

**CITY OF SEATAC
PLANNING COMMISSION**

Minutes of July 16, 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 4:33p.m.

2. Approve Minutes of the July 2, 2013 Meeting:

Moved and seconded to approve the minutes as presented. Approved 4-0.

3. Old Business:

A. Final adjustments to 2013-2014 Work Plan

Steve Pilcher noted that the work plan had been modified based upon Commission direction, to add a final item concerning a variety of issues that were suggested by the City Council at their June 21, 2013 retreat. These issues would be considered as time allows and as the Council may direct.

The Commission discussed its desire to begin addressing process improvement issues, particularly in light of the limited opportunity for full vetting of issues that are under consideration by the City Council. Staff indicated this could occur in the next few meetings.

Moved and seconded to approve the work plan as revised. Approved 5-0.

4. New Business:

A. Interim Zoning Regulations for the Angle Lake Station Area

Al Torrico provided an overview of this item. He noted the need to develop interim regulations for the station area in order to prevent land uses from occurring that might compromise a longer-term effort to see transit oriented development in this area. He noted that work on a station area

plan is due to commence this fall, with the anticipation that permanent regulations for the area would result from that effort. These interim regulations are intended to be the minimal action needed. Mr. Torrico stressed that what is being presented is a draft, intended to stimulate discussion. Staff is looking to the Commission for comment and direction.

The intent is for the station area to develop with land uses that are supportive of light rail use; these uses should have a high ratio of patrons and/or workers in relation to property size. Low-intensity uses (such as automobile sales) would not be considered appropriate, while office uses would. The proposal does not create new zoning designations, but instead, modifies the use charts for the underlying zone districts to exclude certain uses. As drafted, this is proposed to be accomplished through prohibiting certain land uses. However, another approach could be to require these uses to be allowed only upon approval of a Major Conditional Use Permit (CUP). Applicants would need to justify how their proposal is consistent with the intent of the interim regulations.

Mr. Torrico also noted that the proposed station area zoning map included in the packet is also interim. It is possible that as a result of the station area planning process, these boundaries could change.

Mr. Torrico also noted that Port of Seattle properties are exempt from these regulations, as their use is governed by an interlocal agreement with the City.

The Commission expressed support for the concept of instead of prohibiting certain uses, that they instead should be required to obtain a Major CUP, subject to criteria that would protect the intent of the station area. Staff will make these revisions and fine-tune the proposal for presentation at an August 27th meeting. Staff hopes to have the Commission conduct a public hearing on the proposal in September, with City Council action to occur in October.

5. Planning Commission Reports

None.

6. Community & Economic Development Director's Report

None.

7. Planning Commission Comments

Commission members indicated they enjoyed the format of sitting around a table for this worksession discussion and recommended it be used more often.

8. Adjournment:

Moved and seconded to adjourn the meeting at 5:26 p.m. Passed 5-0.

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