

**CITY OF SEATAC
PLANNING COMMISSION**

**Minutes of April 3, 2012
Regular Meeting**

Members Present: Daryl Tapio, Chairman, Roxie Chapin, Vice-Chair, Tom Dantzler, Jeff Guite, Joe Adamack

Members Absent: None

Staff Present: Mike Scarey, AICP, Senior Planner; Gary Schenk, City Building Official, Building Services Manager

1. Call to Order:

Chairman Tapio called the meeting to order at 5:32 p.m.

2. Approve Minutes of the March 6, 2012 Meeting:

On a motion by Dantzler, 2nd by Chapin, the Commission voted 5-0 to **approve** the minutes of the March 6, 2012 meeting as presented.

3. New Business:

None

4. Old Business:

A. Continued Discussion About City Actions in Response to Vacant Residential Structures

- Mr. Schenk provided an overview of the City's responsibilities regarding abandoned residential structures, and outlined some of the legal limitations the City must work under as well. The presentation covered the following points:
 - Foreclosures, or properties otherwise vacant due to issues with the current economy, are of concern to the City. Avenues to address these properties are limited as no accurate lists of all the properties exist by which owners/lenders can be contacted to address code compliance problems;
 - Those problems include squatters that occupy and destroy homes, safety and legal issues that arise from abandoned sites, overgrown vegetation, garbage accumulation, burdens on other properties and homeowner associations, and illegal activity such as drug use and manufacturing;
 - Lending institutions that take back these properties are slow to respond to property violations due to the huge inventory of like properties that they now manage across the country with similar issues.

- In response to questions, Mr. Schenk responded that:
 - In order to keep unauthorized individuals from entering abandoned properties, the owner must file a no-trespass order that enables the Police to provide enforcement;
 - As to what the City could do to keep these properties in better shape, the City does not provide this type of service to private properties and has no authority to enter these properties unless there is a safety issue;
 - The Code Compliance department is reactive to complaints that are submitted in writing with a Request for Action. This policy is still in effect for all complaints;
 - Foreclosures take about 18 months to complete; longer if there is a fire involved. This does not guarantee that a property will immediately come into compliance with a change in ownership. The City does not get informed of when this happens.

- The process that is being used to address these types of properties is:
 - Declare the property as unfit for occupancy, when possible. This can be based on the lack of utilities that provide water and power. The property is posted and the owner of record is notified;
 - Keep trying to make contact with owners who are usually gone or lenders that are out of state in order to persuade them to keep the properties in reasonable shape;
 - Respond to Requests for Action which starts the process for City involvement;
 - Identify any properties that have had illegal work done to them and post as unfit for occupancy until the building division becomes involved and proper permits are obtained.

B. Update on Draft Affordable Housing Policy Amendments in Countywide Planning Policies

- Mr. Scarey provided an overview of the Countywide Planning Policies (CPP), the affordable housing targets, and the sequence of events leading to the current draft of the proposed amendments to the CPP's affordable housing policies.

He then outlined the main points of the current draft proposal as follows:

- Contains no numerical targets for individual cities;
- Focus on the countywide need for affordable housing, expressed in the following percentages:
 - 16% of all housing units affordable to 50% - 80% AMI households (Moderate Income);
 - 12% of all housing units affordable to 30% - 50% AMI households (Low Income);
 - 12% of all housing units affordable to 0% - 30% AMI households (Very Low Income);
- Requires each city to do an inventory and needs analysis for affordable housing per GMA;

- Requires each city to adopt strategies to address the need, based on the inventory and analysis;
 - Provide for including existing affordable housing in the analysis;
 - Recognize that meeting the needs of very low income households isn't the responsibility of individual jurisdictions, but will require coordination and collaboration among jurisdictions.
- The staff-proposed approach will focus on preservation, and improving the condition and quality of housing stock. In addressing the needs of very low income households, the staff-proposed approach will emphasize working with other cities/agencies, and possibly transitioning some low income housing to meet very low income needs, without increasing SeaTac's overall level of affordable housing, which is approximately 66%.
 - After some discussion, the Commission voted to have Chair Tapio develop some language to describe the Commission's position on subsidized housing in general, and to review that language at the Commission's next meeting, April 17, 2012.
 - In response to a question from the Commission, Mr. Scarey agreed to provide a summary of the upcoming GMPC meeting at the next Planning Commission meeting.

5. Detailed Commission Liaison's Report:

None

6. Community & Economic Development Director's Report:

Following up on a question from the March 6 meeting, Mr. Scarey said that the best opportunities for the Commission to provide input to the Council regarding the stated desire that restrooms be provided for the public at the S 200th St. Light Rail station would be at the Public Hearing that the Council will hold (date to be determined), and through Chair Tapio's membership on the Ad Hoc Committee reviewing the plans for the station.

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

It was noted that the City Manager's Weekly Update for March 30 contained an article indicating that the City had received a grant related to extending the 28th/24th Avenue South project. The Commission asked if they could receive a briefing about that. Mr. Scarey said that he would see if that could be arranged for a subsequent meeting.

8. Adjournment:

By the consensus of the Commission, the meeting was adjourned at 7:13 p.m.

.....