

PLANNING COMMISSION
Minutes of January 18, 2011, Meeting

Members Present: Melvin McDonald; Daryl Tapio; Roxie Chapin; Barry Ladenburg

Staff Present: Cindy Baker, Interim 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 December 7, 2010, Meeting:

A motion was made, seconded, and unanimously passed to approve the December 7, 2010 minutes as presented.

3. Public Hearing:

A. Public Hearing Regarding the Parking of Construction Worker Vehicles at Religious Use Facilities and School Facilities

The Chair opened the public hearing at 5:33 p.m.

Jack Dodge advised that there are a number of religious and school facilities located within the City with underutilized parking lots; however, most facilities are located within the UL7200 residential zone where private/public parking is prohibited. The proposed amendment would allow construction worker parking at these facilities subject to a Temporary Use Permit, as well as criteria that will be strictly enforced to minimize impacts to neighborhoods.

John Kilough, Pastor, Angle Lake Neighborhood Church: Pastor Kilough stated they had been approached by a construction company proposing to use their parking lot on weekdays for construction worker parking during construction work at the Bow Lake Transfer Station near Orillia Road and South 188th Street. Details have not yet been determined, but the church is willing to entertain this proposal.

Earl Gipson, 17050 51st Ave. S.: Mr. Gipson submitted his comments in writing. He expressed numerous concerns about allowing this use, including it being a commercial use in a residential neighborhood, no revenue would be generated, and negative impacts to adjacent residents. He recommends that this use be allowed only in special cases and all residents within 500' of the proposal be notified by the City to ensure their ability to provide input. Mr. Gipson also expressed concern about a home-based business within the City that has not complied with required criteria and is negatively

impacting adjacent single family residents. The issue is currently being addressed in Superior Court; however, in the meantime, the business continues to operate. Staff advised that a permit to allow a home occupation was not the same as a Temporary Use Permit.

Discussion was held about how best to mitigate potential impacts to adjacent residents (in addition to a public hearing), including a notice from the City to adjacent property owners, revocation of the permit if all conditions are not complied with, and language to address unforeseen issues that may arise; Temporary Use Permit conditions determined on a case by case basis; liability; the applicant paying for notifying adjacent property owners; and traffic impacts on residential streets.

Hearing no further requests to speak, the Chair closed the public hearing at 6:04 p.m.

A motion was made and seconded to recommend approval of the proposed Zoning Code amendment as presented. A motion was made to amend the recommendation to include a provision that adjacent property owners be notified by the City (details to be determined by staff on a case by case basis) and costs associated with the notification be paid by the applicant. The motion was seconded and unanimously passed.

This issue will be presented to the Land Use & Parks Committee January 25, and scheduled for possible Council action on February 8.

4. Old Business:

A. Monthly Update on Zoning Code Ad Hoc Committee's Progress

Cindy Baker reported that, at their last meeting, the AHC reduced the required setback relative to parking structures and associated uses along International Boulevard within the City Center from 100' to 75'. At the next meeting, various parking program models will be presented for decision.

Discussion was held about procedures to facilitate the Committee's review of the entire Code. Commissioner Tapio suggested that issues and goals be clearly identified and a determination made whether or not it is the role of government to regulate those issues. If not, those regulations should be deleted. Discussion was also held about the fact that the City adopted King County codes at incorporation, and now is tasked with developing codes more specific to the City of SeaTac; keeping in mind the numerous federal, state, and county regulations the City is mandated to comply with.

5. New Business:

A. Initial Discussion About Amendments to the Landscape Standards Regarding Street Landscaping and Street Frontage Landscaping

Jack Dodge reported that requirements for street trees and planting strips in the right-of-way (ROW) is also found under Title 11 of the SeaTac Municipal Code, Volume I, “Streets, Sidewalks, and Public Thoroughfares”. Therefore, the proposed amendment would remove ROW street tree requirements from the Zoning Code, and reference the requirements outlined in Title 11.

This issue is scheduled to be presented to the Land Use & Parks Committee on January 25, further discussion at the February 1 Planning Commission meeting, a public hearing before the Planning Commission on February 15, and possible Council action on March 8.

6. Detailed Commission Liaison's Report:

None.

7. Planning Director's Report:

Cindy Baker advised that the City's Shoreline Management Program was approved by the Department of Ecology, and thanked the Commissioners for their contributions. Further, preliminary discussions are underway between staff and Sound Transit relative to the South 200th Street light rail station. The Commission will be updated and asked for input as substantive issues are addressed.

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

The Commission will be briefed in the near future regarding the City fire department potentially joining a regional fire authority.

9. Adjournment:

The meeting was adjourned at 6:30 p.m.