

CITY OF SEATAC
PLANNING COMMISSION MEETING
Minutes of October 19, 2021 Meeting

Members present: Tej Basra, Tony Sanchez, Alyne Hansen, Andrew Ried-Munro

Members absent: Tom Dantzler, Jagtar Saroya

Staff & Others

Present: Evan Maxim, *CED Director*; Jenn Kester, *Planning Manager*; Neil Tabor, *Associate Planner*; Stanley Tombs, *Councilmember*; Pam Fernald, *Councilmember*; Barb Mailo, *Administrative Assistant 3*; SeaTV

1. Call to Order/Roll Call

Chair Basra called the meeting to order at 5:33pm and roll call.

2. Approval of the minutes of October 5, 2021 meeting.

Commissioner Ried-Munro motioned to approve the minutes. Commissioner Hansen second. Minutes were approved.

3. Public Comments on items not on the agenda

None

4. Short Term Rentals Code Amendments

Presented by Associate Planner Neil Tabor. The purpose of the presentation was to provide a refresher of the short-term rental state law and current city regulations, explore potential code revisions for short-term rentals, and solicit feedback to create draft code.

Presentation included next steps in planning commission review, short-term rentals background, hotel & short-term rental stats, and goals in drafting code.

Topic of Consideration #1 – Restrict the number of STR dwelling units a single owner can own in the city.

- Proposed regulation: restrict single property owners to one owner occupied STR dwelling unit and one non-owner occupied STR dwelling unit throughout the City.

Consideration from commissioners: Will provide feedback upon reviewing draft code.

Topic of Consideration #2 – Capping the total number of non-owner occupied STRs.

- Proposed regulation: Cap the total number of non-owner occupied STR housing units at 2% of total city housing stock.

Consideration from commissioners: Will provide feedback upon reviewing draft code.

Topic of Consideration #3 – Occupancy

- Proposed regulation: Limit the number of guests to two adults per legal bedroom, or ten persons per unit, whichever is less.

Consideration from commissioners: Agree

Topic of Consideration #4 – Parking

- Proposed regulation: Whole Unit Rentals: No additional parking required.
- Partial Unit Rentals: One additional off-street stall per rental listing over two individual room listings.
- Properties in areas within parking permit area: Require all parking to be accommodated off-street.

Consideration from commissioners: Further discussion needed.

Staff let the Planning Commission know that at their next meeting they will review draft code language for further consideration and discussion.

5. CED Staff Report

Presented by Planning Manager Jenn Kester:

- Regarding commissioner Baker's replacement, the mayor is currently reviewing applications and she will bring her recommendations to the Nov 9 Council meeting. If someone is appointed at that meeting, the new commissioner will start on the Nov 16 PC meeting.

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

No comments

7. Adjournment

Chair Basra motioned to adjourn the meeting. Commissioner Ried-Munro second. Meeting adjourned at 6:39pm.