

**PLANNING COMMISSION**  
**Minutes of February 15, 2011 Meeting**

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

**Staff Present:** Cindy Baker, Planning Director; Jack Dodge, Principal Planner; Mike Scarey, Senior Planner

**1. Call to Order:**

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

**2. Approve Minutes of February 1, 2011 Meeting, and Minutes from the Joint SeaTac/Tukwila Planning Commission Meeting held June 17, 2010:**

A motion was made, seconded and unanimously passed to recommend approval of the February 1 minutes as presented. A motion was made, seconded, and unanimously passed to recommend approval of the June 17 minutes as presented.

**3. Public Hearing:**

**A. Public Hearing – Amendments to the Landscape Standards Regarding Street Landscaping and Street Frontage Landscaping**

The Chair opened the public hearing at 5:34 p.m.

Jack Dodge reported that Zoning Code standards regarding on-site street frontage landscaping and landscaping within the right-of-way are also outlined in the SeaTac Municipal Code, Title 11, Streets, Sidewalks, and Public Thoroughfares. The proposed amendment would refer to the regulations in Title 11, new language will address regulations relative to combining on-site street frontage and right-of-way landscaping.

Hearing no requests to speak, the Chair closed the public hearing at 5:40 p.m.

A motion was made, seconded, and unanimously passed to recommend approval of the proposed amendments to Chapter 15.14.125 of the Zoning Code, Street Landscaping, as presented.

**B. Public Hearing – Amendments to the High Capacity Transit Standards Regarding the Interlocal Agreement with the Port of Seattle and Building and Fire Codes**

The Chair opened the public hearing at 5:41 p.m.

Jack Dodge stated that the proposed amendments would refer to the most current version of the Interlocal Agreement between the City and the Port of Seattle, as well as the most current Building and Fire codes.

Earl Gipson, 17050 51<sup>st</sup> Avenue South: Mr. Gipson stated that the ILA should be posted on the website, and that the public hearing should be extended to allow him sufficient time to make a determination regarding potential ramifications of the proposed amendments. The currently proposed regulations are poorly written and need to be evaluated further. Mr. Gipson is concerned about when a project becomes vested, and how vesting could be impacted if a development agreement is negotiated.

Jack Dodge advised that a project becomes vested under the regulations currently in place when the building application and associated fees are accepted by the City.

Hearing no further requests to speak, the Chair closed the public hearing at 5:47 p.m.

A motion was made, seconded, and unanimously passed to recommended approval of the proposed amendments to Chapter 15.36 of the Zoning Code, Design Standards for HCT Facilities as presented.

#### **4. New Business:**

##### **A. Initial Discussion – Potential Comprehensive Plan Changes Proposed by Planning Commission**

Mike Scarey asked the Commissioners whether or not there were any Comprehensive Plan amendments they wished to propose for 2011.

Discussion was held about the City amending the Comprehensive Plan every other year rather than every year, and the State extending the deadline for the major update to 2014.

Commissioner Tapio asked that certain components of Chapter Two, Housing, in the Comprehensive Plan be reviewed, particularly low income housing policies. He distributed a document containing several questions relative to this issue. Discussion was held about potential impacts of encouraging low income housing, including impacts to taxpayers, schools, and emergency and other government services; whether or not SeaTac already has a disproportionate share of low income housing; impacts on the City's image; possible solutions, including amending the Comprehensive Plan, and whether or not the Commission should look into these issues further. It was suggested that the City's Human Services Manager may have additional information that would be helpful.

Earl Gipson stated that, in the last six years, over 5,000 non-English speaking refugees entered south King County. It is unreasonable to expect commercial and residential taxpayers to assume the burden of providing services, the burden should be more evenly disbursed throughout the region.

## **5. Old Business:**

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

Cindy Baker reported that discussion and review of the four proposed models regarding parking in the City Center has not yet been completed.

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

Commissioner Chapin attended the February 8 City Council meeting, the reorganization was discussed. She also attended a meeting in Renton regarding a water treatment system.

Commissioner Ladenburg attended a regional fire authority meeting, "soft costs" were discussed. At their most recent meeting, the City Council approved new permitting software for the City.

Commissioner Tapio has become a member, and attended a recent SR509 Steering Committee meeting. They are attempting to get funding from the State to study the feasibility of tolling to fund a portion of the SR509 Extension. Commissioner Dantzler added that it is anticipated that the tolling study would be completed by November, 2011, and that tolling and "phasing" would fund 75% to 85% of the project, with the State providing the remainder. Total funding would provide build out in 2016, Sound Transit anticipates the South 200<sup>th</sup> Street Station to be completed in 2016 as well. It was suggested that the Port should fund at least a portion of this project. The bypass would eliminate a significant amount of traffic from the I-5 corridor.

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

Cindy Baker stated that staff continues to work with Sound Transit and the Port of Seattle regarding the alignment and location of the South 200<sup>th</sup> Street light rail station, and the SR509 extension. Of particular concern is whether or not 28<sup>th</sup>/24<sup>th</sup> Avenue will remain open to vehicular traffic, and where on/off ramps for the SR509 extension would be located.

The deadline for comments on the latest Zoning Code draft has been extended to April 11. Concern was once again raised about impacts to developers, and that the review process should be expedited.

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

None

## **9. Adjournment:**

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