

**PLANNING COMMISSION**  
**Minutes of July 6, 2010, Meeting**

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

**Staff Present:** Steve Butler, Planning Director; Jack Dodge, Principal Planner

**1. Call to Order:**

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

**2. Approve Minutes of June 1, 2010, Meeting:**

A motion was made, seconded, and unanimously passed to approve the minutes of the June 1, 2010 meeting as presented.

**3. Public Hearing:**

**A. Staff Presentation, Public Hearing, and Planning Commission  
Recommendation to the City Council, on Proposed Zoning Code Amendments  
Regarding Electric Vehicle Charging Stations**

The Chair opened the public hearing at 5:35 p.m.

Jack Dodge advised that the State legislature has mandated that all jurisdictions adjacent to I-5, I-90, or SR 520 with a population of over 20,000 in a county with a population of over 1,500,000 adopt regulations allowing Electric Vehicle Infrastructure (EVI) by July 1, 2010. A model ordinance is being developed by Puget Sound Regional Council; however, it will not be completed by the deadline. Therefore, basic regulations meeting the intent of state law have been prepared. Mr. Dodge briefly reviewed the proposed amendments that include the following elements:

- New definitions
- EVI to be allowed in all zones except residential, with allowances for battery recharge stations in residential high zones and low density commercial zones for use by tenants and customers only, or as an accessory use
- Landscaping requirements as appropriate
- Parking and vehicle “stacking” requirements
- Retrofitting regulations

Roger McCracken stated that EVI will be installed at various MasterPark park and fly lots as part of a federally funded pilot program. This service will be offered to customers at no charge for the present time. Mr. McCracken cautioned that if the

City's regulations are too stringent, opportunities may be lost and negatively impact business owners. He was asked to review the proposed regulations and provide his input.

Discussion was held about determining the need for regulations relative to battery exchange stations; public recharging stations; ensuring that golf courses have charging stations for golf carts and hotels have charging stations for hotel-owned vehicles; and possible recharge stations at grocery stores and movie theaters.

Hearing no further requests to speak, the Chair closed the public hearing at 5:54 p.m.

A motion was made, seconded, and unanimously passed to postpone a recommendation to the City Council at this time.

#### **4. Old Business:**

##### **A. Monthly Update on Zoning Code Update Ad Hoc Committee's Progress/Review of Proposed New Zoning Code Map and Zone Descriptions**

Steve Butler provided the Commission with a brief overview of the Ad Hoc Committee's progress to date, the review schedule, and adoption process. The Commission was asked to review a Division II checklist that addresses a new Zoning Map and Zone Purpose Statements; all items listed on the checklist have been endorsed by the AHC. Also presented for review were Division II Use Charts.

Commissioner Dantzer expressed concern about the name change for the northern portion of the existing Aviation Business Center (ABC) being changed to Commercial High (CM-1), specifically that benefits of the ABC zone that were negotiated some years ago could be lost. His recommendation is that area remain zoned ABC.

The Division II Zone Classifications and Land Use Charts, and Chapter 15.200 Establishment of Zones checklist was reviewed and discussed.

A motion was made, seconded, and unanimously passed to "endorse" all of the items except those relative to the ABC zoning.

##### **B. Continued Review of the "Preliminary Docket" of 2010 Proposed Comprehensive Plan Amendments, and Recommendation to the City Council about the "Final Docket"**

Steve Butler advised that the Preliminary Docket Staff Report reflects staff recommendations on which proposals be forwarded onto the Final Docket; the Commission is being asked to make their recommendations tonight. The City Council is scheduled to adopt a Final Docket on July 13. Final Docket amendment proposals will be reviewed in more detail, including SEPA review and a public hearing before

the Planning Commission. Council adoption of the 2010 Comprehensive Plan Amendments is anticipated in late 2010.

Roger McCracken, 2003 Western Avenue #500, Seattle, WA: Mr. McCracken explained that Map Amendment A-3, a proposal to amend the designation of the eastern portion of the MasterPark Lot B site, was submitted to meet requirements as the site is a candidate for a new FAA facility. FAA requested the upper level of the site to take advantage of the view. He believes that a commitment letter from the City would be acceptable to FAA; however, Mr. McCracken is concerned about timing, particularly in light of the subsequent rezone process if the amendment proposal is adopted.

Discussion was held about potential concerns from nearby residents regarding building height, and whether or not further rezoning to encourage big development in this area would be appropriate.

Bo Lindstrom, 19740 Military Road South: Mr. Lindstrom submitted Map Amendment #A-4 which would change the designation to allow a rezone to site a tow yard. He provided background to the Commission regarding his attempts to develop a difficult site, and explained how it could be developed as a tow yard. He stated that he had had conversations with several Councilmembers who expressed support for this proposed project.

Concerns were raised and discussion held about the topography of the site; ingress and egress; aesthetics, particularly adjacent to I-5; and potential traffic impacts.

Steve Butler advised that staff review is currently underway regarding Mr. Lindstrom's documentation that the slope on the site is man-made.

A motion was made, seconded, and unanimously passed to recommend that the City Council forward the following proposals onto the Final Docket: (1) Map Amendments #A-1, #A-2, #A-3, and #A-4; (2) Informational Map Amendments #B-1, #B-2, and #B-3; (3) Subarea Plan Amendments #S-1 and #S-2; (3) Text Amendments #T-2, #T-3, #T-4, #T-5, #T-6, #T-7, #T-8, #T-9, #T-10, #T-11, #T-12, and #T-13.

### **C. Final Discussion about Joint City Council/Planning Commission Workshop Topics**

It was suggested that the issue of working together with the City of Tukwila on development in the South 154<sup>th</sup> Street Station Area, and SeaTac potentially implementing a Design Review Board perhaps be discussed. Discussion regarding Sound Transit's potential reconfiguration of the South 200<sup>th</sup> Street Station may also be included on the agenda. After some discussion, the Planning Commission decided to delete the 2010 Comprehensive Plan item and add the 200<sup>th</sup> Street Station item.

## **D. Continued Discussion about Options for Changing the Administrative Decision-Making Currently Allowed within the Zoning Code**

Commissioner Tapio presented and reviewed a document he prepared relative to this issue that includes the following:

### **Description of Current System**

- The Zoning Code currently states that the Directors have decision-making authority to make certain decisions
- City Departments make policies without Council approval
- City Departments (Directors) propose changes to Zoning Code with limited or no input from stakeholders

### **Examples of Problems with the Current System**

- Many examples were shared at the Customer Focus Group held June 29
- Compile a list of examples from customers
- Given the right circumstances, customers will share candid feedback about their experiences
- Examples compiled by others

### **Possible Solutions**

- Customer Feedback System
- Stakeholder Involvement
- Design Review Board
- Review the Code
- Ombudsman

### **Related Projects**

- Ad Hoc Committee
- Department Reorganization Study
- Joint Planning Commission/City Council Meeting
- LUP Committee Meetings

Discussion was held about the various elements. If appropriate, this document will be provided to the City Council prior to the July 13 joint meeting.

## **5. Detailed Commission Liaison's Report:**

Commissioner Dantzler attended a meeting with Sound Transit during which they outlined possible reconfigurations of the South 200<sup>th</sup> Street Station, including moving the station site north or south of 200<sup>th</sup> Street in an attempt to save money.

## **6. Planning Director's Report:**

Steve Butler advised that the Ad Hoc Committee would meet Monday, July 12. A Joint City Council/Planning Commission Workshop is scheduled at 5:00 p.m. prior to the Regular Council Meeting at 6:00 p.m. on July 13. Also scheduled on July 13 is a

6:30 p.m. “Short Course in Local Planning” hosted by the City of Burien. The Administration and Finance Committee will meet at 3:00 p.m. Tuesday, July 13, the agenda includes an item about whether or not the City should develop a policy regarding an individual committee, commission, or board member assigning work to staff members.

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

None.

**8. Adjournment:**

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