

PLANNING COMMISSION
Minutes of May 17, 2011 Meeting

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

Staff Present: Mike Scarey, Senior Planner; Al Torrico, Senior Planner

1. Call to Order:

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

2. Approve Minutes of April 5, 2011 Meeting:

A motion was made, seconded, and unanimously passed to approve the April 5, 2011 minutes as presented.

3. Public Hearing:

A. Amendments to SeaTac Municipal Code (SMC) Sections 15.12.050, 15.35.140, and 15.38.140, adding “High Capacity Transit” to the Land Use Charts in These Sections as a Conditional Use in all Zones Subject to the Essential Public Facilities (EPF) Review Process

Al Torrico reported that the Zoning Code contains design standards for High Capacity Transit; however, the land use charts do not list HCT as a land use. The proposed code amendments would add high capacity transit as a conditional use in all zones subject to the siting criteria for essential public facilities. Sound Transit has been contacted and is in support of these amendments. Mr. Torrico recommended the public hearing be opened, testimony taken, and the hearing be continued to the Commission’s June 7 meeting, at which time the Commission will again take testimony, close the public hearing, and make a recommendation to the City Council. The reason for this is because the SEPA determination has recently been re-issued and the comment and appeal periods expire May 23 and June 2 respectively.

The Chair opened the public hearing at 5:38 p.m.

Hearing no requests to speak, the Chair continued the public hearing to June 7.

4. New Business:

A. Initial Review of Proposed 2011 Comprehensive Plan Amendments Preliminary Docket

Mike Scarey reviewed the Preliminary Docket of Proposed 2011 Comprehensive Plan Amendments as follows:

Map Amendments

- **Land Use Plan Map Amendment #1** – Amend the Comprehensive Plan designations of properties located at 18205, 18220, 18366 and 18420 8th Avenue South from Business Park to Commercial High Density. If approved, the applicant would then submit to rezone the subject properties from Industrial and Business Park to Community Business.

The applicant intends to more than double the size of the existing park and fly lot. Concern was raised and discussion held about potential impacts to City of Burien residential areas and Highline School District property across 8th Avenue South, and whether or not Burien staff has been notified about this amendment proposal. Additional information will be provided to the Commission for their review.

- **Land Use Plan Map Amendment #A-2** – Amend the Comprehensive Plan designations of two parcels located at 19453 & 19521 28th Avenue South from Aviation Business Center to Airport.

The Port has recently completed acquisition of these properties, and per the ILA, Port-owned properties must be designated “Airport” on the Comprehensive Plan Map. The zoning would change from Aviation Business Center to Aviation Commercial. Discussion was held about the potential impacts resulting from these properties being removed from the tax roles (The Port of Seattle is a Municipal Corporation).

- **Land Use Plan Map Amendment #A-3** – Amend the Comprehensive Plan designation for properties located on the east side of 28th Avenue South north of South 200th Street from Airport to Aviation Business Center. This amendment is contingent on Sound Transit’s acquisition of the properties this year.

Informational Maps

- Informational Map Amendment #B-1 – Amend Map A8.1, Wellhead Protection Areas to include new information
- Informational Map Amendment #B-2 – Amend Map 1.4, Existing Land Use Map, with current information
- Informational Map Amendment #B-3 – Amend Map 8.1, Wetland and Stream Classifications, with current information

Text Amendments

- Text Amendment #T-1 – Review housing policies, particularly those addressing affordability, to identify specific amendment proposals
- Text Amendment #T-2 – Potential amendments related to Major Zoning Code Update (placeholder)
- Text Amendment #T-3 – Update language for consistency with Vision 2040
- Text Amendment #T-4 - Update the Capital Facilities Background Report.

- Text Amendment #T-5 – Update existing land use information in Background Report related to Map Amendment #B-2
- Text Amendment #T-6 – Develop policies to guide parking development and potentially require new park and fly operations to be established in structures, where appropriate

The Planning Commission is tentatively scheduled to make a recommendation to the City Council regarding which proposals to include in the Final Docket on July 5. The City Council is tentatively scheduled to take action on establishing the Final Docket on July 26. The Commission is, again, tentatively scheduled to hold a public hearing and open house on October 18, and make a final recommendation to the Council on November 1. Council action is tentatively scheduled for November 22.

It was agreed that the Commission would try to make their recommendation to the Council regarding which proposals should go forward from the Preliminary Docket to the Final Docket at their June 21 meeting.

5. Detailed Commission Liaison's Report:

Commissioner Ladenburg reported that, at the last Council meeting, discussion was held about developing the Riverton Heights property, and that the Port may develop the L-Shaped parcel.

Al Torrico, the City's Port liaison, indicated that the Port has no current plans to develop that property.

Commissioner Tapio attended a panel discussion on transportation tolling and freight mobility in Bellevue; a Port Commissioner, a representative from the Washington Trucker's Association, and a representative from the Washington Department of Transportation were in attendance. A good transportation network is critical to Washington remaining competitive with other ports. Impressing upon the state legislature the importance of connecting SR509 and SR167 to I-5 is of the highest priority.

6. Community & Economic Development Director's Report:

A. South 200th Street Update

Al Torrico advised that the City and Sound Transit continue to work together, it is anticipated that 30% design (conceptual) will be completed by Sound Transit soon. In late July, Sound Transit's decision body will determine whether or not the project will be accelerated. A parking study estimated that 1100 stalls will be needed immediately, but by 2030 the demand will be lower. Sound Transit may submit their Conditional Use Permit/Essential Public Facilities application in August, the development agreement process may be completed in November. The Commission requested they

be provided with brief timeline schedule based on an August submittal, understanding that it is subject to change.

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

Earl Gipson requested that an inventory of City surface and structured parking stalls (including hotel park and fly) be done to determine if structures are viable, what our capacity is, and impacts of regulations. Incentives should be provided if the City is going to require structured parking.

Commissioner Tapio raised concerns about staff resources and whether or not this issue should be referred to the City Manager and City Council. It was agreed this item would be discussed at a future meeting.

Commissioner Dantzer provided and briefly summarized a document outlining SeaTac/Sound Transit history regarding siting the South 200th Street Station and structured parking.

Commissioner Ladenburg will invite the King County Assessor to speak before the Commission regarding tax issues. Staff agreed to provide the Commissioners with information regarding Comprehensive Plan language on low income housing.

8. Adjournment:

The meeting was adjourned at 7:00 p.m.

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| Exhibit A | Minutes of April 5, 2011 meeting |
| Exhibit B | High Capacity Transit Use Chart Amendments |
| Exhibit C-1 | Preliminary Docket of Proposed 2011 Comprehensive Plan Amendments |
| Exhibit C-2 | Proposed Map Amendment Materials |
| Exhibit C-3 | 2011 Comprehensive Plan Amendment Process Schedule |
| Exhibit D | SeaTac/Sound Transit History |

- An audio recording of the May 17, 2011 meeting is available upon request (\$20)
- A 5/17/11 Planning Commission packet is available upon request