

# City of SeaTac

## Council Workshop Minutes Synopsis

August 10, 2010  
5:00 PM

City Hall  
Council Chambers

**CALL TO ORDER:** The SeaTac City Council Workshop was called to order by Mayor Terry Anderson at 5:12 p.m.

**COUNCIL PRESENT:** Mayor Terry Anderson, Deputy Mayor (DM) Gene Fisher, Councilmembers (CMs) Rick Forschler, Anthony (Tony) Anderson, Ralph Shape, Pam Fernald, and Mia Gregerson.

**STAFF PRESENT:** Interim City Manager (ICM) Todd Cutts, Senior Assistant City Attorney Mark Johnsen, Deputy City Clerk Marcia Rugg, Interim Assistant City Manager (IACM) Jeff Robinson, Associate Planner Kate Kaehny, Associate Planner Anita Woodmass and Principal Planner Jack Dodge.

### DISCUSSION ITEM:

- **Zoning Code Update Review**

Associate Planner Woodmass summarized the purpose of the workshop and a brief background on the zoning code. Division II will be presented in three parts which includes the zoning map, the purpose statement and the use charts. All the items presented require future Council action, a review, an endorsement or a comment. This is the first of five workshops. Each division will be reviewed and then final adoption of the zoning code.

This is a two phase project. The Planning Commission (PC) and Zoning Code Update Ad Hoc Committee have completed a full review of Division II. They have provided their endorsement and the Zoning Code Update Ad Hoc Committee (AHC) have reviewed each of the chart uses. There are 15 zones total, each containing a purpose statement which determine the action goals and the City policy as to what the uses will be in each of those zones. The main goal is to review the use charts to ensure they are consistent with the purpose statement for each zone.

Ms. Woodmass reviewed the purpose statement of Chapter 15.200 Division II chart/checklist which include zone classifications for the following zones: 15.200.110 Residential Low (RL), 15.200.120 Residential Townhouse (RT), 15.200.130 Residential Medium (RM), 15.200.150 Mobile Home Park (MHP), 15.200.150 Residential High (RH), 15.200.130 Residential High – Mixed Use (RH-MU), 15.200.160 Neighborhood Commercial (NC), 15.200.180 Commercial Medium (CM), Commercial Medium-2 (CM-2), 15.200.190 Commercial High (CH), 15.200.185 Aviation Business Center Zone (ABC), 15.200.195 Commercial Industrial (CI), 15.200.200 Industrial Low (IL), 15.200.200 Industrial Medium (IM), 15.200.220 Parks and Recreation (PR) and 15.200.300 – a new map showing boundaries of overlays.

CM Forschler stated there were comments at the AHC incorporating suggestions or recommendations from the Prothan Study and how it would affect zoning. There was also a document of legal suggestions for zoning.

CM Shape stated there was no connection with the Prothman group. There was a suggestion that there be a consultant firm to examine the zoning code revisions.

CM A. Anderson stated there were some codes that were inconsistent with state law and the items in the use chart may be affected.

ICM Cutts stated the Prothman study indicated the zoning code revisions need to be considered and they recommended a consultant to assist with clarifications, zoning code and expediting the revision of the zoning code. Council may need to consider whether the City should hire a consultant to assist the facilitation of the process.

DM Fisher stated the decisions should be done by the majority of the Zoning Code Update AHC members if they need outside assistance and it shouldn't be up to staff or Council.

Associate Planner Kaehny stated the Zoning Code Update AHC and the PC have provided pre-approval of Division II use chart. The adoption won't occur until spring 2011.

Ms. Kaehny reviewed the proposed zoning map.

PC Dantzler presented the history of the ABC zone and the importance of retaining the zoning area from approximately South 200<sup>th</sup> to 204<sup>th</sup> Streets. The South 200<sup>th</sup> Street Station area is different than other zoned areas. Investment monies were based on the knowledge that the property for the south gateway into the City would remain zoned ABC.

Council discussion ensued regarding the flat surface areas.

**Zoning Code Update Review (Continued):**

Ms. Kaehny stated more Council workshops will be scheduled to follow up on this work.

**ADJOURNED:**

Mayor T. Anderson adjourned the Council Workshop at 6:00 p.m.