seconded. Meeting adjourned at 7:31 pm.