



# MEMORANDUM

## COMMUNITY & ECONOMIC DEVELOPMENT

Date: March 27, 2013  
To: Planning Commission Members  
From: Joe Scorcio, AICP, Community and Economic Development Director *JS*  
Subject: Upcoming Meeting – Tuesday, April 2, 2013

Agenda items for Tuesday's meeting are as follows:

**1) Draft Minutes of March 19, 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, March 19, 2013 meeting

**2) Public Hearing on Proposed Amendment to Zoning Code Chapter 15.35 Regarding Hotels in the UH Zone**

*Presenter:*

Albert Torrico, Senior Planner

*Background:*

The Commission will hold the Public Hearing on the proposed code amendment regarding the allowance of hotels as a Conditional Use in the UH-900 Zone in certain locations in the City Center. At the last meeting, Mr. Torrico provided the necessary background information, and outlined the draft Zoning Code amendment ordinance. At that time he also suggested that the footnote limiting the number of hotel rooms be removed, rather than amended as the review draft showed. The current draft includes the deletion of that footnote, as that is now the staff recommendation.

*Exhibits Associated with this Item:*

Exhibit B: Draft ordinance showing the proposed amendments.

*Anticipated Schedule for this Item:*

April 9, 2013: Council Study Session  
April 23, 2013 Council Action (anticipated)  
May 23, 2013 Public Hearing (Hearing Examiner)

### **3) Update on City Council Goals**

*Presenter:*

Mike Scarey, AICP

*Background:*

At the March 19 Planning Commission meeting the Commission requested a review of the City Council's 2013 goals. The Council established these goals at their May, 2012 retreat.

*Exhibits Associated with this Item:*

Exhibit C: City Council 2013 Goals

*Anticipated Schedule for this Item:*

There is no schedule at this time

### **4) Discussion about Planning for the Joint City Council-Planning Commission Meeting**

*Presenter:*

As a Commission discussion item, there is no presenter

*Background:*

On February 24 the Commission sent a letter to the City Council regarding the process followed for review of the Draft City Center Park-and-Fly code. In that letter the Commission requested a joint meeting with the Council to discuss and potentially improve that process. At the March 19 Planning Commission meeting the Commission expressed an interest in holding discussions to prepare for that joint meeting.

*Exhibits Associated with this Item:*

No exhibit

*Anticipated Schedule for this Item:*

Potential dates for the joint meeting are:

- April 16, 2013
- April 30, 2013 (preferred)

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, April 2, 2013**

**Council Chambers, SeaTac City Hall, 4800 S. 188<sup>th</sup> Street  
5:30 p.m. to 7:00 p.m.**

**MEETING AGENDA**

1. Call to Order/Roll Call – 5:30 P.M.
2. Approve Minutes of March 19, 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 6:45
  - a. Public Hearing on Proposed Amendment to Zoning Code Chapter 15.35 Regarding Hotels in the UH Zone
  - b. Update on City Council Goals
  - c. Discussion about Planning for the Joint City Council-Planning Commission Meeting
5. Detailed Commission Liaisons' Reports – 6:45 P.M. to 6:50 P.M.
6. Community & Economic Development Director's Report – 6:50 P.M. to 6:55 P.M.
7. Planning Commission Comments (*including suggestions for next meeting's agenda*) – 6:55 P.M. to 7:00 P.M.
8. Adjournment – 7:00 P.M.

CITY OF SEATAC  
PLANNING COMMISSION

DRAFT Minutes of March 19, 2013  
Regular Meeting

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

Members Absent: Tom Dantzler (Excused)

**Staff Present:** Joe Scorcio, AICP, Community and Economic Development Director, Mike Scarey, AICP, Senior Planner; Albert Torrico, Senior Planner;

**1. Call to Order:**

Chairman Tapio called the meeting to order at 5:45 p.m.

**2. Approve Minutes of the March 5, 2013 Meeting:**

On a motion by Todd, 2<sup>nd</sup> by Chapin, the March 5, 2013 meeting minutes were moved and accepted as presented by a 4-0 Commission vote.

**3. Old Business: None**

**4. New Business:**

**A. Review of Proposed Amendment to Zoning Code Chapter 15.35 Regarding Hotels in the UH Zone**

Mr. Torrico recapped the history of how the current regulations came about, recounting the current owners' acquisition of the former Washington Mutual Corporate Training Center with the intention of renovating the facilities as a hotel. In working to accommodate the project, the City amended the Zoning Code to allow the Hotel use in designated areas of the UH (Urban High Residential - 900) zone in the City Center as a conditional use. At the time, the seller, Chase Bank, was anxious to close on the property and was concerned the conditional use permit process would take too long. To allow a timely closing of the property, the City added four footnotes for hotels in a UH-900 zone within the City Center. The current owners completed a conditional use permit process after the property closed.

Recently, when reviewing that section of the municipal code use chart, the City realized that conditions had changed and that most of the footnotes should be removed from the municipal code. The basis for the change is that hotels are currently allowed within the UH-900 zone within the City Center as a conditional use, and therefore subject to additional review and conditions which would make some of the footnotes unnecessary. The amendments as presented

suggest that one of the footnotes be retained, one amended, and one eliminated. As part of his presentation Mr. Torrico suggested that the Commission consider also eliminating the footnote setting a limitation on the number of rooms.

Mr. Torrico responded to questions the Commission posed regarding the details of the CUP process, including how mitigation measures are handled in that process.

Mr. Torrico also noted that the Commission was scheduled to hold a Public Hearing on the proposed amendments at the next Planning Commission meeting, April 2.

A question was asked about the single family residential area to the south of the Cedarbrook site, and why it is shown on the Zoning Map as surrounded by a distinctive line. Mr. Scarey responded that during the City Center Planning Process the Comprehensive Plan designation for that area was changed from Residential Low Density to Commercial Medium Density (potential zone: Office Commercial Medium). In response to residents' concern about the City rezoning that area to implement the Comprehensive Plan, the adopting ordinance specified that a certain percentage of the property owners would have to approve of the rezone before it could be enacted. Commission Chair Tapio noted that Ordinance No. 00-1056 was referenced on the Zoning Map pertaining to that area.

**B. Presentation of Commissioner Todd's Concept for an Artists' Community in the S. 200<sup>th</sup> St. Station Area**

Commissioner Todd read his proposal for an Artists' Village as part of the future TOD development in the Angle Lake Station Area, explaining that if such a development materialized it could become a destination for tourists and art patrons, as well as helping to spur development of restaurants and cafes as has happened in other areas, such as Seattle's Georgetown where artists have congregated.

The concept was well received by the Commission.

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

None

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

Community and Economic Development Director Scorcio spoke to the following points:

- The ULI Technical Advisory Panel (TAP) was scheduled to provide their report to the City Council at the May 28 CSS. This was in response to an earlier Commission request for this information;
- A station area planning process for the Angle Lake Station Area (aka S 200<sup>th</sup> St. Station Area) would be getting under way in the Fall, but that the City would be considering an interim zoning overlay for that area before Fall, as the ULI TAP recommended;

- The likely date for the joint City Council-Planning Commission meeting, as suggested in the Commission’s recent letter, is April 30, with an alternate date of April 16. April 30 is the 5<sup>th</sup> Tuesday in April and therefore avoids conflicting with either the City Council or the Planning Commission regular meeting schedule. All four Commissioners present confirmed that they would be available on April 30. Three of the four said that they would be available on April 16;
- The process for hiring a Planning Manager was moving closer to a conclusion.

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

Regarding the potential for an interim Zoning overlay for the Angle Lake Station Area, Commission Chair Tapio noted that some long-time SeaTac residents and business owners had been involved in an extensive process to develop the ABC zone for that area, and that there was some potential for conflict in proposing an interim overlay.

Mr. Tapio also asked for a presentation on the City Council’s goals for the next meeting.

**8. Adjournment:**

By consensus of the Commission, the meeting was adjourned at 6:28 p.m.

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**ORDINANCE NO. \_\_\_\_\_**

AN ORDINANCE of the City Council of the City of SeaTac, Washington, amending Section 15.35.150 (101), of the SeaTac Municipal Code related to Retail/Commercial uses in the City Center.

**WHEREAS**, it is appropriate to amend the City’s development regulations regarding, conditional uses within the UH 900 zone within the City Center; and

**WHEREAS**, the Growth Management Act requires regular review and update of development regulations which implement the City’s Comprehensive Plan; and

**WHEREAS**, regular review and update of the Zoning Code ensures that development regulations are responsive to the needs of the City; and

**WHEREAS**, the Planning Commission has reviewed the aforesaid changes to development regulations, has held a public hearing for the purpose of soliciting public comment in regard this Zoning Code change, and has recommended the amendment be adopted by the Council;

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SEATAC, WASHINGTON DO ORDAIN as follows:**

**Section 1.** Section 15.35.150 of the SeaTac Municipal Code is hereby amended to read as follows:

**15.35.150 Retail/Commercial Uses**

**ZONES:**

- P – Park**
- UM – Urban Medium Density**
- UH – Urban High Density**
- UH-UCR – Urban High-Urban Center Residential**
- NB – Neighborhood Business**
- CB-C – Urban Center**

- ABC – Aviation Business Center**
- I – Industrial/Manufacturing**
- O/CM – Office/Commercial Medium**
- O/C/MU – Office/Commercial/Mixed Use**
- T – Townhouse**

P – Permitted Use; C – Conditional Use Permit

USE #	LAND USE	ZONES										
		P	UM	UH	UH-UCR	NB	CB-C	ABC	I	O/CM	O/C/MU	T
RETAIL/COMMERCIAL USES												
101	Hotel/Motel and Associated Uses			C (11, 12, 13, 14)		P	P	P		P	C	
102	Forest Products					P(3)	P(3)	P(3)	C(1)	P(3)		
103	Hardware/Garden Material					P	P			P(6)	P(6)	
104	Department/Variety Store					P	P	P		P(6)	P(6)	
105	Food Store			P(8)	P(6)	P	P	P		P(6)	P(6)	
106	Agricultural Crop Sales (Farm Only)					P	P					
107	Auto/Boat Dealer						P(2)		P	C(2)		
108	Auto Supply Store					P	P(6)		P	C(6)	C(6)	
109	Gasoline/Service Station					C	P		P			
109.1	Mobile Refueling Operation	P(9)	P(9)	P(9)	P(9)	P(9)	P(10)	P(10)	P(10)	P(10)	P(9)	P(9)
110	Apparel/Accessory Store			P(7)	P(6)		P	P(2)		P(6)	P(6)	
111	Furniture Store				P(6)		P			P(6)	P(6)	
112	Fast Food/Restaurant			C(2,4)	P(4,6)		P	P	P	P(4,6)	P(4,6)	
112.1	Retail Food Shop			P(8)	P(6)	P	P	P		P(6)	P(6)	
112.2	Tavern				P(6)	P(8)	P	P		P(6)	C	
113	Drug Store			P(7)	P(6)	P	P	P		P(6)	P(6)	
114	Liquor Store						P			P	C	
115	Antique/Secondhand Store				P(6)	P	P			P(6)	P(6)	
116	Sporting Goods and Related Stores				P(6)	P	P	P		P(6)	P(6)	
117	Media Material			P(7)	P(6)	P	P	P		P(6)	P(6)	
118	Jewelry Store			P(7)	P(6)	P	P	P		P(6)	P(6)	
119	Hobby/Toy Store			P(7)	P(6)	P	P	P		P(6)	P(6)	
120	Photographic and Electronic Store				P(6)	P	P	P		P(6)	P(6)	
121	Fabric Store			P(7)	P(6)		P	P		P(6)	P(6)	
122	Florist Shop			P(7)	P(6)	P	P	P		P(6)	P(6)	
123	Pet Store				P(6)		P			P(6)	P(6)	
124	Wholesale/Bulk Store						C	C	P	C(6)	P(6)	
125	Beauty Salon			P(8)	P(6)	P	P	P		C(6)	P(6)	



125.1	Laundromat			P(7)	P	P	P			P	P(6)	
125.2	Espresso Stand			P(2)	P	P	P	P	P	P	P(6)	
125.3	Comm. Marine Supply					C	P		P			
126	Other Retail Uses			P(7)	P(6)	C	P	C		P	C	
127	Adult Entertainment						C(5)	C(5)	C(5)			

- (1) Forest product related businesses shall provide the following:
  - a. Minimum of ten (10) acres;
  - b. Access to major arterial; and
  - c. Minimum thirty (30) foot buffers around the perimeter of property (Type II landscaping).
- (2) Accessory to primary use not to exceed twenty percent (20%) of primary use.
- (3) Temporary forest product sales related to holidays. Merchandise limited to Christmas trees, wreaths, herbs and associated decorations.
- (4) No fast food restaurants with drive-through facilities allowed.
- (5) See SMC 15.29.010.
- (6) Permitted as part of a mixed use development, as described in SMC 15.35.610.
- (7) Small, resident-oriented uses only, as part of a residential mixed use project.
- (8) Small, resident-oriented uses only.
- (9) Permitted only to refuel heavy equipment at a construction site, subject to the criteria under SMC 15.13.103.
- (10) Subject to the criteria under SMC 15.13.102.
- (11) Only allowed on UH zoned properties south of S. 184<sup>th</sup> Street.
- ~~(12) The maximum height allowed is thirty (30) feet.~~
- ~~(13) The maximum number of hotel rooms may not exceed 130 rooms.~~
- ~~(14) Conference or meeting facilities may not be expanded.~~

**Section 2** The City Clerk is directed to forward a copy of this Ordinance to the Washington State Department of Commerce within ten (10) days after adoption, and to the King County Assessor.

**Section 3.** If any provision of this Ordinance or its application to any person or circumstance is held invalid, the remainder of the Ordinance or the application of the provision to other persons or circumstances shall not be affected.

**Section 4.** The Ordinance shall be effective five (5) days after passage and publication.

**ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, 2013, and signed in authentication thereof on this \_\_\_\_ day of \_\_\_\_\_, 2013.

**CITY OF SEATAC**

\_\_\_\_\_  
Tony Anderson, Mayor

ATTEST:

\_\_\_\_\_  
Kristina Gregg, City Clerk

Approved as to Form:

\_\_\_\_\_  
Mary Mirante Bartolo, City Attorney

[Effective Date \_\_\_\_\_]

[Retail/Commercial Use Chart Ordinance]



EXHIBIT C  
DATE 4/2/13

## City Council 2013 Goals

### **Council Goal #1**

Develop and implement programs and projects that help position SeaTac as a healthy community, thereby enhancing quality of life.

### **Council Goal #2**

Foster a positive business environment and aggressively pursue economic development opportunities to attract and retain businesses and jobs while maintaining reasonable laws and regulations.

### **Council Goal #3**

In order to enhance quality of life and public image, enhance code compliance effectiveness within all neighborhoods and areas in the city.

### **Council Goal #4**

Plan and construct infrastructure improvements in the South 154<sup>th</sup> Street Light Rail Station Area that increase the viability of commercial development while also continuing to pursue development opportunities, incorporating input from SeaTac residents and adjacent businesses, as well as the development community.

### **Council Goal #5**

Plan and construct infrastructure improvements in the South 200<sup>th</sup> Street Light Rail Station Area that increase the viability of commercial development while also engaging in strategic urban planning efforts to determine the highest and best land uses in this area, incorporating input from SeaTac residents and adjacent businesses, as well as the development community.