

**CITY OF SEATAC
PLANNING COMMISSION**

Minutes of August 27, 2013
Special Meeting

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

Members Absent: Roxie Chapin; Jim Todd

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

1. Call to Order:

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

2. Approve Minutes of the July 16, 2013 Meeting:

Moved and seconded to approve the minutes as presented. Approved 3-0.

3. Old Business:

A. Interim Zoning Regulations for the Angle Lake Station Area

Steve Pilcher noted that the tentative schedule for this matter is for the Planning Commission to conduct a public hearing on September 17, 2013 and that staff will therefore need to advertise the hearing by the end of the week. If the Commission is not ready to proceed to public hearing, it will need to make this decision by the end of the meeting.

Al Torrico indicated that mailed notice of the hearing will be sent to all property owners within the area; the hearing will also be advertised in the Seattle Times and posted to the City's website. He emphasized that the proposal does not change any of the zone designations in the area, but simply modifies some of the allowed uses.

Joe Scorcio advised the Commission that the planning process for the Angle Lake Station Area will begin this fall. That process is scheduled to conclude by the end of 2014, with any implementing code changes to occur shortly thereafter. Therefore, these interim regulations will probably be in place no longer than 2 years.

The Commission discussed whether automobile sales lots should be included as a prohibited use; after discussion, it was agreed to move that use to the list of conditional uses. Other minor adjustments were also noted.

Joe Scorcio indicated that it is difficult to predict how quickly new projects will be proposed; it is entirely dependent upon demand. Investors may choose to wait until the station opens to see what changes in activity levels result.

Chairman Tapio stated he felt it is best to keep good revenue producing businesses operational until properties are ready for redevelopment. He also advocated treating property owners fairly and equally, noting the MasterPark Development Agreement as an issue.

Commissioner Dantzler expressed concern regarding nonconforming rights, that the 6-month time allowance may not be adequate. He also advocated an administrative conditional use permit process, rather than requiring conditional use permit public hearings with the Hearing Examiner.

Chairman Tapio advocated allowing “land banking” or interim uses of properties which otherwise might not be compatible with long-term transit oriented development.

Joe Scorcio indicated that staff would draft language to allow land banking. The Commission indicated it would also like to see an administrative CUP process included.

Al Torrico indicated that staff is still waiting to hear from the City Attorney’s office on some issues regarding the proposed deviation process. He noted the standards are more intent-based than prescriptive. He also discussed the purpose of the required preapplication meeting process.

With the above changes being included to the draft, the Commission agreed that a public hearing should be held on September 17th.

5. Planning Commission Reports

None.

6. Community & Economic Development Director’s Report

Joe Scorcio noted that an article about the Angle Lake Station and the City’s planning process had appeared in the Daily Journal of Commerce. A Request for Proposals from consultants to work with staff on preparing plan has been issued, with proposals due on September 5th.

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 7:20 p.m. Passed 3-0.

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