

**CITY OF SEATAC
PLANNING COMMISSION
Minutes of September 17, 2013
Regular Meeting**

Members Present: Daryl Tapio, Roxie Chapin, Tom Dantzler, Jim Todd

Members Absent: Joe Adamack (excused)

Staff present: Joe Scorcio, CED Director; Steve Pilcher, Planning Manager

1. Call to Order

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

2. Approve minutes of September 3, 2013 Meeting

It was noted that the end date regarding the applicability of the NPDES Permit (page 4) needs to be corrected. Moved and seconded to approve the minutes as corrected. Approved 4-0.

3. Public Hearing on Interim Regulations for the Interim Angle Lake Station Area

Commissioner Dantzler noted that he is a property owner within the station area and thus could be affected by the proposal. He stated he believes he can consider and act on this matter fairly.

Planning Manager Steve Pilcher overviewed the proposal. He noted that both the regulations and affected area are intended to be interim in nature. A planning process for the Angle Lake Station will commence this fall; that process will define the final boundaries of the station area and may result in permanent regulatory changes. The plan is scheduled to be completed by the end of 2014, with potential zoning changes to follow.

Mr. Pilcher noted that proposed regulations are considered to be the minimal necessary to protect the area for transit-oriented development. Underlying zone designations do not change and the majority of uses allowed within those zones will still be permitted. Only a few land-intensive, low-employment type uses are listed as prohibited, and small list of other uses are proposed to be allowed only with the granting of an Administrative Conditional Use Permit, which could be approved by the CED Director. The proposed regulations also include design guidelines which will be applied when new development or major redevelopment is proposed. Smaller projects (such as tenant improvements) would not be affected.

Chairman Tapio opened the hearing to public testimony at 5:46 p.m. Individuals who had signed a sheet were called to testify.

Don Liberty from the Bullpen, located at International Blvd. and S. 200th St., stated he has experienced access issues to his property due to Sound Transit's construction activities. Other small businesses in the area are also being impacted.

Chairman Tapio commented this was a concern on the initial S. 200th St. Light Rail Committee, of which he was a member. He suggested Mr. Liberty direct his concerns to staff and Sound Transit.

Mr. Liberty also expressed concern about a potential loss of parking stalls due to city actions.

CED Director Joe Scorcio indicated he would pass these concerns on to appropriate Sound Transit and city staff.

Pinder Dhanda, Skyway LLC, inquired about how long 28th Ave. S. will be closed. He also stated that construction activities are starting too early in the morning, disturbing guests at his motel. He was interested whether the City's plans call for low or high density commercial development in the area, particularly building height limitations.

CED Director Scorcio pointed out that the interim regulations do not affect the standards of the underlying zone, in other words, do not impose any new height restrictions.

Mr. Dhanda stated that property owners should be allowed to have temporary uses of their property (such as park'n'fly lots) while construction is underway.

Chairman Tapio closed the hearing to further public testimony at 5:56 p.m. and inquired whether the Commission wished to deliberate and make a decision at this meeting or their next meeting (October 1, 2013).

Commissioner Todd stated he had no issues with taking action at this time; Commissioner Dantzler advocated postponing until the October 1st meeting. He inquired how long 28th Ave. S., south of S. 200th St., will remain closed. CED Director Scorcio indicated information will be made available.

Chairman Tapio inquired of the possibility of allowing interim land uses, such as park'n'fly, to allow "land banking."

CED Director Scorcio noted that many uses will still be allowed through the Administrative Conditional Use Permit (ACUP) process, including park'n'fly operations. This allows the ability to impose conditions to ensure the development can be compatible with the area. A time limit could be imposed as a condition, but it is difficult to remove a land use once it is established.

Chairman Tapio suggested that a Development Agreement would be useful in imposing any time limitations on an interim land use.

Commissioner Dantzler noted he had expressed a desire to see an exemption added to Section 15.41.020.B to clearly identify that these regulations would not apply to prior contractual agreements the City has made with property owners. CED Director Scorcio commented that the concern appears to be about vesting of prior land uses, which although otherwise addressed in the code, can be reiterated here. With an understanding that such language will be added to the draft, Mr. Dantzler withdrew his objection to taking action at this time.

Moved and seconded to recommend approval of the proposed Interim Regulations, as to be amended to include language regarding vesting of properties. Passed 4-0.

4. Planning Commission Reports

Commissioner Dantzler reported he understood Councilmember Forschler and Public Works Director Tom Gut are attending a meeting concerning the SR-509 extension project. Governor Inslee is pushing to have the transportation package reconsidered by the Legislature, most likely absent the new Columbia River Crossing project. CED Director Scorcio noted there are two other upcoming meetings regarding this, one of which is in Tacoma on October 15, 2013.

6. Community & Economic Development Director's Report

CED Director Scorcio noted that staff intends to bring three possible code amendments to the next Planning Commission meeting, concerning SEPA exemptions; ADU annual reporting requirements; and public notice requirements.

Planning Manager Pilcher noted that representatives of PSRC's Growing Transit Communities program have offered to come and make a short presentation at the October 1st meeting.

7. Planning Commission Comments

None

8. Adjournment:

Moved and seconded to adjourn the meeting at 6:16 p.m. Passed 4-0.

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