

PLANNING COMMISSION
Minutes of September 21, 2010 Meeting

Members Present: Melvin McDonald, Daryl Tapio, Tom Dantzler, Roxie Chapin, Barry Ladenburg

Staff Present: Jack Dodge, Principal Planner; Mike Scarey, Senior Planner

1. Call to Order:

The meeting was called to order at 5:30 p.m.

2. Approve Minutes of September 7, 2010 Meeting:

A motion was made, seconded, and unanimously passed to accept the minutes of the September 7, 2010 meeting as presented.

3. New Business:

A. Initial Discussion Regarding a Proposed Amendment to 15.36 Requiring, Where Necessary, Peer Review of Technical Studies Related to Transit Stations

Jack Dodge reported that the proposed amendment would provide an avenue for the City to appoint an outside expert in the field to do a peer review of technical studies related to transit stations (particularly parking demand) when a study submitted by an applicant is extremely complex; in this case, the South 200th Street light rail station. Peer review costs would be paid by the applicant. The City of Tukwila determined that outside peer review was necessary due to the complexity of studies conducted and submitted by Sound Transit relative to the South 154th Street light rail station.

Discussion was held about the applicant's involvement in choosing a consultant; differing consultant recommendations on the same issue; ensuring the appropriate amount of parking is provided for the South 200th Street station; and whether or not the requirements should be codified into the Code or addressed on a case by case basis.

A public hearing on this matter is tentatively scheduled for the October 5 Planning Commission meeting.

4. Old Business:

A. Continued Review of the 2010 Proposed Comprehensive Plan Amendments

Mike Scarey reviewed proposed amendments as follows:

Text Amendment #T-4 - Land Use/Transportation Elements

Consider updating references to Personal Rapid Transit (PRT) to include other similar technologies.

- Discussion was held, and it was agreed that the language would be amended to remove examples, and state, “....Personal Rapid Transit (PRT) or other similar technologies.....”

Text Amendment #T-9 – Parks, Recreation and Open Space Element

Update Parks, Recreation and Open Space Element based on the “2009 Parks, Recreation and Open Space (PROS) Plan”

- This amendment incorporates the 2008 PROS Plan adopted by the City Council in early 2009 into the Parks, Recreation and Open Space Element and Background Report.
- It was suggested that a citizen’s advisory committee be appointed for parks and recreation, specifically to prioritize capital expenditures in parks.
- Concern was raised about Implementation Strategy 9.3F which states, “Seek access to Bow Lake for multiple uses.”

Text Amendment #T-8 – Capital Facilities Element

Update the Capital Facilities Background Report, including the 6-year Capital Facilities Plan (annual update).

- Mr. Scarey reviewed the Sources and Uses Tables, and related updates to narrative sections, including projects outside the six-year timeframe. Figures may change as the City Council addresses the City’s 2011 budget; updates will be provided to the Commission.
- Discussion was held about the Military Road project from South 176th to South 164th Street being moved to outside the six-year timeframe; and upgrades to lighting and HVAC digital control at city hall.

B. Continued Discussion Regarding Electric Vehicle Infrastructure (EVI) Regulations

Jack Dodge advised that the City's proposed EVI regulations have been modified to incorporate various regulations recommended by PSRC, and reviewed the proposed regulations as follows:

Charging Levels

- Level 1 – Present in homes and businesses and operates on a 120-volt standard outlet
- Level 2 – Expected to become the standard for home and public and operates on a 240-volt AC circuit
- Level 3 – Primarily for commercial and public applications and operates on a 480-volt or higher three-phase circuit with special grounding equipment

New definitions related to electric vehicles, charging stations, and parking/stacking spaces were reviewed.

Electric Vehicle Infrastructure is a permitted use in all zones; however, certain specific conditions apply to residential zones.

Mr. Dodge reviewed regulations that would apply in retrofitting existing developments, new developments, primary or accessory use charging stations, landscaping, signage, lighting, charging stalls, and stacking spaces.

Discussion was held about allowing flexibility for property owners on the number of stalls dedicated to charging and the use of “flex” stalls; eliminating language referring to “approval by the city manager or designee”; public versus restricted charging spaces; fees for charging vehicles; directional standardized signage; potential impacts to private property owners if numerous on-site signs are required; modifying definitions to include three-wheeled vehicles and 35mph for a medium-speed vehicle; reporting vandalism; and possible safety issues.

5. Detailed Commission Liaison's Report:

The Land Use & Parks Committee held a special meeting on September 14 regarding policy choices within the SeaTac/Airport Station Area; discussions included the City's parking bonus program. This issue has been referred to the Zoning Code Update Ad Hoc Committee for their review.

At their last regular meeting, the City Council postponed a decision regarding hiring an Interim Planning Director for two weeks.

Commissioners McDonald and Tapio attended a tour of low income housing projects in SeaTac, Tukwila, and Burien. It costs \$26 a day to provide subsidized housing and

\$88 a day to house a jail inmate. Government-funded low income housing pays no property tax, but there are typically many children (hundreds in some cases) attending nearby public schools. This means the rest of the community must pick up the tab for their education costs. Real estate website information indicates that Highline School District is one of the worst in the state. It was suggested that this information be presented to the City Council as schools are a reflection of the community. Possibly, the City and school district could work together toward improvements.

6. Planning Director's Report:

The Land Use & Parks Committee is scheduled to meet on September 28, EVI regulations will be discussed.

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

None.

8. Adjournment:

The meeting was adjourned at 7:30 p.m.