

**CITY OF SEATAC
PLANNING COMMISSION**

Minutes of January 15, 2013
Regular Meeting

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

Members Absent: None

Staff Present: Gary Schenk, Interim Director, Planning and Community Development Department; Mike Scarey, AICP, Senior Planner; Albert Torrico, Senior Planner; Kate Kaehny, Senior Planner; Anita Woodmass, Associate Planner

1. Call to Order:

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

2. Approve Minutes of the December 4, 2012 Meeting:

On a motion by Commissioner Chapin, 2nd by Commissioner Dantzler, the December 4, 2012 meeting minutes were moved and accepted as presented, by a 5-0 Commission vote.

4. New Business: None

3. Old Business:

A. Planning Commission Recommendation on Proposed City Center Park-and-Fly Code Amendments

- Ms. Woodmass provided an overview of the discussion items, which she noted would include 1) a brief recap of project milestones and key elements of the proposed new code; 2) highlights from the December 4, 2012 Public hearing; 3) a potential recommendation from the Planning Commission; and 4) next steps.
- Regarding applicability, the proposed code would apply to park-and-fly structures in the City Center
- Key changes in the proposed code would affect:
 - The number of park-and-fly stalls allowed:
 - Maximum number of base stalls allowed changed from 300 to 1,000;
 - Bonus system requires smaller developer contributions to gain additional park-and-fly stalls;
 - The design and function of buildings; and
 - Site design and amenity requirements

- Ms. Woodmass then reminded the Commission that, although not part of the changes to the park-and-fly-related code amendments, the issue of the City Center road standards was part of the SEPA review:
 - The Ad Hoc Committee (AHC) originally proposed removing the City Center road standards, but
 - The SEPA review found that removing the road standards would not implement the City Center Plan;
 - The Planning Commission subsequently recommended that the road requirements be maintained, but that the related Comprehensive Plan/City Center Plan policies be reviewed at a later date; and
 - The City Council subsequently directed that the City Center road standards be maintained for park-and-fly developments
- Ms. Kaehny then recapped highlights from the December 4, 2012 Public Hearing, noting that four (4) speakers spoke in support of adopting the proposed code, and three (3) speakers spoke against adopting it. One of the arguments put forward for not adopting the proposed code stated that the proposed code didn't implement the Comprehensive Plan.
- Ms. Kaehny took a moment to remind the Commission that the independent SEPA review found the proposed code to be consistent with the Comprehensive Plan, except for the AHC proposal to remove the City Center road standards. She emphasized that the Zoning Code is intended to implement the Comprehensive Plan policies, and that SEPA review for code amendments always makes a determination regarding compliance with Comprehensive Plan policies.
- The Planning Commission's options for recommendations were then outlined as follows:
 - Adopt the proposed code;
 - Propose revisions to the code and recommend that for adoption; or
 - Do not adopt the proposed code
- In response to a question from Commissioner Dantzler, as to whether the existing park-and-fly structure projects were developed with the City Center road standards in place, Ms. Kaehny responded that yes, they were.
- Commissioner Chapin recommended that the Commission stay with their November 6 Preliminary recommendation, which was to adopt the proposed code and keep the existing City Center Road Standards, but to recommend review of the City Center & Comp Plan policies at a later date.
- There was considerable discussion about the road standards, how they affected the current developments, and how they might have an impact on future developments. The discussion also included the idea that below ground parking not be subject to the base stall maximum or the bonus program.
- The discussion also touched on a comment made at the Public Hearing that the proposed standards would result in lower quality development. Staff responded that the proposed standards require rigorous building design standards to modulate and break up the appearance of large structures, increased aesthetic requirements for structures on corner lots, and other provisions that ensure high quality development.
- Chairman Tapio moved that the Commission's preliminary recommendation from the November 6, 2012 meeting be the final recommendation to Council (to adopt the proposed code and keep the existing City Center Road Standards, but to recommend

review of the City Center & Comp Plan policies at a later date). The motion was seconded by Commissioner Dantzler, and carried by unanimous vote of the Commission.

- It was decided that the concept of having the maximum stall limit and the bonus program provisions only apply to above ground parking be reviewed as a separate discussion item at a later date.

6. Detailed Commission Liaison's Report:

Commissioner Dantzler asked that Commissioner Adamack provide a report from the Legislature from time to time, especially regarding transportation projects or funding for same [because Commissioner Adamack serves as a staff member to the legislature].

7. Community & Economic Development Director's Report:

Interim Director Schenk noted that the Commission was scheduled to elect Commission Officers (Chair and Vice chair at the next meeting, February 5.

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

8. Adjournment:

By the consensus of the Commission, the meeting was adjourned at 6:25 p.m.

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