

**CITY OF SEATAC
PLANNING COMMISSION
Minutes of March 18, 2014
Regular Meeting**

Members Present: Joe Adamack, Jim Todd, Tom Dantzler
Members Absent: Roxie Chapin (excused)

Staff present: Joe Scorcio, CED Director; Steve Pilcher, Planning Manager; Kate Kaehny, Senior Planner; Mike Scarey, Senior Planner; Al Torrico, Senior Planner

1. Call to Order

Chairman Adamack called the meeting to order at 5:35 p.m.

2. Approve minutes of March 4, 2014 Meeting

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

3. Briefing on Angle Lake Station Area Plan

Senior Planner Kate Kaehny provided an update to the Commission on the progress being made with the Angle Lake Station Area Plan. She noted the project is still within the data collection and community engagement process. Both the work plan and the community engagement plan have been finalized. Outreach to area stakeholders (major property owners) has occurred; a survey form is being finalized for use on the web and in upcoming public meetings. A major public meeting is scheduled for April 16th at Madrona Elementary School. A community visioning design charrette is planned for late April, with an urban design workshop planned for the end of May.

Ms. Kaehny also advised the Commission that a walking survey had been conducted last week, with the assistance of a DECA class from Global Connections High School. Groups of students walked 10 and 15 minutes from the station site, making notes of the walking experience and then photo documenting the distance they were able to achieve in the prescribed time limits. The students will be presenting their findings to the staff and interested parties next Wednesday (March 26th) at noon in the City Council Chambers; Commissioners are invited to attend.

A short video was shown of using this same “walking study” technique in Mt. Hope, West Virginia.

Commission Dantzler expressed concern with the difficulty of attracting higher-end multifamily developers to the area. He noted that when he had contacted developers, they had no interest in attempting such a project in SeaTac.

The commissioners then discussed the viability of the housing market and whether commercial development will occur first without a surrounding residential population.

4. Briefing on Major Comprehensive Plan Update

Senior Planner Mike Scarey handed out draft revisions to the Parks Element of the Comprehensive Plan. He noted that the City has a separate Parks, Recreation and Open Space (PROS) Plan that includes more details about future park development. The policies contained in the Parks Element of the Comp Plan are consistent with those found in the PROS document.

Mr. Scarey then reviewed the staff-suggested changes to the document, noting that he had reviewed these with Parks Director Kit Ledbetter. The Commission found the changes to be acceptable, but did note that the Implementation Strategy for Policy 9.1F should include the Angle Lake Shore Club's sponsorship of the annual 4th of July fireworks show.

5. Discussion of public involvement process for proposed amendments

Planning Manager Steve Pilcher noted this was an item placed on the Commission's work program last year. Staff is looking for direction from the Commission on what issues they would like to explore. Mr. Pilcher noted that staff has reached out the MasterBuilders on some of the recently-proposed code amendments, such as raising SEPA categorical exemption levels.

The Commission discussed how they felt there was little time last year to review the proposed amendments to the Building and Fire Codes, plus the changes in to stormwater regulations. Providing a greater amount of time for review would be helpful in the future. Otherwise, the Commission expressed satisfaction with the staff's attempts to inform the public of pending matters.

6. Commissioner's Reports

Commissioner Todd indicated he had spoke with a member of the City's Human Services Committee, who had expressed concern with the lack of maintenance of affordable housing units in the city. He indicated there is a greater need for code enforcement.

CED Director Joe Scorcio noted that at this time, there is not sufficient staff to pro-actively address this issue. He will return with a more complete report at a future meeting.

7. CED Director’s Report

CED Director Joe Scorcio advised the Commission that he had been contacted by the Washington State American Planning Association with a request to provide email addresses for all planning commissioners. This will allow the Association to advise commissioners on issues of interest. He indicated that Commissioners’ official City email addresses could be used. The Commission concurred.

He advised the Commission that the City Council has requested they investigate issues with potential implementation of I-502 (Recreational Marijuana). As the Council did not provide a timeline, staff has drafted a proposed work program, which will be presented to the City Council next Tuesday. A copy of the proposal was handed out.

Due to this new initiative, there have been impacts to the Commission’s work program. A draft of the revised work program was passed out for review. The program will need to be approved by June.

Planning Manager Pilcher stated that interviews for the vacant Commission position had been delayed, but two individuals were interviewed on Monday and two more are scheduled for Friday. The earliest an appointment could be made would be at the first Council meeting in April (the 8th).

Director Scorcio noted that staff is tracking code amendment proposals and whether they relate to items noted in the Major Zoning Code Update. Given other work items, it is difficult to determine when that effort will be re-initiated.

8. Adjournment

Moved and seconded to adjourn the meeting at 7:15 p.m. Passed 3-0.

