

**CITY OF SEATAC
PLANNING COMMISSION**

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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