

**CITY OF SEATAC
PLANNING COMMISSION
Minutes of October 1, 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; Mike Scarey, Senior Planner

1. Call to Order

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

2. Approve minutes of September 17, 2013 Meeting

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

3. Presentation on “Growing Transit Communities” Project

Skye Schell of Forterra began the presentation by explaining the history and purpose of their organization. Originally known as the Cascade Land Conservancy, the organization was founded in 1989 with a primary focus on land conservation throughout the Cascade region. They support the Cascade Agenda, which looks a long-term (100 year) growth impacts and seeks to preserve working lands and natural resources while also encouraging the development of sustainable communities for the next century. In recent years, Forterra has begun to focus on assisting in efforts to improve urban communities and thereby reduce pressure on conversion of undeveloped lands. He provided examples of some of their recent projects.

Forterra is involved with the Growing Transit Communities project, which is funded through federal funds and directed overall by the Puget Sound Regional Council. The GTC project is focused on maximizing the public investment being made in light rail service within the region. A “toolkit” of potential focus issues and actions has been developed; it is up to cities to decide which are most appropriate for the station areas within their jurisdiction.

Commission members had questions regarding the nature of the GTC Compact; expressed concern regarding outside forces directing growth within the city; were concerned with the focus on affordable housing in lieu of owner-occupied housing; and expressed concern with the changing social dynamics of the community.

In response to comments made by CED Director Scorcio, the Chair indicated it would be beneficial to have a presentation regarding younger generations’ thinking about housing.

4. 2013 Comprehensive Plan amendments

Senior Planner Mike Scarey noted that a public hearing on the Comprehensive Plan amendments has been set for the Commission's October 15th meeting. The purpose of this briefing is to review the various amendments prior to the hearing.

He noted that one map amendment (A-2) has been withdrawn by the property owner/applicant. However, Map Amendment A-1 is proceeding, although the property has been sold to the Islamic Center of Seattle. He also noted that Map Amendment B-2 has been withdrawn, as there is no new wetland information with which to update the map. He also noted that due to the City switching to a 2-year budget cycle, the Capital Facilities Plan will not update this year (Text Amendment T-2 is therefore withdrawn).

5. Miscellaneous Code Amendments

Planning Manager Pilcher stated that staff hopes to bring a series of code amendment forward over the coming months, in order to increase efficiencies; eliminate outdated provision/errors; or provide clarification or eliminate redundancies. Three areas were being presented at this time.

a) SEPA Categorical Exemptions

These standards determine when an environmental checklist must be filed and processed. The State SEPA Guidelines establishes maximum limits for various types of minor new construction that may be exempt; a chart was presented comparing SeaTac's standards to those and those of surrounding jurisdictions. For many categories, the City currently has lesser standards than surrounding cities.

After discussion, the Commission asked that staff explore increasing the thresholds to the highest level allowed under the State guidelines.

b) Accessory Dwelling Unit reporting

The Zoning Code contains a requirement for a report to be provide every two years regarding the ADU permit activity ; as far as staff can determine, this has never been done. The Commission concurred this provision could considered for elimination.

c) Public Notice Procedures

Mr. Pilcher noted that the City currently requires notice for a variety of minor permit actions which State laws allows to be exempted. He also noted that when the City does provide notice, it typically sends mailed notices to a much wider area than required by surrounding jurisdictions.

After discussion, the Commission concurred with examining eliminating notice for some permits and also reducing the size of the notification district for certain actions.

6. CED Director's Report

CED Director Joe Scorcio briefed the Commission on the final adjustments made to the Interim Angle Lake Station Area Standards, per their request. The proposal is now moving on to the City Council for its action.

He also noted that permit activity has increased 30% over 2012 levels for the first three quarters of this year.

7. Planning Commission Comments

Commissioner Dantzer voiced a concern regarding the applicability of allowable density bonuses for properties located within the proposed station area plan.

8. Adjournment

Moved and seconded to adjourn the meeting at 7:33 p.m. Passed 4-0.

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