

**CITY OF SEATAC
PLANNING COMMISSION**

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, 2nd 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. 200th 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 200th 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 5th 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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