

PLANNING COMMISSION
Minutes of July 20, 2010, Meeting

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

Staff Present: Steve Butler, Planning Director; Jack Dodge, Principal Planner; Mike Scarey, Senior Planner; Kate Kaehny, Associate Planner; Anita Woodmass, Associate Planner

1. Call to Order:

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

2. Approve Minutes of June 17, 2010 and July 6, 2010 Meetings:

The July 6 minutes will be amended to include a reference to discussions regarding charging stations at golf courses for golf carts and at hotels for hotel-owned electric vehicles, and public recharging stations.

A motion was made, seconded, and unanimously passed to approve the July 6 minutes with the above referenced changes.

3. New Business:

A. Initial Review of Proposed Revisions to the Zoning Code's Land Use Charts

The Ad Hoc Committee is currently reviewing the City Center Use Chart, after which they will proceed with review of the S. 154th St. Station Area Overlay District Use Charts and Division IV Development Standards. Anita Woodmass stated that, tonight, the Commission would review and be asked to endorse proposed changes to the Division II Use Chart. The twelve use chart categories and various abbreviations were explained and reviewed. The Commission agreed that uses permitted only as accessory to the primary use may not exceed 25% of the total building square footage. In answer to a question about SeaTac and Tukwila coordinating their planning efforts along mutual borders, Kate Kaehny reported that Tukwila was regularly apprised during SeaTac's development of the S. 154th Street Station Area Action Plan.

Discussion was held about the AHC recommendation allowing elementary, middle, and high schools in the Industrial Low and Industrial Medium zones as a conditional use, the school district should have the authority to determine where schools are located. The AHC also recommended that detached single family dwellings and associated accessory dwelling units be allowed outright in the Residential High zone. Staff is recommending that schools be prohibited in the IL and IM zones because of

traffic and environmental impacts associated with industrial uses. Staff is also recommending that existing detached single family dwellings in the RH zone remain a legal use and be allowed to have an accessory dwelling unit, but no new detached single family dwelling units would be allowed. The Commission concurred with AHC endorsements regarding schools and detached single family dwellings.

A motion was made, seconded, and unanimously passed to recommend approval of the Division II Use Chart as presented, with the following exceptions: (1) Remove the structured parking requirement in the Parking, Park-and-Fly land use designation within the CH-1 zone (ABC); (2) Elementary, middle, and high schools be allowed as a conditional use in the IL and IM zones; (3) Detached single family dwellings be allowed outright in the RH zone; and (4) Accessory Dwelling Units be allowed outright in the RH zone.

On August 10, the City Council will hold a one-hour workshop on Division II. Ad Hoc Committee endorsements, Planning Commission recommendations, and staff recommendations will be presented.

4. Old Business:

A. Continued Review of Proposed New Zoning Map and Zone Descriptions

A lengthy discussion was held about proposed changes to the Aviation Business Center (ABC) zone. It was agreed that the area north of South 204th Street would remain zoned ABC, under the currently proposed Commercial High-1 Zone Purpose Statement. The area south of South 204th Street will have a zoning classification of Commercial Industrial. It was suggested that upon completion of their review, the AHC revisit zoning descriptions.

B. Continued Discussion about the Proposed Zoning Code Amendments regarding Electric Vehicle Infrastructure

Puget Sound Regional Council has recommended that the City postpone action on Electric Vehicle Infrastructure (EVI) until PSRC posts model regulations on its website July 30. The Commission concurred with this recommendation.

C. Continued Review of the 2010 Proposed Comprehensive Plan Amendments (with a focus on “Potential Change in the Vision for the SeaTac/Airport Station Area” proposal)

Mike Scarey advised that the City Council has directed staff to develop alternatives for their consideration regarding a potential change in the vision for the SeaTac/Airport Station area. The basic scope of those alternatives is outlined below:

Alternative One - Rescind the Station Area Action Plan in its entirety, revert to the adopted City Center Plan

- No new surface park & fly lots except as an interim use; new garages with conditions
- Hotel development expected
- Some design standards apply
- Internal roads required in some circumstances

Alternative Two – Major Revision of Station Area Action Plan, apply only to portion of station area north of S. 176th St.

- Hotel development expected
- Internal roads not required
- Tourist-oriented uses encouraged
- Smaller public park/gathering place a possibility (staff assumption)
- Few or no restrictions on park & fly lots (staff assumption)
- Minimal design standards apply (staff assumption)

Alternative Three – Retain adopted Station Area Action Plan, apply only to portion of station area north of S. 176th St.

- Park & fly only in structures
- Hotel development expected
- More ground floor retail uses required
- New internal streets and parks required

Steve Butler explained that the City Center standards would trigger construction of new public/private roads only in some cases, likely at the discretion of the property owner or developer. However, if new roads are constructed, applicable standards would apply. This issue will be presented at a special Land Use & Parks Committee meeting scheduled for Monday, July 26.

Discussion was held about hotels designating parking spaces for park and fly, thereby creating a parking shortage on the site for convention attendees and/or hotel restaurant patrons; surface versus structured parking, development agreements, and the City's current parking bonus; transparency at a policy level and stakeholders being involved in writing regulations; and allowing market demand, property value, and developers or property owners to determine where parking should be located and whether or not surface or structured parking will be constructed.

5. Detailed Commission Liaison's Report:

Commissioners Ladenburg and Tapio attended the recent "Short Course in Local Planning" workshop in Burien.

6. Planning Director's Report:

Steve Butler reiterated that a special Land Use & Parks Committee meeting is scheduled for 5:30 p.m. on Monday, July 26. The regular LUP meeting will be held on Tuesday, July 27 at 2:30 p.m. Also on Tuesday, July 27 at 5:00 p.m., a special City Council meeting will be held during which the consultants will present their reorganization recommendations. The regular Council meeting will begin at 6:00 p.m., the agenda includes a briefing on the Zoning Code Update process and an update from Sound Transit on the proposed 200th Street light rail station. The next Zoning Code Update AHC meeting is scheduled for Monday, August 9. The next Planning Commission meeting will be held on Tuesday, September 7.

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

None.

8. Adjournment:

The meeting was adjourned at 8:00 p.m.