

**CITY OF SEATAC  
PLANNING COMMISSION**

**Minutes of March 6, 2012  
Special Meeting**

**Members Present:** Daryl Tapio, Chairman, Roxie Chapin (Vice-Chair), Tom Dantzler, Jeff Guite, Joe Adamack (arrived at approximately 6:15 P.M., after approval of Feb. 21, 2012 Minutes)

Members Absent: None

**Staff Present:** Mike Scarey, AICP, Senior Planner; Karen Scharer, AICP, Senior Planner; Debra McClung, Administrative Assistant

**1. Call to Order:**

Chairman Tapio called the meeting to order at 6:04 p.m.

**2. Approve Minutes of the February 21, 2012 Meeting:**

Chairman Tapio requested that the minutes as presented be amended to include a discussion regarding grocery stores and the “gaps” on one of the maps that was presented as part of the Access to Corner Stores Policies discussion. The question was asked if grocery stores could be established in the areas shown as gaps. Economic Development Manager Jeff Robinson responded that the zoning allows that type of use, but that larger grocery stores probably wouldn’t be built in those areas due to lack of market support, but that smaller markets selling fresh food might be. On a motion by Dantzler, 2<sup>nd</sup> by Guite, the Commission voted **4-0 to approve** the minutes of the February 21, 2012 meeting as amended.

**3. New Business:**

**A. 2012 Comprehensive Plan Amendment Process**

- Mr. Scarey went through a series of PowerPoint slides covering:
  - The 14 goals of the Growth Management Act (GMA);
  - The requirement that the SeaTac Comprehensive Plan be consistent with the Countywide Planning Policies (King County) and the Puget Sound Regional Council’s Vision 2040 and Destination 2040 documents (multi-county planning policies);
  - The Comprehensive Plan is the City’s “blueprint for future growth and development,” and is implemented by the Zoning Code and other Development Codes; and
  - Outlined the Comprehensive Plan Amendment Schedule for 2012, including specific dates.

- Commissioner Guite asked a question about the potential impacts of airport growth on residential (focusing on the City's affordable housing) and commercial land in the City. Mr. Scarey responded as follows:
  - As population grows and the residential land supply stays the same, the price of land is likely to rise. Because the City's currently high level (31%) of housing affordable to households in the 0-50% of Area Median Income category is a result of the low cost of land/housing in SeaTac due to market factors, as land prices rise, SeaTac's percentage of housing affordable to lower income groups is likely to decrease.
  - Regarding commercial land, and the assumption in Commissioner Guite's question that commercial land use would likely expand with increased usage of the airport, Mr. Scarey explained that the city's commercial zones have the capacity for significant intensification without expanding the amount of commercial land. In other words, commercial growth can be accommodated without changing the Comprehensive Plan, or affecting the amount of residential land. The capacity is seen as sufficient to accommodate the anticipated growth for the next 20 years.
- Commissioner Guite also asked about commercial uses in single family areas, and cited the area around S. 200<sup>th</sup> St. & Des Moines Memorial Drive as an example.
  - Mr. Scarey responded that although some of the businesses are located in single family residential structures in that area, it is actually zoned industrial, so the construction and other businesses there are legally established. The City designated that area for industrial use at the time the original Comprehensive Plan was adopted in 1994, because it recognized the need for more industrial land, and because the SR 509 extension would be going through that area.

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

None

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

None

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

Commissioner Guite raised the issue of vacant homes in his neighborhood becoming attractive nuisances, and being detrimental to the neighborhood. He asked if the City had regulations to require some kind of upkeep. Mr. Scarey responded that the City did have regulations, and suggested that that topic be put on the next meeting's agenda when someone with expertise in that area could address the Commission's questions. The Commission agreed, and Mr. Scarey said that he would see about arranging for the appropriate staff to address the Commission's questions at the next meeting.

Commissioner Dantzler asked about the City's requirement for restrooms in High Capacity Transit Stations. Mr. Scarey confirmed that regulation in the City's Zoning Code. The question then turned to the City's negotiations with Sound Transit, and if the restroom requirement would be upheld in those negotiations. On a straw vote the Commission voted **4-0 with one abstention to support** retaining the requirement for restrooms in the S. 200<sup>th</sup> St. Station. Councilmember Forschler confirmed the City Council's support for that requirement. It was decided that this topic also be put on the agenda for the next Planning Commission meeting.

**7. Adjournment:**

By the consensus of the Commission, the meeting was adjourned at 7:11 p.m.

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