



# MEMORANDUM

## COMMUNITY & ECONOMIC DEVELOPMENT

Date: July 12, 2013  
To: Planning Commission  
From: Steve Pilcher, AICP, Planning Manager  
Subject: Upcoming Meeting – Tuesday, July 16, 2013

**\*\*\* REMINDER: THIS MEETING WILL TAKE PLACE IN CITY HALL'S RIVERTON ROOM \*\*\***

Agenda items for Tuesday's meeting are as follows:

- 1) Approve Minutes of June 18, 2013 Planning Commission Meeting (Exhibit A)**
- 2) Final adjustments to Planning Commission Work Plan (Exhibit B)**

*Presenters:*

Joe Scorcio, AICP, Community and Economic Development Director  
Steve Pilcher, AICP, Planning Manager

*Background:*

Final adjustments made per discussion at last Commission meeting.

- 3) Initial concepts for Interim Zoning for Angle Lake Station Area (Exhibit C)**

*Presenter:*

Al Torrico, Senior Planner

*Background:*

Sound Transit's Angle Lake Light Rail Station is scheduled to open in 2016. The City will commence an area plan for the surrounding area this fall. The intent of interim zoning regulations is to ensure development in the near term does not compromise future opportunities within the station area.

*Anticipated Schedule for this Item:*

Finalize for presentation to Council at its July 9, 2013 meeting.

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

**CITY OF SEATAC  
PLANNING COMMISSION MEETING**

**Tuesday, July 16, 2013**

**Riverton Room**, SeaTac City Hall, 4800 S. 188<sup>th</sup> Street  
4:30 p.m. to 5:30 p.m.

**MEETING AGENDA**

1. Call to Order/Roll Call – 4:30 P.M.
2. Approve Minutes of July 2, 2013 Planning Commission Meeting
3. Old Business
  - a. Final adjustments to the Work Plan
4. New Business
  - a. Discussion of initial concepts for Interim Zoning for the Angle Lake Station Area
5. Detailed Commission Liaisons' Reports – (time permitting)
6. Community & Economic Development Director's Report – (time permitting)
7. Planning Commission Comments (*including suggestions for next meeting's agenda*) – (time permitting)
8. Adjournment – 5:30 P.M.

CITY OF SEATAC  
PLANNING COMMISSION

DRAFT  
Minutes of July 2, 2013  
Regular Meeting

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

**Members Absent:** None

**Staff Present:** Joe Scorcio, AICP, Community and Economic Development Director; Steve Pilcher, AICP, Planning Manager; Albert Torrico, Senior Planner

1. **Call to Order:**

Chairman Tapio called the meeting to order at 5:32 p.m.

2. **Approve Minutes of the June 18, 2013 Meeting:**

Moved and seconded to approve the minutes as presented. Approved 5-0.

3. **Old Business:**

A. Potential adjustments to 2013-2014 Work Plan

Steve Pilcher noted that the work plan had been presented to the City Council at their June 21, 2013 retreat. The Council provided some comments regarding other potential areas in which the Commission review might be appropriate:

- PSRC Vision 2040
- Flood control district for South King County
- King County Metro long-range planning
- Proposed regional transportation tolling plan
- SeaTac housing inventory & analysis

Mr. Pilcher also noted the Council expressed support for giving wide latitude to the types of issues the Commission might investigate, subject to direction from the Council.

It was suggested to add another category called “time permitting” to the work plan and include those items mentioned at the Council retreat. Any item to be considered should be germane to the interests of the City and have a potential impact on its citizens.

Staff will prepare a revised work plan for discussion at the next Planning Commission meeting.

#### **4. New Business:**

##### **A. Debriefing on City Council retreat**

CED Director Joe Scorcio noted he had attended the entire retreat, the majority of which considered whether to join the Regional Fire Authority. The last part of the retreat was a joint Commission – Council session. In addition to presenting the work plan, the following were discussed:

- A review of SMC Chapter 2.16 (Planning Commission code) for potential changes regarding the Commission’s scope of review for various items
- The potential of enlarging the size of the Commission to allow it to function more as a working group, with the ability to create subcommittees
- Potentially changing the annual comprehensive plan amendment process to a bi-annual process

In regards to increasing the size of the Commission, there was discussion regarding allowing stakeholders to serve in order to gain the perspective from some who may not be SeaTac citizens. It was noted that these individuals should have some tie to the community, rather than being just a special interest.

Senior Planner Al Torrico described how the Design Review Board process works in Seattle, where individuals with technical expertise are formally involved in the development review process.

Chairman Tapio requested this be placed on an upcoming agenda in the next few months.

The Commission discussed the difference between a design review process and the development agreement process. It was noted that development agreements typically don’t spur development, as the process can take a lot of time. They can work well if standard code provisions provide some obstacles to development.

The Commission agreed to discuss the size of its membership and the development agreement process at a future meeting.

Regarding switching to a 2-yr. comprehensive plan amendment cycle, it was suggested to examine the whole process and see if there are ways to eliminate redundancy.

The Commission discussed how best to approach a potentially expanded list of duties and whether an amendment to the code is necessary.

**5. Planning Commission Reports**

Commissioner Dantzler noted the State legislature failed to pass the transportation package, which included funding for the 509 extension.

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

Joe Scorcio noted he had sent an email to Commission regarding the use of King County Conservation funds within the city limits.

He also noted that three member's (Adamack, Chapin and Dantzler) terms are set to expire on September 13 and incumbents must submit an application if they wish to continue.

**7. Planning Commission Comments**

Chairman Tapio noted that city staff had presented its fee analysis to the City Council. The Council has yet to give any direction of whether to raise, lower or eliminate certain fees.

**8. Adjournment:**

Moved and seconded to adjourn the meeting at 6:50 p.m. Passed 5-0.

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**PROPOSED PLANNING COMMISSION WORK PLAN 2013 – 2014**

**EXHIBIT “B”  
DATE: 07.16.2013**

<b>WORK ITEM</b>	<b>2012 – June 2013</b>	<b>July – Dec 2013</b>	<b>Jan – June 2014</b>	<b>July – Dec 2014</b>
Annual Comprehensive Plan Amendments	<ul style="list-style-type: none"> <li>Made recommendations on 2012 final docket</li> <li>Made recommendations for items to be included on 2013 docket</li> </ul>	<ul style="list-style-type: none"> <li>Make recommendations on 2013 final docket</li> </ul>	<ul style="list-style-type: none"> <li>Make recommendations for items to be included on 2014 docket</li> </ul>	<ul style="list-style-type: none"> <li>Make recommendations on 2014 final docket</li> </ul>
GMA-mandated Comprehensive Plan update	NA	NA	<ul style="list-style-type: none"> <li>Review new growth forecasts</li> <li>Review updated Utilities Element</li> <li>Review updated Housing Element</li> <li>Review policies to address greenhouse gas emissions; climate change; healthy environment; physical activity; safety (CC Goal)</li> </ul>	<ul style="list-style-type: none"> <li>Review updated Transportation Element</li> <li>Incorporate Safe &amp; Complete Streets and Access to Corner Stores Policies (CC Goal)</li> <li>Public hearings on all amendments</li> <li>Make recommendations on all proposed amendments</li> </ul>
Sub-Area Plans		Angle Lake Station Area Plan (CC Goal) <ul style="list-style-type: none"> <li>Progress briefings</li> </ul>	Angle Lake Station Area Plan (CC Goal) <ul style="list-style-type: none"> <li>Public involvement program</li> <li>Prepare draft plan</li> <li>CTG Grants:                             <ul style="list-style-type: none"> <li>Community Engagement Process</li> <li>Pedestrian/Nonmotorized options</li> </ul> </li> </ul>	Angle Lake Station Area Plan (CC Goal) <ul style="list-style-type: none"> <li>Public hearings</li> <li>Make recommendation</li> </ul>
Area-wide Rezones		Interim Zoning for Angle Lake Station Area (CC Goal) <ul style="list-style-type: none"> <li>Review proposal</li> <li>Public hearing</li> <li>Make recommendation</li> </ul>		

WORK ITEM	2012 – June 2013	July – Dec 2013	Jan – June 2014	July – Dec 2014
Major Zoning Code Update (incl. Park'n'Fly Code)	On hold	Council-Commission discussion <ul style="list-style-type: none"> <li>• Prioritized list</li> <li>• Process &amp; schedule</li> <li>• Plan of action</li> </ul>	TBD – as directed by Council	TBD – as directed by Council
Code Amendments	<ul style="list-style-type: none"> <li>• City Center Park'n'Fly Code</li> <li>• Hotels in the UH Zone</li> <li>• I-Codes (Building &amp; Fire) adoption</li> </ul>	TBD – as directed by Council	TBD – as directed by Council	TBD – as directed by Council
Review of other proposals	<ul style="list-style-type: none"> <li>• 10-yr Transportation Improvement Program (TIP)</li> <li>• Surface Water Plan briefing</li> </ul>	<ul style="list-style-type: none"> <li>• 154<sup>th</sup> St. Station Area ULI TAP (CC Goal)</li> <li>• NPDES Requirements Affecting Development and Land Use</li> </ul>	TBD – as directed by Council	TBD – as directed by Council
Planning Commission suggested projects		<ul style="list-style-type: none"> <li>• Review existing and develop an improved public involvement process for proposed changes to policies, regulations and procedures, to ensure better analysis</li> </ul>	<ul style="list-style-type: none"> <li>• Review existing and identify possible amendments to other areas in the Municipal Code that impact development (i.e., road standards, drainage, etc.)</li> </ul>	TBD – in consultation with Council
Optional topics to consider: e.g., PSRC Vision 2040; KC Metro long-	range planning; regional transportation tolling plan; housing inventory/analysis		<ul style="list-style-type: none"> <li>• TBD – as directed by Council and as time allows</li> </ul>	<ul style="list-style-type: none"> <li>• TBD – as directed by Council and as time allows</li> </ul>



EXHIBIT C  
DATE 07/16/13

# MEMORANDUM

## COMMUNITY & ECONOMIC DEVELOPMENT

Date: July 12, 2013  
To: Planning Commission  
From: Al Torrico, Senior Planner  
Subject: Interim Zoning Standards for Angle Lake Station Area

This will be the primary issue for discussion at next Tuesday's meeting. The attached draft is very much a work in progress and staff is looking forward to your input. Our intent is to review the concepts with the Commission and receive direction on any particular areas of concern. Staff will then work on refining the proposal prior to bringing it back for further Commission review in late August, with the goal of conducting a public hearing on the matter in September.

There are some areas already identified where options exist and for which Planning Commission direction is desired. For example, should the provisions of the interim regulations apply to redevelopment that exceeds 50% of existing gross floor area or when the redevelopment project exceeds 50% of the assessed valuation of the property? Should there be a different threshold (lower or higher percentage)? Other areas will be highlighted during the presentation on Tuesday.

Staff looks forward to beginning this discussion at your meeting next week.



# WORKING DRAFT

## Chapter 15.41

## Interim Angle Lake Station Area Standards

### Sections:

#### 15.41.010 Purpose

The purpose of these interim zoning measures are to establish a basic set of standards for the Interim Angle Lake Station Area while more comprehensive transit oriented development standards are developed. These interim standards are intended to limit land uses and development that could hinder long-range City station area goals while maintaining development opportunities for a wide range of transit supportive uses.

#### 15.41.020 Authority and Use

- A. The provisions of this chapter shall apply to the Interim Angle Lake Station Area (See Section 15.41.050). Within the Interim Angle Lake Station Area, this chapter shall supersede SeaTac Municipal Code (SMC) Chapter 15.12 – Zone Classification Use Charts and elsewhere in SMC Title 15 when in conflict with his chapter.
- B. The provisions of this chapter shall apply to all development meeting one (1) or more of the following thresholds:
  1. All new construction requiring building permits; and/or
  2. Major Redevelopment as defined in SMC 15.10.396. Additions or alterations to a building or site, excluding interior-only improvements, which total fifty percent (50%) or more of the gross square footage (GSF) of the existing building(s) or site; or
  3. Additions or alterations to a building or site, excluding interior-only improvements, which are fifty percent (50%) or greater of assessed value.

#### 15.41.030 Port of Seattle Property within the Interim Station Area

All Port of Seattle property included within the interim Angle Lake Station Area is subject to the standards in SeaTac Municipal Code Chapter 15.25 – Development Standards – AVC and AVO Airport Zones and the 2005 Interlocal Agreement, dated February 16, 2006, as amended.

#### 15.41.040 Goals

The goals of these interim station area standards are to:

- Encourage people to walk, ride a bicycle, or use transit;
- Encourage outdoor pedestrian activities within plazas or public rights-of-way;
- Allow for a mix of land uses designed to attract pedestrians;
- Achieve compact well designed structures;

## **WORKING DRAFT**

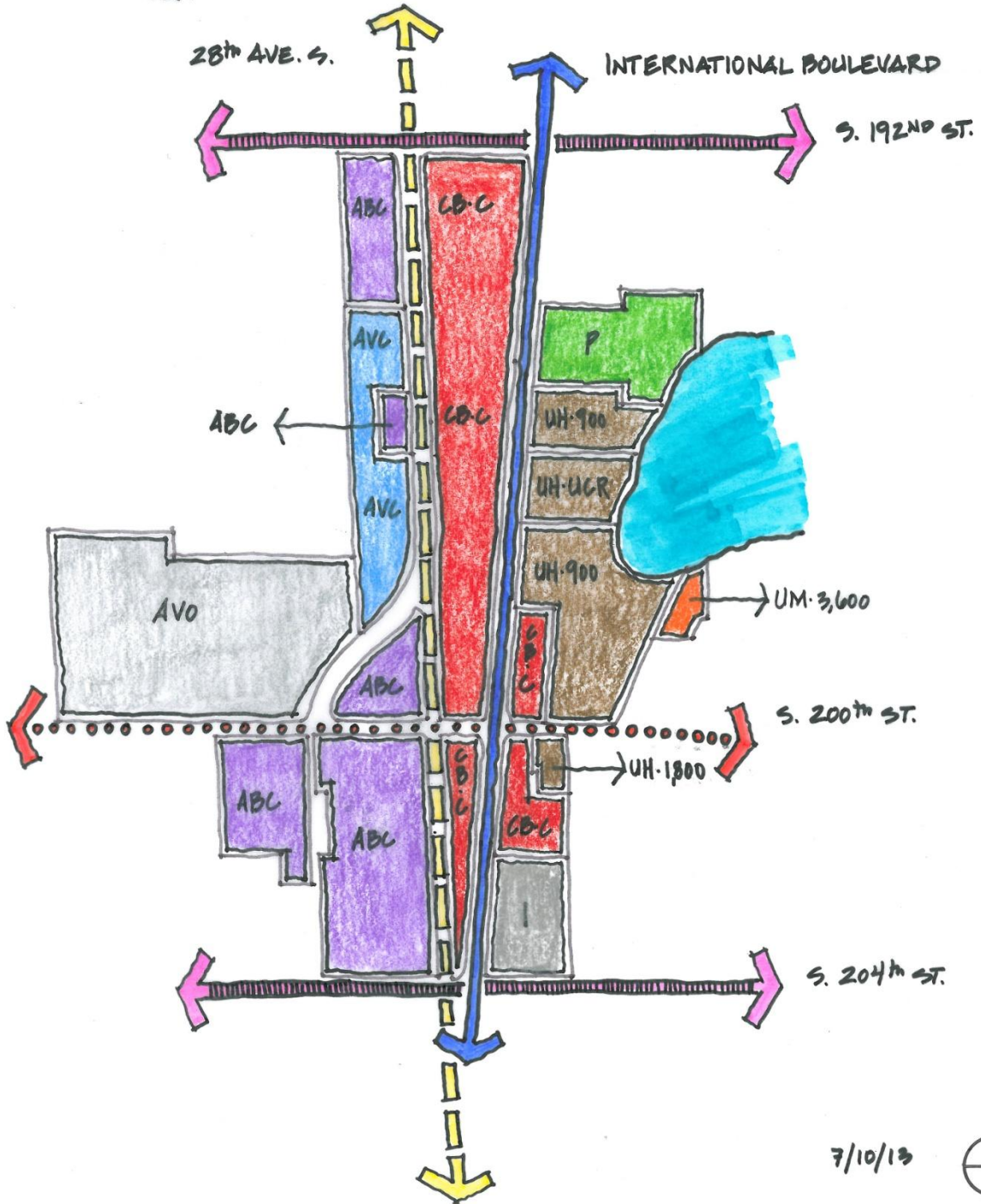
- Provide a high level of amenities that create a comfortable environment for pedestrians, bicyclists, and other users;
- Maintain an adequate level of parking and access for automobiles and integrate this use safely with pedestrians;
- Encourage uses that allow round-the-clock activity around transit stations; and
- Provide sufficient density of employees, residents, and other users to support transit.
- Discourage auto dependent uses that do not support transit oriented development.
- Recognize and protect existing land uses which may be fostered or expanded in a transit oriented development area.

# **WORKING DRAFT**

## **15.41.050 Interim Angle Lake Station Area Map**

# WORKING DRAFT

## INTERIM ANGLE LAKE STATION AREA MAP



15.41.060 Prohibited Uses

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- A. For property within the Interim Angle Lake Station Area the following uses are prohibited, unless they existed lawfully prior to the effective date of these interim standards and became non-conforming due to these interim standards. In such cases, the existing use shall be considered legal non-conforming.
1. Automobile and other motorized vehicle dealers, sellers, repair, leasing, service stations, including oil and lubrication services, tire and muffler installation and service, auto body shops, or other motor vehicle parts and accessories without provision for on-site installation
  2. Boat dealers, resellers, repair, and leasing
  3. Car washes
  4. Cemeteries, funeral homes and mortuaries
  5. Cold storage plants
  6. Commercial equipment and construction, sales, service and rental of equipment
  7. Exterior storage
  8. Gas station and gas station accessory uses such as mini-marts, convenience food and sundries sales
  9. Golf courses including miniature golf courses
  10. Junk yards and motor vehicle wrecking yards
  11. Kennels, excluding those accessory to veterinary clinics
  12. Large format retail greater than 15,000 square feet and warehousing
  13. Manufactured home sales
  14. Nurseries or greenhouses
  15. Public/private parking (park-n-fly) as a primary use, excluding parking associated with transit facilities
  16. Recycling center
  17. RV parks or mobile home parks and campgrounds
  18. Solid waste transfer stations

## **WORKING DRAFT**

19. Towing services
20. Truck stops and uses related to trucking excluding loading and unloading for permitted commercial uses
21. Vehicle storage
22. Warehouses, mini-warehouses, storage facilities, and mini-storage facilities (indoor and outdoor)
23. Warehousing and distribution

### **15.41.070 Uses Requiring a Major Conditional Use Permit**

- A. Uses requiring a major conditional use permit shall follow the standards in SMC 15.22 – Decision Criteria.
- B. For property with the Interim Angle Lake Station Area the following uses are considered uses that require a major conditional use permit:
  1. Drive-through facilities
  2. Fast-food establishments
  3. Grocery stores with building footprints over 10,000 square feet
  4. Light industrial facilities
  5. Liquor, retail sale
  - 6.
  7. Outdoor recreational activities and sports facilities
  8. Post offices, private

### **1541.080 Unclassified Uses Within the Interim Angle Lake Station Area**

- A. The City recognizes that it is not possible to enumerate and classify every use which would be compatible within the Interim Angle Lake Station Area to which land may be devoted, either now or in the future, and that ambiguity may exist with reference to the appropriate and consistent use definition and applicable standards.
- B. In cases where an unclassified use is proposed within the Interim Angle Lake Station Area, the Director of Community and Economic Development shall determine on a case-by case basis, whether or not a proposed use is compatible.

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- C. The Director of Community and Economic Development shall review the findings of fact and conclusions, and issue an administrative decision to either:
  - 1. Approve the proposed unclassified use;
  - 2. Approve the proposed unclassified use with conditions; or
  - 3. Deny the proposed classified use.
  
- D. The administrative decision issued by the Director of Community and Economic Development, can be appealed to the City Hearing Examiner, as stated in SMC 16A.17.030.

### **15.41.090 Departures**

- A. In order to provide greater flexibility and creativity of project designs, departures from these or the underlying zoning standards may be permitted, subject to the approval of the Director of Community and Economic Development:
  - 1. If the strict interpretation or application of the underlying zoning standards would be inconsistent with the intent and goals of these interim station area standards; and
  - 2. If it can be shown that the departure request would provide an equal or greater value to the overall project design.
  
- B. Complete the City of SeaTac Departure Worksheet in Appendix A. A separate worksheet is required for each departure request.

### **15.41.100 General Standards**

Proposed projects with the Interim Angle Lake Station Area shall follow the underlying zoning standards in SMC 15.13.010 – Standards Chart, unless otherwise departed under Section 15.41.090.

### **15.41.110 Architecture and Urban Design**

These architecture and urban design standards are meant to augment and be used in conjunction with applicable standards of the underlying zone.

- A. Building design elements, details and massing should create a well proportioned and unified building form and exhibit an overall architectural concept.
- B. The primary building entrances should be clearly visible from the street with buildings placed adjacent to the street to the maximum extent possible.
- C. Convenient and attractive access to building's entry should be provided to ensure comfort and security, paths and entry areas should be sufficiently lighted and entry areas should be protected from the weather.

## **WORKING DRAFT**

Opportunities for creating lively, pedestrian-oriented open space should be considered.

- D. Buildings shall incorporate architectural features to convey a sense of place and development shall provide varied and detailed facades.
- E. The design of buildings should incorporate architectural features, elements and details to achieve a good human scale.
- F. Exterior finish materials shall complement the buildings architectural character and include, but is not limited to, brick, concrete, metal, masonry units, cast stone, natural stone tile, stucco-panels, wood, or concrete board.
- G. Consider using architectural features to reduce building scale such as:
  - 1. Landscaping;
  - 2. Trellis;
  - 3. Complementary materials; or
  - 4. Accent trim
- H. Buildings should avoid large blank walls facing the street, especially near sidewalks. Where blank walls are unavoidable they should receive design treatment to increase pedestrian comfort and interest.
- I. Sidewalks are preferred along street frontage to provide connectivity and should be wide enough to accommodate the volume and type of pedestrian traffic expected in the area.
- J. Design of the project should focus on the creation of a pleasant environment for the pedestrian so that pedestrian routes, such as sidewalks, are buffered from streets and parking facilities by locating buildings close to the sidewalks, by lining trees along the street, and by buffering the sidewalk with landscaping.
- K. Landscaping, including living plant material, special pavements, trellises, screen walls, planters, site furniture and similar features should be appropriately incorporated into the design to enhance the project.
- L. Pedestrian scale light at the street level should be encouraged.

### **15.41.120 Pre-Application Meeting**

A Pre-Application meeting is required with the applicant and their design professional for any project proposed within the Interim Angle Lake Station Area. The purpose of this meeting is to help the applicant determine what standards, codes or other requirements may apply to their project. It also provides an opportunity for the City and the applicant to discuss how the proposed project is consistent with section 15.41.110 – Architecture and Urban Design. There is no charge for this pre-application meeting.



## City Of SeaTac Departure Request Worksheet

**Purpose:** A development standard departure allows a project design to achieve flexibility in the application of land use code standards or requirements. In order for the City to allow a departure from a land use code standard, the applicant must demonstrate that it would result in development that meets or exceeds the intent of the adopted standard.

**Instructions:** Include one (1) departure request per sheet.

SMC Development Standard(s):	Departure Request:	How The Code Departure Better Meets The Standard or Requirement:	Concur <i>(City of SeaTac Staff Use Only)</i>				
			<table style="margin: auto; border: none;"> <tr> <td style="padding: 0 10px;">Yes</td> <td style="padding: 0 10px;">No</td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	Yes	No	<input type="checkbox"/>	<input type="checkbox"/>
Yes	No						
<input type="checkbox"/>	<input type="checkbox"/>						
			Conditions:				
			Signature				
			Date				

*Insert Graphic that depicts how the departure better meets the standard or requirement.*