

**CITY OF SEATAC
PLANNING COMMISSION**

Minutes of May 21, 2013
Regular Meeting

Members Present: Daryl Tapio, Chairman; Tom Dantzler; Joe Adamack; Jim Todd

Members Absent: Roxie Chapin (excused)

Staff Present: Joe Scorcio, AICP, Community and Economic Development Director; Steve Pilcher, AICP, Planning Manager; Gary Schenk, Building Services Manager; Jon Napier, Fire Marshal; Albert Torrico, Senior Planner

1. Call to Order:

Chairman Tapio called the meeting to order at 5:33 p.m.

2. Approve Minutes of the May 7, 2013 Meeting:

Daryl Tapio noted that under Item #7, his concern was that the City gave away its right to revoke the non-conforming status of the MasterPark development even if the fee was paid. He requested the minutes be corrected accordingly.

Mr. Tapio also noted that Earl Gipson commented that the revised Development Agreement expanded the area of the agreement.

It was noted that at the end of each Map Amendment discussion, the note stating “the Commission had no questions or objections regarding this proposal” should be stricken.

Commissioner Adamack noted that he was not the individual who seconded the minutes.

Upon request of Earl Gipson, the minutes were corrected to note that Mr. Scarey had provided “information” as opposed to “clarification” to his question regarding the City Council endorsement process.

Moved (Tapio) and seconded (Dantzler) to approve the May 7, 2013 meeting minutes as corrected. Passed 4-0.

3. Old Business: None

4. New Business:

1. Review of Proposed Municipal Code Amendments Related to Buildings and Construction.

Joe Scorcio, CED Director, noted this item had been referred by the City Council for feedback from the Commission. The Council is scheduled to take action on this matter at their May 28th meeting. He suggested the Commission separate any issues that are not contained within these proposed code provisions so that they may be addressed at a later date. He noted that the State Building Code Council provides constraints as to how much a local jurisdiction may deviate from the statewide standard. The Fire Codes provide greater flexibility for local circumstances.

Gary Schenk, Building Services Manager, noted that the State Building Code Council holds its own public input process before the State Legislature eventually adopts the new set of I-Codes. Locally, it is possible to adopt more stringent standards (i.e., foundation drains). In response to a question regarding fire sprinklers in residential occupancies, Mr. Schenk noted that requirement is contained within an appendix to the main building code. Whether to adopt appendices is up to each local jurisdiction. Cities that have adopted these standards have to demonstrate unique conditions to the Building Code Council.

Mr. Schenk then highlighted some of the changes in the new I-Codes. He noted that the International Energy Code will now replace the State Energy Code. The exemption from obtaining a permit now applies to fences up to 7 feet in height. Greater requirements now exist for whole-house ventilation. In response to a question regarding the City's local grading regulations, he noted that a change is being made to the time limits established for allowing soil amendments to occur (page 39 of the amendment package).

Jon Napier, Fire Marshal, presented a PowerPoint presentation of the proposed Fire Code amendments. He noted that the changes also include restructuring the existing code (SMC 13.150). Regarding fire protection systems, he agreed that the City could adopt 6,000 sq. ft. as the threshold for when fire sprinklers are required, regardless of the combustibility of the building.

Rick Forschler, City Councilmember, expressed concern with repeated increases in requirements and the difficulty of having to adjust individual plans to meet Fire Dept. equipment requirements. He questioned the advisability of applying the International Codes to SeaTac.

Daryl Tapio stated the current code doesn't include a lot of numerical standards, but grants broad authority to the Fire Dept. He notes the new numerical standards are more strict than what has historically been applied in SeaTac (for example, road standards). He inquired whether these could be discussed at this point.

Joe Scorcio noted that the Commission has not been specifically charged with this task at this time. The Council sent these codes for the Commission's comments and wants those back by next week. All the I-Codes are to be adopted by July 1, 2013. Staff will carry forward any comments from the Commission to the Council.

Daryl Tapio asked what controls road improvement widths and standards: King County's standards or SeaTac's? Mr. Napier replied these are the City's Engineering/Public Works standards.

Mr. Tapio reviewed the history of the adoption of the City's Subdivision Code. He presented a 2009 draft of the Subdivision Code, which included a hammerhead turnaround detail which is less stringent than the one currently being discussed. At the time, the Commission and stakeholders' group had agreed that road standards should be contained with SMC 11.05. This item needs to be addressed in the future.

At the conclusion of reviewing the standards, Mr. Napier agreed the following changes will be made to the draft presented to the City Council (although he did not confirm being able to support all of them):

- The minimum threshold for requiring fire sprinklers will be 6,000 sq. ft. , including
 - Removing the ability of the Fire Chief to require increased fire flows to protect exposures
- Clarify that 503.11 (2nd fire dept. access point) only applies to single family and duplex residential development exceeding 30 housing units

Moved (Dantzler) and seconded (Todd) to recommend the Council consider the above changes. Approved 4-0.

2. Planning Commission Recommendations about Establishing the 2013 Final Docket of Comprehensive Plan Amendments

Planning Manager Steve Pilcher noted that Mike Scarey was ill, so he and Senior Planner Al Torrico would be addressing this item with the Commission. Given that these items were just reviewed at the last meeting, Mr. Pilcher suggested the Commission direct staff to address any particular questions or concerns.

Moved (Dantzler), seconded (Todd) to recommend all amendments except Map Amendments A1 and A2 move forward with a recommendation to be included on the Final Docket. Passed 4-0.

Map Amendment A1 was then addressed. Commissioner Adamack expressed concern that there has not been a change in conditions since last year, when this request was considered. The only difference appears to be that Map Amendment A2 (adjacent property to the east) has been suggested.

Chairman Tapio inquired as to the availability of crime statistics. Mr. Torrico replied that he was not sure if Mr. Scarey had received a response from the Police Department.

Moved (Dantzler), seconded (Todd) to recommend Map Amendment A1 move forward with a recommendation to be included on the Final Docket. Passed 3-1 (Adamack)

Map Amendment A2 has a similar set of circumstances, except that it was not proposed last year.

Moved (Tapio), seconded (Dantzler) to recommend Map Amendment A2 move forward with a recommendation to be included on the Final Docket. Passed 3-0, with one abstention (Adamack).

3. Review of Planning Commission Annual Work Plan Report to City Council

Mr. Scorcio noted that given the length of the meeting, he was recommending this item be considered at the Commission's next meeting on June 4th.

Chairman Tapio mentioned three items he would like to address in the upcoming year:

- Clarifying the Planning Commission's role in reviewing all codes that affect development Including review city road standards, with a consideration of low impact development and narrower streets
- Develop a better process to develop good land use policies and regulations

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

Commissioner Dantzler noted that the S. 200th ST. LLC and Sound Transit had come to an agreement.

Chairman Tapio noted he had attended last week's City Council Study Session regarding the I-Code adoption and that he had done a considerable amount of studying on the matter this past week. He was concerned with the lack of prior notice regarding this important issue.

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

Mr. Scorcio commented that staff is working on developing a work program for the next year. He also noted that there is an internal process occurring with all City staff, with the goal of making internal improvements.

Mr. Scorcio also commented that it was a positive sign that the Council referred the I-Codes to the Commission. He asked that Commissioners reserved the afternoon of Friday June 21st for the next joint Council-Commission session.

Chairman Tapio noted that at a previous Council meeting, City Manager Cutts stated that builders are being subsidized through low fees, Mr. Tapio noted that several permits may not be necessary, and a more efficient permitting system would reduce applicant costs.

Mr. Scorcio noted that fees aren't covering the full costs of processing permits and land use applications. Staff has been asked to look at fees in relation to neighboring jurisdictions and bring forward any suggested changes to the City Council.

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

Chairman Tapio noted he had met with a Tukwila Councilmember re: the Tukwila International Blvd. Light Rail Station. Crime has become a big focus in this area and the City of Tukwila is

allocating funds to buy up properties and tear down many of the hotels, pawn shops, etc. found nearby. They are also increasing their police presence.

Commissioner Adamack noted the Seattle Times had recently run a good story about Tukwila.

Mr. Scorcio reported that the ULI report on the Angle Lake Station won't be out until June 11th.

8. Adjournment:

By consensus of the Commission, the meeting was adjourned at 8:50 p.m.

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