

**CITY OF SEATAC**  
**PLANNING COMMISSION**  
**Minutes of October 15, 2013**  
**Regular Meeting**

**Members Present:** Daryl Tapio, Roxie Chapin, Jim Adamack, Jim Todd

**Members Absent:** Tom Dantzler (excused)

**Staff present:** Steve Pilcher, Planning Manager; Mike Scarey, Senior Planner; Al Torrico, Senior Planner

**1. Call to Order**

Chairman Tapio called the meeting to order at 6:09 p.m.

**2. Approve minutes of October 1, 2013 Meeting**

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

**3. Public Hearing on 2013 Comprehensive Plan Amendments**

Senior Planner Mike Scarey reviewed the amendment process, noting there had been opportunities for public input into the process of establishing both the preliminary and final docket. An open house to review the proposed amendments had occurred prior to this evening's public hearing. Once the Commission has completed the public hearing and made its recommendations, the amendments will proceed forward to the City Council for final action.

Mr. Scarey then reviewed the proposed map and text amendments under consideration. He noted that staff was not recommending adoption of Map Amendment A-1 since conditions in the area have not changed since last year, when staff also did not support the proposal. Map Amendment A-2 has been withdrawn. The remaining map and text amendments are "housekeeping" in nature and staff recommends approval of those proposals.

Chairman Tapio opened the hearing to public testimony at 6:19 p.m.

Margie Rose, 3049 S. 148<sup>th</sup> St., SeaTac, spoke in opposition to Map Amendment A-1, which she had spoken against during the 2012 amendment process. She stated it is important to protect this primarily single family residential area.

Donna Shea, 9632 241<sup>st</sup>. Pl. SW, Edmonds, WA 98020, stated she is the owner of property that was identified as Map Amendment A-2. She voiced concerns regarding stormwater issues in the area and also of the future use of the property under consideration.

Chairman Tapio closed the hearing to further public testimony at 6:22 p.m.

In response to a question from the Commission regarding zoning and potential use of the property in Map Amendment A-2 for a religious institution, Mr. Scarey responded that use would be allowed in both the current and proposed land use designation/zoning classification of the site. He indicated that the new property owner (Islamic Center of Seattle) has not indicated an intention to construct multifamily housing.

After Commission discussion, it was moved and seconded to adopt all the recommendations in the staff report and forward that recommendation to City Council. Approved 4-0.

#### **4. Potential Code amendments re: SEPA Categorical Exemptions thresholds and public notice**

Planning Manager Steve Pilcher noted that staff had presented the Commission with the potential of raising the City's established SEPA exemptions thresholds. The State guidelines allow higher exempt levels and the four surrounding jurisdictions also all have higher thresholds.

Senior Planner Al Torrico reported on the results of reviewing the past three years of SEPA determinations. Of a total of 45 actions, approximately only 1% would have been exempted under the higher thresholds. It therefore appears that raising the thresholds would be more symbolic in nature as opposed to making a significant impact.

Commission members expressed interest in raising the thresholds as indicative of a more business-friendly city government. It was also felt that higher thresholds could benefit some projects that might occur in the vicinity of the new light rail station. Staff was asked to return with a definitive proposal.

Mr. Pilcher passed out a copy of appendices to Title 16A, Development Code, which deals with required notifications and notification districts. He highlighted some actions that aren't required by state law and also the relatively large notification districts required for various land use actions. In general, staff is recommending reducing the notification district size to 300 feet for administrative actions and 500 feet for those requiring public hearings. He noted that staff has discussed posting these notices to the City's web page as an alternative to mailing notices to larger districts.

After discussion, the Commission felt it was best to retain a 1,000 ft. notification district for Essential Public Facilities; all the other changes appeared to be acceptable.

#### **5. CED Director's Report**

CED Director Scorcio had another engagement this evening and therefore not able to attend.

#### **6. Planning Commission Comments**

None.

**7. Adjournment**

Moved and seconded to adjourn the meeting at 6:58 p.m. Passed 4-0.

