

**PLANNING COMMISSION**  
**Minutes of June 21, 2011 Meeting**

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

**Staff Present:** Cindy Baker, CED Director; Jeff Robinson, Economic Development Manager; Mike Scarey, Senior Planner

**1. Call to Order:**

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

**2. Approve Minutes of June 7, 2011 Meeting:**

A motion was made, seconded, and unanimously passed to approve the minutes of the June 7, 2011 meeting as presented.

**3. Old Business:**

**A. Continued Review of the 2011 Preliminary Docket of Comprehensive Plan Amendments, and Potential Recommendation to City Council about Proposals to Include in the Final Docket**

Mike Scarey provided a brief overview of the City's Comprehensive Plan, a summary of the process, and outlined the review and adoption schedule for this year's amendments. The Commission will be asked to make a recommendation tonight as to which amendments should be moved forward to the Final Docket for further review. The City Council is scheduled to take action on establishing the Final Docket on July 26. An open house and public hearing before the Commission is currently scheduled for October 18, with a final recommendation to the Council on November 1. Council action is proposed for November 22.

Preliminary Docket amendments were presented and reviewed as follows:

**TEXT AMENDMENTS**

- #T-1 Housing Element – Review housing policies, particularly those addressing affordability, to identify specific amendment proposals. Staff recommends moving this amendment forward to the Final Docket
- #T-2 Land Use Element – Potential amendments related to Major Zoning Code Update. Staff recommends moving this amendment forward to the Final Docket
- #T-3 Various Elements – Update language for consistency with Vision 2040. Staff recommends moving this amendment forward to the Final Docket.
- #T-4 Capital Facilities Element – Update Capital Facilities Background Report. Staff recommends moving this amendment forward to the Final Docket.

- #T-5 Land Use Element – Update existing land use information in Background Report (related to Map Amendment #B-2). Staff recommends moving this amendment forward to the Final Docket.
- #T-6 Land Use Element – Develop policies to guide parking development and potentially require new park and fly operations to be established in structures where appropriate. Staff recommends not moving this amendment forward to the Final Docket as the Zoning Code Update Ad Hoc Committee is addressing this issue.

A motion was made, seconded, and unanimously passed to recommend that Text Amendments #1 through #5 be forwarded onto the Final Docket, and that Text Amendment #6 not be forwarded to the Final Docket.

### **MAP AMENDMENTS**

- #A-1 Land Use Plan Map – Amend the Comprehensive Plan designations of properties located at 18205, 18220, 18366 & 18420 8<sup>th</sup> Avenue South from Business Park to Commercial High Density, and amend the zoning from Industrial & Business Park to Community Business. Staff is recommending that the proposal as presented not be included in the Final Docket, but include a staff alternative which maintains the southernmost parcel as Business Park.

Commissioner Dantzler recused himself from the discussion and vote on this amendment.

The City of Burien is across 8<sup>th</sup> Avenue from this proposal; their Comprehensive Plan designations for the adjacent areas are Industrial, Public Park, School, Recreation & Open Space, and Single Family.

Discussion was held about setbacks; landscaping; the acreage of the existing site and the proposed expansion; and the five acre minimum required in the Business Park zone as opposed to no minimum required in the Industrial zone.

Mr. Scarey reported that he had received two phone calls regarding this amendment, one asking for information and the other opposing the change.

Jeff Robinson stated that if and when SR509 is constructed, this area may be a great location for high density commercial development; however, in the meantime the City has a dearth of business park-type properties available for redevelopment. The City Council has indicated time and again that economic development programs and strategies should focus on family wage jobs and job creation. Mr. Robinson indicated that, in his opinion, at this point this property is not ready for redevelopment except for light industrial use which would be allowed under the Business Park zoning. This proposal falls short of the five-acre minimum, but there are properties on either side that could be assembled to bring the site up to the minimum acreage required.

Discussion was held about current and potential noise impacts adjacent to single family homes, and traffic patterns.

Ken Simpson, 18610 7<sup>th</sup> Avenue South: Mr. Simpson expressed concern about existing truck noise and traffic from nearby warehouses, particularly at night, in addition to aircraft noise. He stated that the existing parking lot looks like a wrecking yard, and should be cleaned up. He objects to the proposal as it is too close to single family homes, they have taken their share of abuse from business.

Tejvir Basra: Mr. Basra stated their proposal for the southernmost parcel would reduce noise; plans have been approved for a commercial warehouse that would bring more diesel truck traffic. (The Commission requested that staff provide them with information regarding said warehouse development.) Mr. Basra indicated the short long term goal for the properties, after SR509 is constructed, is a large mixed-use development including a hotel and conference center, gas station, restaurants, and retail shops; the entire site would be made LEED certified, they will make frontage improvements and put in a sidewalk on the opposite side of the street. He is opposed to the staff alternative. If the proposed Comprehensive Plan amendment is not approved, millions of dollars in tax revenue for the City will be lost. He does not believe the proposed parking lot expansion will create a significant disturbance to nearby residents. The expansion may generate one additional shuttle bus (a total of three shuttles making approximately three trips per hour via SR509, not local streets). Customers will continue to enter and exit the parking lot exclusively via the northernmost parcel. Income currently generated isn't enough to improve the view of the site; however, if allowed to increase the number of parking stalls (double the current 400 stalls), they would be able to do that.

Discussion was held about numbers of current and future airline passengers and how those numbers are likely to impact park and fly operations; the potential for existing surface parking to remain surface parking; the likelihood of redeveloping surface parking lots near the airport where the charge is higher versus further away where the charge is lower; and that there is no guarantee SR 509 will ever be constructed.

Rick Forschler agreed that the site doesn't look good, it would be good if they could expand and use the extra revenue to improve the site. He believes long term surface parking is preferable to warehouse development which would create more noise. If SR509 is constructed, adjacent residents will definitely be impacted, the City needs to mitigate to maintain their quality of life. He supports this proposal.

Earl Gipson: He'd like to see the projected revenue that would be generated as a result of the park and fly expansion. He supports the property being improved and shielded

Doris Cassan: She would like the City to have a consistent policy on surface parking lots that applies to everyone.

Discussion was held about encouraging park and fly operations to be sited in the northern and southern portions of the City, as well within structures; cleaning up, screening, and soundproofing the current site; and that a traffic study would provide useful information.

A motion was made and seconded to forward both the applicant's and staff proposals onto the Final Docket. The motion carried, three in favor and one abstention.

- Land Use Plan Map Amendment #A-2 Amend the designations of two parcels located at 19453 & 19521 28<sup>th</sup> Avenue South. The Comprehensive Plan designation would go from Aviation Business Center to Airport, and the Zoning designation would go from Aviation Business Center to Aviation Commercial.

The Port has recently completed acquisition of these properties, the change would bring the properties consistent with the ILA.

- Land Use Plan Map Amendment #A-3 – Amend the designations of parcels located on the east side of 28<sup>th</sup> Avenue South, north of South 200<sup>th</sup> Street. The Comprehensive Plan designation would go from Airport to Aviation Business Center. The Zoning designation would go from Airport Commercial & Airport Operations to Aviation Business Center (approval by Council at the same time the Comprehensive Plan designation is approved).

This amendment proposal is related to the South 200<sup>th</sup> Street Light Rail Station. Approval is contingent on Sound Transit's acquisition of subject properties in 2011.

- Informational Map Amendment #B-1 – Amend Map A8.1, Wellhead Protection Areas, to include new information about Highline Water District wells, including near McMicken Heights. Staff is recommending this amendment be forwarded onto the Final Docket.

Discussion was held about the details of the various capture zones and how they are identified on the map; past contaminated soil cleanup; potential impacts to existing businesses near capture zones; developing zoning regulations that prohibit gas stations, dry cleaners, and other potentially hazardous businesses near capture zones, and how those interface with existing regulations, and whether or not existing regulations are sufficient; adding another layer of regulations/review and potential impacts to property owners and developers, and whether or not it would be appropriate for the City to absorb various related study and analysis expenses normally the responsibility of the property owner/developer; and contamination requiring an aquifer be abandoned resulting in the City having to purchase water from another jurisdiction.

- Informational Map Amendment #B-2 – Amend Map 1.4, Existing Land Use Map, with current information. Staff recommendation is to forward this amendment onto Final Docket
- Informational Map Amendment #B-3 – Amend Map 8.1, Wetland & Stream Classifications, with current information. Staff is recommending this amendment not be included in the Final Docket.

A motion was made and seconded to move Map Amendments #A-2, #A-3, #B-1 and #B-2 onto the Final Docket. The motion carried.

**4. Detailed Commission Liaison's Report:**

Commissioner Dantzler reported that the SR509 Executive Committee had met recently and approved additional testing for tolling. At the last Steering Committee meeting, the issue of 24<sup>th</sup>/28<sup>th</sup> as an interim south access into the airport, and the connection from SR509 into the airport was discussed. Commissioner Dantzler requested that he be allowed to make a presentation to the Commission at a future meeting regarding how 24<sup>th</sup>/28<sup>th</sup> Avenue property owners, the Port, and the City were assessed through an LID.

Discussion was held about the importance of SeaTac being well-represented on these various committees by people with experience who are willing to do their homework and can articulate the City's arguments.

**5. Community & Economic Development Director's Report:**

None.

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

None.

**7. Adjournment:**

The meeting was adjourned at 8:00 p.m.