



MEMORANDUM

COMMUNITY & ECONOMIC DEVELOPMENT

Date: May 3, 2013
To: Planning Commission Members
From: Joe Scorcio, AICP, Community and Economic Development Director
Subject: Upcoming Meeting – Tuesday, May 7, 2013

Agenda items for Tuesday's meeting are as follows:

1) Approve Minutes of April 16, 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, April 16, 2013 meeting

2) Review of 2013 Preliminary Docket of Comprehensive Plan Amendments

Presenter:

Mike Scarey, AICP, Senior Planner

Background:

The City has received two map amendment proposals from the public. Map Amendment A-1 was actually submitted last year and reviewed under the 2012 Comprehensive Plan Amendment Process. Due to a lack of communication on the applicant's side, he was not kept informed of the review dates and public meetings. Based on that, the City Council allowed that proposal to be resubmitted this year. Map Amendment A-2 is a property adjacent to Map amendment A-1. Commissioners who reviewed last year's amendments will recognize this as the parcel that would have been isolated between two Medium Density areas if Map amendment A-1 was adopted last year. The proposal for both of these is the same: a change from Residential Low Density to Residential Medium Density.

Map Amendment A-3 pertains to two properties on 28th Ave. S, south of 200th St. These were recently acquired by Sound Transit from the Port of Seattle. Per the interlocal agreement between the City and the Port (ILA) the designation "Airport" applies to all Port-owned property. Now that the Port has sold the subject property, the Airport designation is not appropriate. The proposal is to change the designation from Airport to Aviation Business Center (ABC), consistent with the surrounding area.

Several other "housekeeping" amendments are proposed as well. Staff will review these at Tuesday's meeting.

Exhibits Associated with this Item:

Exhibit B: Preliminary Docket Map Amendments

Anticipated Schedule for this Item:

May 21, 2013: Planning Commission Recommendation - Proposals to include in Final Docket
June 11, 2013 City Council Review of all Amendment Proposals
June 25, 2013 City Council Establishes Final Docket (anticipated)

3) Recap of April 30, 2013 Joint City Council/Planning Commission Meeting

Presenter:

Joe Scorcio, AICP, Community and Economic Development Director

Background:

Mr. Scorcio will facilitate this discussion, to follow up on the recent joint City Council/Planning Commission meeting.

Exhibits Associated with this Item:

No exhibit

Anticipated Schedule for this Item:

There is no schedule for this item

4) Recap of American Planning Association's (APA) National Conference

Presenter:

Joe Scorcio, AICP, Community and Economic Development Director

Background:

Mr. Scorcio recently attended the APA's National Conference in Chicago, and will present written and oral remarks summarizing highlights from the conference. The APA National Conference is held annually.

Exhibits Associated with this Item:

No exhibit

Anticipated Schedule for this Item:

There is no schedule for this item

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

**CITY OF SEATAC
PLANNING COMMISSION MEETING**

Tuesday, May 7, 2013

**Council Chambers, SeaTac City Hall, 4800 S. 188th 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 April 16, 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. Review of 2013 Preliminary Docket of Comprehensive Plan Amendments
 - b. Recap of April 30, 2013 Joint City Council/Planning Commission Meeting
 - c. Recap of American Planning Association's (APA) National Conference
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 April 16, 2013
Regular Meeting

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

Members Absent: Joe Adamack (Excused)

Staff Present: Jeff Robinson, Economic Development Manager; Mike Scarey, AICP, Senior Planner; Albert Torrico, Senior Planner;

1. Call to Order:

Commission Chair Tapio called the meeting to order at 5:35 p.m.

2. Approve Minutes of the March 19 and April 2, 2013 Meetings:

On a motion by Commissioner Chapin, 2nd by Commissioner Todd , the March 19, 2013 meeting minutes were moved and accepted as presented by a 4-0 Commission vote.

On a motion by Ms. Chapin , 2nd by Mr. Tapio, the April 2, 2013 meeting minutes were moved and accepted as presented by a 4-0 Commission vote.

3. Old Business: None

4. New Business:

A. Public Hearing on Proposed Amendment to Zoning Code Chapter 15.35 Regarding Hotels in the UH Zone

Senior Planner Albert Torrico briefly summarized the proposed amendment. Mr. Tapio opened the Public hearing at 5:44. There being no public testimony, the Chair closed the Public Hearing at 5:45.

Mr. Tapio asked if the matter had been presented to the City Council. Mr. Torrico responded that it was presented at the April 9 Council Study Session, and reported that several Councilmembers had questions about how potential impacts would be addressed. He indicated that he responded to Council questions, saying that the issue of potential impacts would be addressed at the Conditional Use Permit Public Hearing, and that the Council voted to move the proposal to the Consent Agenda, pending the Planning Commission recommendation.

On a motion by Mr. Todd, second by Ms. Chapin, the Commission voted 4-0 to recommend approval to the Council.

B. Update on City Council Goals

Economic Development Manager Jeff Robinson used a PowerPoint presentation to review the City Council's 2013 goals, elaborating on each point under the Economic Development goal.

Mr. Tapio asked if most of the economic development work was under the Economic Development Manager directly or under CED more generally. Mr. Robinson responded that the work was the responsibility of the Economic Development Manager, but that it really was a team effort.

Mr. Tapio suggested that the permit application forms and checklists could be improved and streamlined by bringing the development community into the discussion when these are developed and/or revised.

Mr. Tapio also talked about the new regulations for surface water management, and suggested that the soil conditions unique to SeaTac (an impermeable layer of glacial till near the land's surface throughout much of the City) make it difficult to implement the specific requirements for LID (low impact development) here. Regarding development codes that the city is required to implement that don't account for local conditions, he suggested that the City look into opportunities to amend these, perhaps at a State level. Mr. Torrico stated that staff would raise the issue with the Director.

C. Discussion about Planning for the Joint City Council-Planning Commission Meeting

The Commission wondered what the length of the meeting would be. Senior Planner Mike Scarey responded that he thought it would likely be between one and two hours.

The Commission also asked about the agenda. Mr. Scarey responded that the Director had referred to the Commission's letter to Council to derive a list of agenda topics and had sent that list to the City Clerk. Mr. Tapio requested that the agenda be forwarded to the Commissioners, and Mr. Scarey said that he would do that.

5. Detailed Commission Liaison's Report:

Ms. Chapin reported that she had attended the Sound Transit Open House on the extension of the LINK Light Rail system south from the SeaTac/Airport Station to the Angle lake Station and found it to be very informative.

Mr. Torrico informed that Commission that the groundbreaking ceremony for that light rail extension project was scheduled for Friday, April 26 at 11:00 a.m. at the Angle Lake Station site at S 200th St. and 28th Ave. S.

Mr. Tapio reported that he had attended the recent Highline Forum meeting and referred to a slide from City Manager Todd Cutts' presentation. The slide showed the City's projected general fund budget through 2017, and showed a sharp rise in expenses at about 2016 while revenues remained flat, or rose at a much slower rate, resulting in a gap between revenues and expenditures. Mr. Tapio stated that Mr. Cutts commented that the City had no B&O tax or utility tax, and that was a concern for him.

Commissioner Dantzler noted that the development around the Angle lake Station could include new development on the west side of 28th and 26th Avenues S, on Port property. He reminded the Commission that the 28th/24 Avenue project, constructed some 15 years ago, was funded through an LID (local improvement district). At that time, the Port was planning an aircraft maintenance area on the west side of 28th and 26th Avenues S, known as SASA (South Aviation Support Area). SASA would be airport-focused and would not need access to the 28th/24th arterial, and consequently was assessed at a lower rate per acre than the other commercial properties along the arterial. Now that the Port has changed its plans for that area, and is planning for uses that would depend on access to and from the arterial, Mr. Dantzler asserted that provision should be made to require the Port to increase capacity on the arterial commensurate with the traffic expected to be generated by the development.

6. Community & Economic Development Director's Report:

Mr. Torrico briefly noted that the Department was in the beginning stages of developing a Station Area Plan for the Angle Lake station, and was currently focusing on the station site itself, referred to as "the triangle." He noted that the staff was continuing discussions with Sound Transit regarding development of the triangle site, as well as the station itself.

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

Mr. Tapio commented on the presentation that was given at the end of the ULI TAP's one-day planning exercise on Tuesday, March 5, noting that he thought the panel treated the area too generically in their assessment, not accounting for the unique location of the Angle Lake station next to an international airport. He expressed concern that the new overlay regulations that have been referred to could create hardships for private businesses.

Ms. Chapin expressed her concern about condemnation.

8. Adjournment:

By consensus of the Commission, the meeting was adjourned at 7:05 p.m.

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Map Amendment A-1 Location and Context

Parcel Outlined in **Red** Proposed for Change



EXHIBIT B
DATE 5/7/13

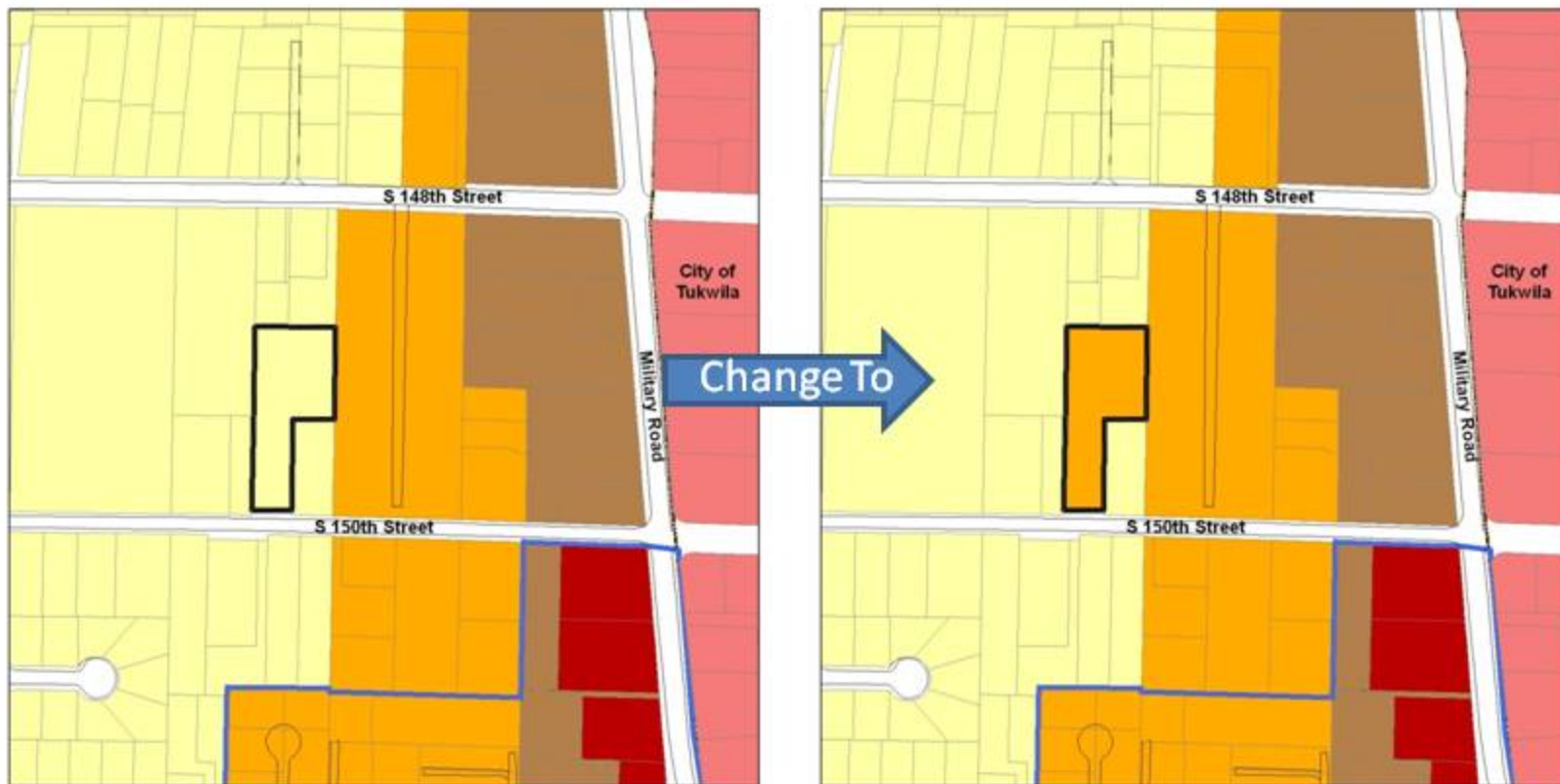







Map Amendment A-1




Existing Comprehensive Plan:
Residential Low Density

Proposed Comprehensive Plan:
Residential Medium Density



**SEATAC
COMP.
PLAN**

-  Subject Parcel
-  Residential Low Density
-  Residential Medium Density

-  Residential High Density
-  Commercial High Density
-  Station Area-S. 154th Street

TUKWILA COMP. PLAN

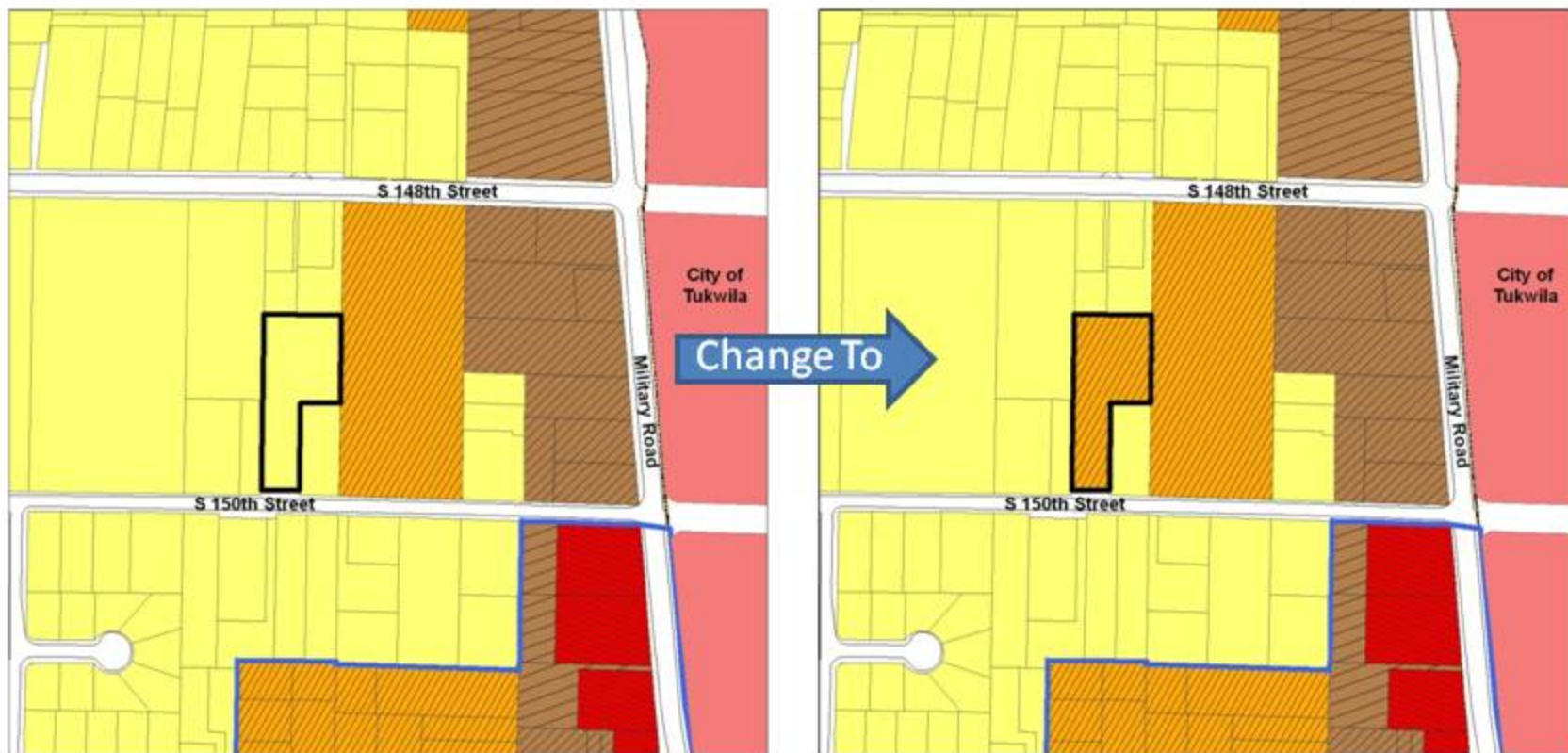
-  RC - Regional Commercial



Map Amendment A-1

Existing Zoning:
UL-7200

Proposed Future Zoning:
UM-2400



SEATAC ZONING

- Subject Parcel
- UL-7,200
- UM-2,400
- UH-1,800

UH-900

Community Business in Urban Center (CB)

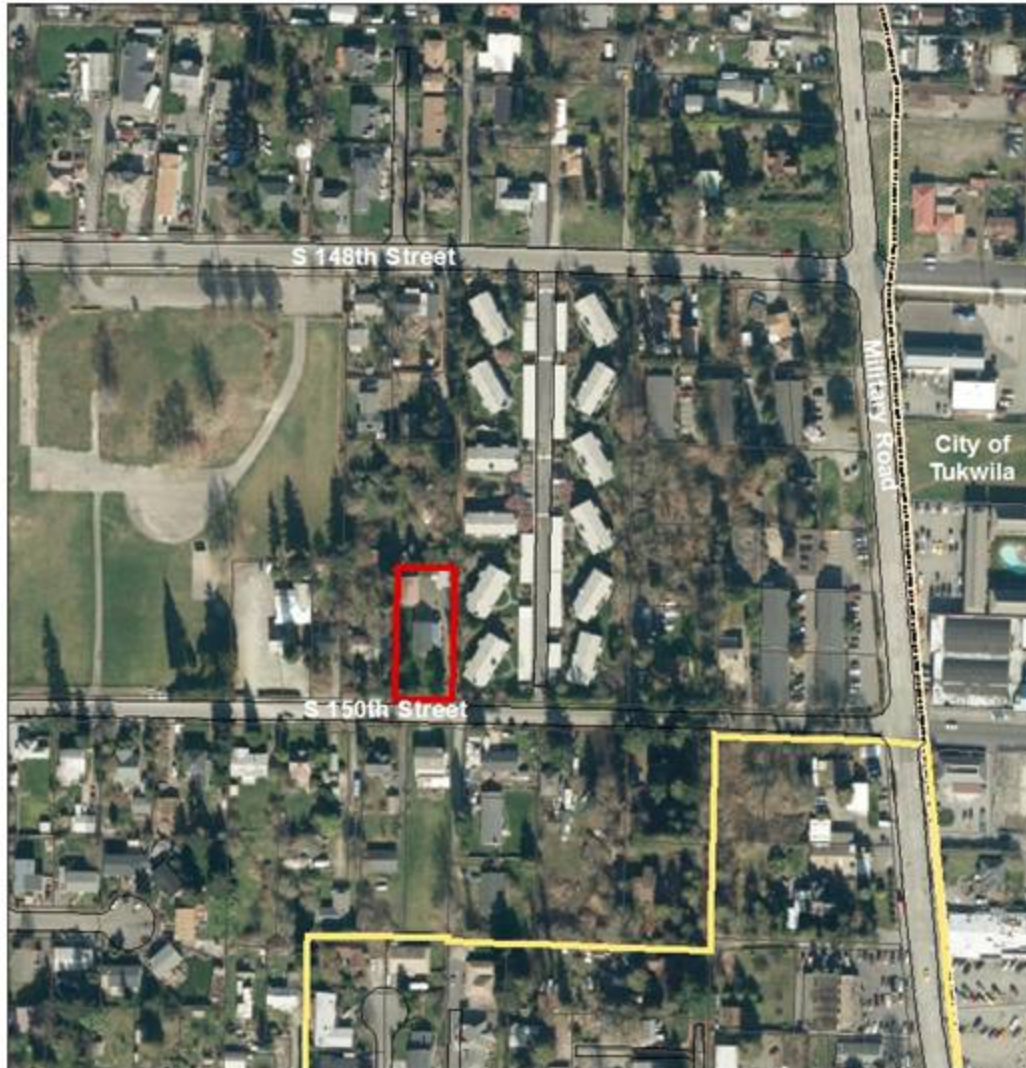
Station Area - S. 154th Street

TUKWILA ZONING

RC - Regional Commercial

Map Amendment A-2 Location and Context

Parcel Outlined in Red Proposed for Change

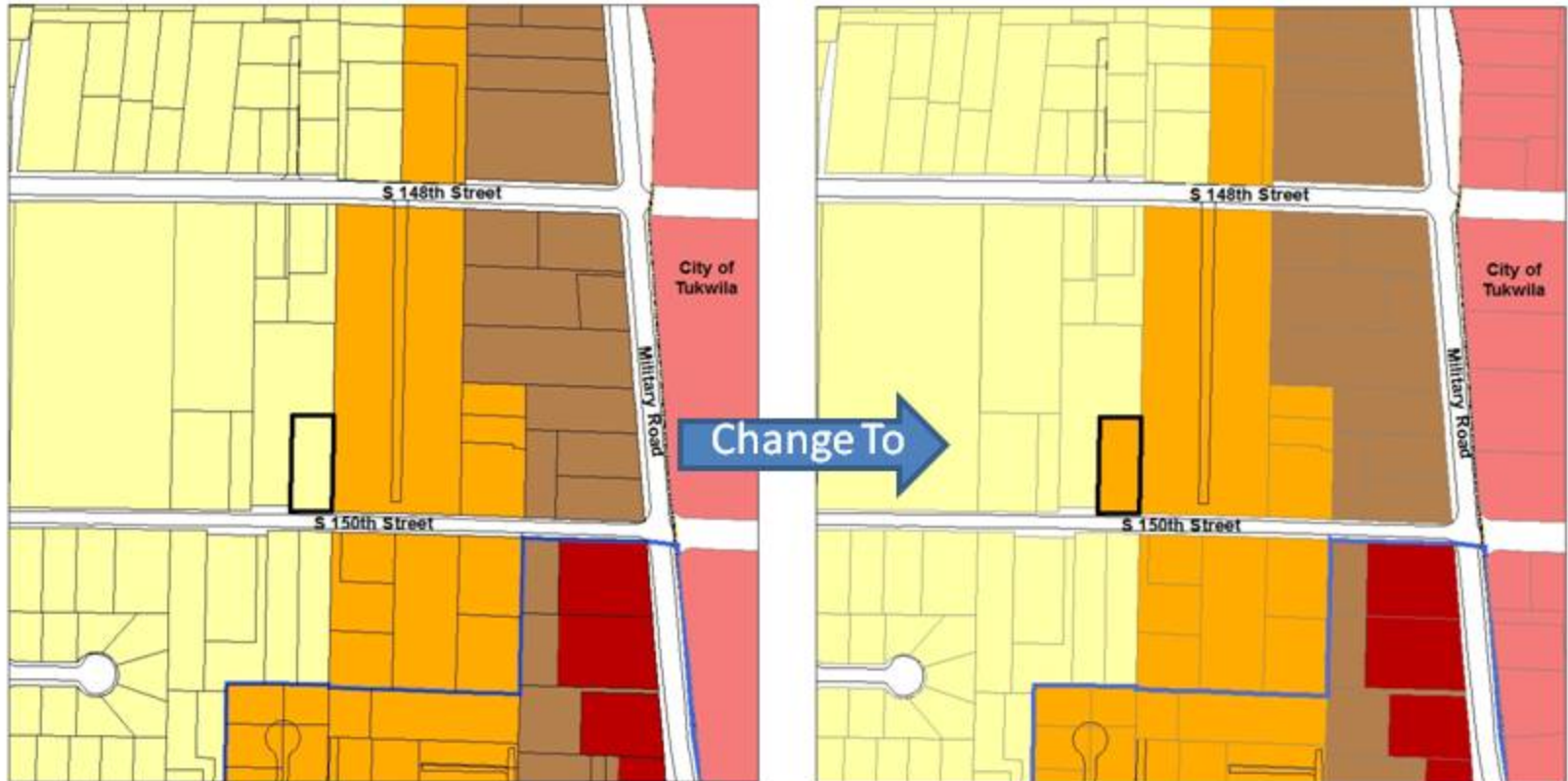







Map Amendment A-2




Existing Comprehensive Plan:
Residential Low Density

Proposed Comprehensive Plan:
Residential Medium Density



**SEATAC
COMP.
PLAN**

-  Subject Parcel
-  Residential Low Density
-  Residential Medium Density

-  Residential High Density
-  Commercial High Density
-  Station Area-S. 154th Street

TUKWILA COMP. PLAN

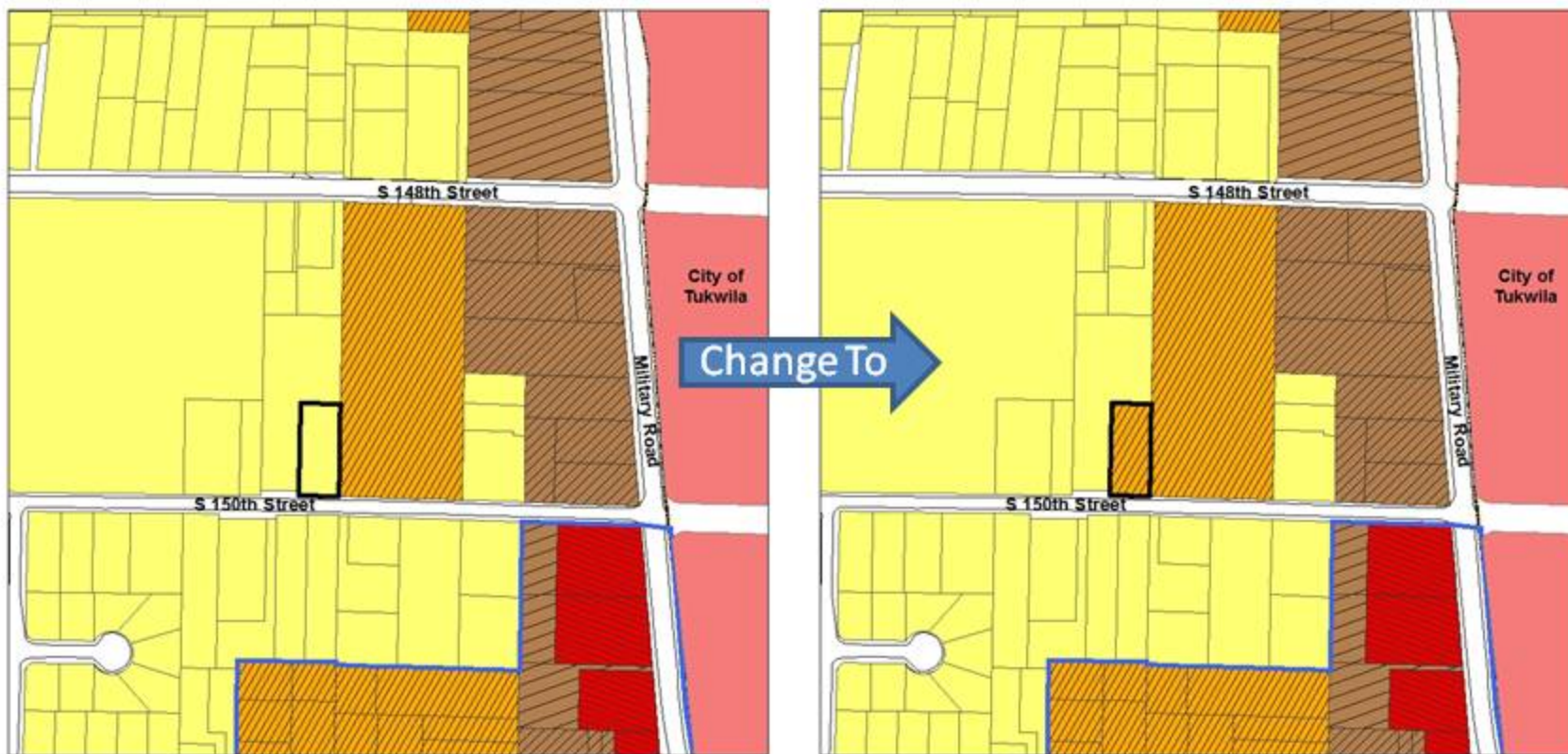
-  RC - Regional Commercial







Map Amendment A-2

Existing Zoning:
UL-7200


Proposed Future Zoning:
UM-2400




SEATAC ZONING

-  Subject Parcel
-  UL-7,200
-  UM-2,400
-  UH-1,800

 UH-900

 *Community Business in Urban Center (CB)*

 Station Area - S. 154th Street

TUKWILA ZONING

 RC - Regional Commercial

Map Amendment A-3 Location and Context

Parcel Outlined in Red Proposed for Change



Angle Lake Station



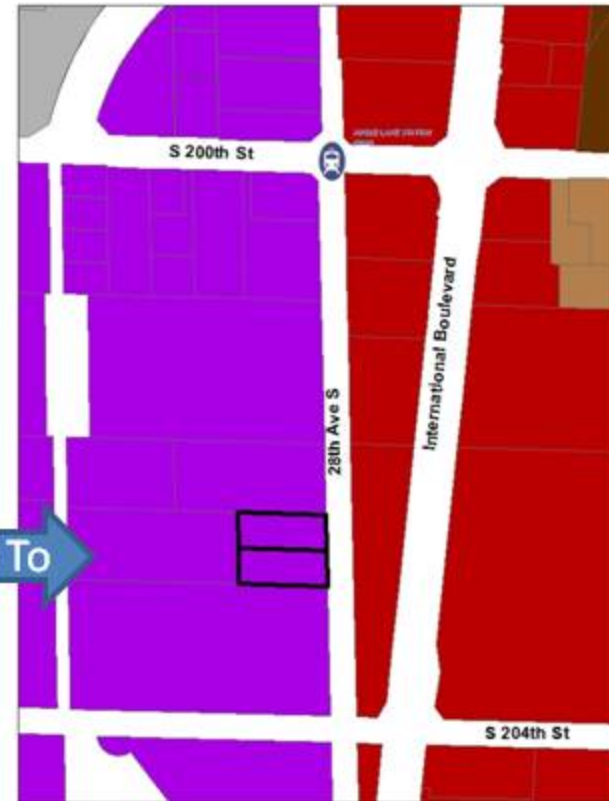
Map Amendment A-3

Existing Comprehensive Plan:
Airport



Proposed Comprehensive Plan:
Aviation business Center (ABC)




Change To



Comprehensive Plan

-  Subject Parcels
-  Residential High Density
-  Residential High Mixed Use

-  Commercial High Density
-  Aviation Business Center
-  Airport



Map Amendment A-2

Existing Zoning:
Mobile Home Park (MHP)










Proposed Future Zoning:
Aviation business Center (ABC)



Change To →



Zoning

-  Subject Parcels
-  UL-7,200
-  UH-1,800
-  UH-900
-  Mobile Home Park (MHP)
-  Community Business-Urban Center (CB-C)
-  Aviation Business Center (ABC)
-  Aviation Operations (AVO)
-  Industrial (I)