

CITY OF SEATAC
PLANNING COMMISSION
Minutes of September 3, 2013
Regular Meeting

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

Staff present: Steve Pilcher, Planning Manager; Jeff Robinson, Economic Development Manager; Albert Torrico, Senior Planner; Don Robinett, Stormwater Compliance Manager

1. Call to Order

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

2. Approve minutes of August 27, 2013 Meeting

Moved and seconded to approve the minutes as presented. Approved unanimously.

3. Old Business

A. Interim Angle Lake Station Area Zoning Standards

Senior Planner Al Torrico noted the changes that had been made to the draft since last week's meeting. He also introduced a proposed Administrative Conditional Use Permit process, noting it has yet to be reviewed by the city's legal staff. He mentioned that staff favors having the Hearing Examiner rule on CUPs. Mr. Torrico mentioned that even with an administrative process, there would still be public notification requirements, staff analysis, etc. and that this process may be only 30 days quicker than a Major CUP. It will be necessary to create some new processes in order to implement an Administrative CUP.

In response to a question, Mr. Torrico noted that the concept of "land banking" could be problematic. It would be difficult to get a land use to leave a site once it is established.

Chairman Tapio thought the regulations should make it clear whether a park and fly operation can be allowed, either as a primary or accessory land use.

Commissioner Dantzler strongly urged use of an Administrative CUP process, as it allows for quicker decisions. He also had concerns with items #6 and #10 being included in the list of conditional uses. He feels a statement should be added to the regulations to note there are existing contractual agreements that cannot be abrogated.

Mr. Pilcher stated that he felt the CED Director would be unlikely to give a preliminary positive response to a proposal were he to be the ultimate decision maker on a CUP.

Mr. Torrico reminded the Commission there are only 9 prohibited uses and 11 uses that would require a CUP. He stated that good projects would receive staff support.

Commissioner Dantzler requested that on page 2, an additional bullet should be added stating an intent to stimulate links to an international airport within 2:30 minutes via a short light rail trip.

The Commission discussed future ridership projections at the station, noting that the area is currently very low density.

Chairman Tapio expressed concern that the Hearing Examiner would be constrained in his decision making by code criteria and may not be able to approve projects.

It was agreed that staff will make the modifications discussed and have that draft ready for the public hearing in two weeks.

4. New Business:

A. NPDES Permit requirements

Don Robinett noted he was here this evening at the Commission's request. He stressed that these requirements stem from Federal and State laws and that the City is appealing some of the standards. One concern is that the Best Management Practices aren't yet proven.

The NPDES permit is effective from 8/1/13 to 7/31/18, but it has a graduated implementation of all requirements. He then provided PowerPoint presentation, highlighting the impact of the permit requirements on private development. Changes to city codes and standards need to be adopted by the end of 2016. Noncompliance could result in significant fines from DOE and the Federal government.

Chairman Tapio stated that the regs should allow for a prescriptive approach, rather than requiring expensive studies, which is difficult for small developers. He also noted that the threshold for determining a large project is low.

B. Economic Development Marketing & Tourism Efforts

Economic Development Manager Jeff Robinson reported that over 40 new businesses have located in SeaTac in the last 18 months. The City is also expecting a new hotel to come in for permits soon. He showed three ads that are being placed in national publications and also a video recently produced by the South Side Visitors Services.

In response to a question, he also noted that several former car rental sites have been redeveloped in the past few years.

5. Planning Commission Reports

None.

6. Community & Economic Development Director's Report

None.

7. Planning Commission Comments

Commissioner Adamack announced he will be missing the next two meetings, as he will be out of town.

8. Adjournment:

Moved and seconded to adjourn the meeting at 7:40 p.m. Passed 5-0.

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