

**CITY OF SEATAC**  
**PLANNING COMMISSION**  
**Minutes of April 1, 2014**  
**Regular Meeting**

**Members Present:** Joe Adamack, Jim Todd, Roxie Chapin

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

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

**1. Call to Order**

Chairman Adamack called the meeting to order at 5:32 p.m.

**2. Approve minutes of March 18, 2014 Meeting**

Moved and seconded to approve the minutes as written. Passed 3-0.

**3. Worksession on potential miscellaneous code amendments**

Planning Manager Steve Pilcher noted that staff is continuing to examine development regulations in an effort to correct errors/conflicts; improve efficiencies; provide clarification; and at times, propose new initiatives. The potential amendments being presented cover all of those areas.

Housing definitions, etc.

Attached to the staff memo was a lengthy list of definitions from the Zoning Code that deal with all types of housing. There are numerous definitions, many which date from the initial adoption of the code in 1992. As part of the Major Zoning Code update, staff identified ways to consolidate and clean up the definitions, to provide greater clarity. Mr. Pilcher also noted the opportunity to address different housing types more (such as senior housing) and inquired whether the Commission wished to also look at other regulatory revisions to encourage this housing type. He also noted that in the past year, the staff has twice dealt with issues concerning hostels, which aren't specifically addressed in the code.

CED Director Scorcio noted that it is important to address the impacts of housing density, rather than the density itself. For example, it is presumed that senior housing typically has lesser impacts per unit than conventional housing. This is often reflected in code by allowing density bonuses, reduced parking, etc. for senior housing projects. That is often even more common for forms of assisted living.

The Commission discussed the possibility of restricting certain types of housing to specific geographic areas, such as the vicinity of light rail stations. It also discussed the potential of infill development and the limitations often presented by narrow roadways and the need to provide adequate fire engine access.

The Commission agreed that it would like staff to take a holistic look at the housing issue, from cleaning up definitions to consider other potential initiatives to encourage other types (such as senior) housing.

#### Landscaping along building facades

Mr. Pilcher noted that the code was amended 5-6 years ago to include a definition of “building façade landscaping,” yet the chart indicating what type of landscaping is to be provide along building facades lists other types. Staff is suggesting the chart be amended appropriately.

#### Parking for townhouse projects

There currently is a conflict between the parking chapter and the townhouse chapter regarding the amount of parking that is required as part of a townhouse development. Although the townhouse chapter includes language indicating that its provisions apply in the event of a conflict, staff is recommending resolving the conflict.

#### Temporary construction staging

This issue has arisen in recent years and is likely to continue to be an issue as sites throughout the city redevelop. Currently, there is a provision in the Temporary Use chapter to accommodate parking for construction workers, but there are not any provisions to accommodate staging of construction equipment and materials. This can be an issue for smaller sites or sites that are already developed; the work at the Cedarbrook Hotel is a current example.

The Commission was supportive of the concept of changing language in the code to allow staging activities to occur, but did express a concern of dealing with the possibility of workers “camping out” in recreational vehicles.

#### Limousine services/home occupations

City staff has dealt with several complaints the past year regarding individuals operating limousine services from their homes. Mr. Pilcher noted that in some jurisdiction, specific activities are prohibited as home occupations, as they are considered to be inherently incompatible with residential areas.

The Commission then discussed the issue of home occupations at length. Mr. Scorcio noted that the regulations were most likely adopted from King County when the City established its first Zoning Code in 1992. In light of that length of time, they are due for a re-evaluation.

The Commission discussed various issues concerning home occupations, including how many outside employees might be allowed and the need to evaluate impacts to the surrounding neighborhood.

It was agreed that staff will conduct a thorough evaluation of the home occupation chapter and suggest revisions.

## **6. Commissioner's Reports**

Chairman Adamack indicated he had attended the City Council Study Session the previous week, where the Council discussed the schedule to investigate marijuana regulations. He indicated the Council had expressed significant interest in being involved in this discussion and may be establishing a work group for doing so.

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

CED Director Joe Scorcio noted that the department is in the process of hiring new staff to replace a retired engineering technician and to replace the code compliance program coordinator position.

He also announced that the Mayor is appointing Robert Scully as a new member of the Commission, which will occur at the April 8<sup>th</sup> Council meeting. Mr. Scully is a north SeaTac resident and a professional planner who works for the City of Seattle.

Information regarding an upcoming "Planning Commissioners Day" at the National American Planning Association Conference was handed out. Since the Conference will be in Seattle next year, Commissioners will be encouraged to attend a similar activity at that time.

## **8. Adjournment**

Moved and seconded to adjourn the meeting at 6:58 p.m. Passed 3-0.

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