



MEMORANDUM

COMMUNITY & ECONOMIC DEVELOPMENT

Date: February 15, 2013
To: Planning Commission Members
From: Mike Scarey, AICP, Senior Planner *MS*
Through: Gwen Volpel, Assistant City Manager *GV*
Subject: Upcoming Meeting – Tuesday, February 19, 2013

Agenda items for Tuesday's meeting are as follows:

1) **Draft Minutes of February 5, 2013 Planning Commission Meeting**

Background:

Draft minutes of the previous meeting presented for approval.

Exhibits Associated with this Item:

Exhibit A: City of SeaTac, Planning Commission, Draft Minutes, February 5, 2013

2) **Discussion to Outline a Letter from the Commission to the City Council about the City Center Park-and-Fly Code**

Presenter:

As a discussion item generated by the Commission, there is no presenter.

Background:

At the January 22, 2013 Regular Council Meeting the City Council declined to act on a proposed ordinance amending the regulations governing the development of park-and-fly structures in the City Center. This agenda topic is to discuss a potential letter from the Planning Commission to the City Council regarding that Council decision.

Exhibits Associated with this Item:

None

Anticipated Schedule for this Item:

There is no schedule associated with this item at this time.

If you have any questions or comments about Tuesday's meeting, please feel free to call me or Mike Scarey at (206) 973-4750.

**CITY OF SEATAC
PLANNING COMMISSION MEETING**

Tuesday, February 19, 2013

**Council Chambers, SeaTac City Hall, 4800 S. 188th Street
5:30 p.m. to 6:30 p.m.**

MEETING AGENDA

1. Call to Order/Roll Call – 5:30 P.M.
2. Approve Minutes of February 5, 2013 Planning Commission Meeting – 5:30 P.M. to 5:35 P.M.
3. Old Business – None
4. New Business – 5:35 P.M. to 6:15
 - a. Discussion to Outline a Letter from the Commission to the City Council about the City Center Park-and-Fly Code
5. Detailed Commission Liaisons' Reports – 6:15 P.M. to 6:20 P.M.
6. Community & Economic Development Director's Report – 6:20 P.M. to 6:25 P.M.
7. Planning Commission Comments (*including suggestions for next meeting's agenda*) – 6:25 P.M. to 6:30 P.M.
8. Adjournment – 6:30 P.M.

CITY OF SEATAC
PLANNING COMMISSION

DRAFT Minutes of February 5, 2013
Regular Meeting

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

Members Absent: Jim Todd (excused)

Staff Present: Mark Johnsen, Senior Assistant city Attorney, Mike Scarey, AICP, Senior Planner; Albert Torrico, Senior Planner;

1. Call to Order:

Chairman Tapio called the meeting to order at 5:31 p.m.

2. Approve Minutes of the January 15, 2013 Meeting:

On a motion by Commissioner Dantzler, 2nd by Commissioner Chapin, the January 15, 2013 meeting minutes were moved and accepted as presented by a 4-0 Commission vote.

3. Old Business: None

4. New Business: At the Chairman's suggestion, the Commission approved amending the agenda to take up the Briefing on the Open Public Meetings Act, Conflict of Interest, and Public records first, and have the Election of Officers second.

A. Briefing on Open Public Meetings Act, Conflict of Interest Issues, and Public Records

This presentation is largely for the benefit of the new Commissioner, Jim Todd. Since Commissioner Todd is absent from this meeting, this item was tabled, to be scheduled for discussion at a later meeting.

B. Election of Officers

On a motion by Commissioner Dantzler, seconded by Commissioner Chapin, Daryl Tapio was unanimously elected to a second one-year term as Chair of the Commission.

On a motion by Commissioner Dantzler, seconded by Commissioner Adamack, Roxie Chapin was unanimously elected to a second one-year term as Vice Chair of the Commission.

5. Detailed Commission Liaison's Report:

Commissioner Dantzler reported that Geoff Bailie passed away in December 2012 following an accident at his home. Mr. Bailie had been a consultant to the SR 509 Extension Steering Committee, and a major contributor to that Committee over the years.

6. Community & Economic Development Director's Report:

Mr. Scarey noted that several Zoning Code issues had come to staff's attention through permit counter inquiries. As these are active inquiries staff would like to bring these forward for Planning Commission review and discussion for possible minor Code amendments, but that the decision to do so had not been confirmed yet.

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

Commission Chair Tapio raised the topic of the City Council's recent decision (January 22, 2013 RCM) on the proposed City Center park-and-fly code amendments, expressing frustration that the Council dismissed the topic with so little discussion.

Mr. Tapio stated that several of the arguments that Councilmembers made were matters of opinion that should have been discussed, but that as one of the presenters representing the Planning Commission he was not given an opportunity to speak. He cited the following as examples of comments that should have been afforded some discussion:

- The assertion that it is not good business to allow parking garages [in the City Center];
- The assertion that allowing garages with 1,000 base stalls would result in large garages throughout the [commercial area].
- That requiring developers to go through a Development Agreement process is preferable to having a code that clearly specifies the development standards up front;

Mr. Tapio also noted that several affected property owners were at the Council Meeting, but they weren't given an opportunity to speak either.

In reference to the artist's rendering of the City Center buildout scenario that was presented at the meeting, Mr. Tapio stated that such a vision should have been presented to the Zoning Code Update Ad Hoc Committee at the beginning of the process, as representative of the City's goal, not brought out at the end of the process after the committee's work was done. He lamented that business owners, property owners, citizens, and staff had spent hundreds of hours working on the City Center park-and-fly code update, only to have the Council dismiss the proposed code amendments almost without comment. He noted that in all of the briefings before the Council, almost no feedback was provided to staff, but that in the end the Council elected not to move the amendments forward with no explanation.

Mr. Tapio went on to say that he had contacted both the Mayor and the City Manager after the meeting but that he had received no response from either.

Other Commissioners expressed similar reactions to the Council's decision.

Chairman Tapio concluded by saying that he wanted the minutes to reflect his comments in detail.

8. Adjournment:

By the consensus of the Commission, the meeting was adjourned at 6:16 p.m.

