

**CITY OF SEATAC  
PLANNING COMMISSION**

**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, 2<sup>nd</sup> 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 , 2<sup>nd</sup> 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 200<sup>th</sup> St. and 28<sup>th</sup> 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 28<sup>th</sup> and 26<sup>th</sup> Avenues S, on Port property. He reminded the Commission that the 28<sup>th</sup>/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 28<sup>th</sup> and 26<sup>th</sup> Avenues S, known as SASA (South Aviation Support Area). SASA would be airport-focused and would not need access to the 28<sup>th</sup>/24<sup>th</sup> 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.

.....