

CITY OF SEATAC
PLANNING COMMISSION
Minutes of June 17, 2014
Regular Meeting

Members Present: Joe Adamack, Roxie Chapin, Tom Dantzler, Robert Scully, Jim Todd

Members Absent: None

Staff present: Steve Pilcher, Planning Manager; Kate Kaehny, Senior Planner

1. Call to Order

Chairman Adamack called the meeting to order at 5:30 p.m.

2. Approve minutes of June 3, 2014 Meeting

Moved and seconded to approve the minutes of both meetings as written. **Passed 4-0.**

3. Public Comment

None.

4. Briefing on Angle Lake Station Area Plan

Senior Planner Kate Kaehny provided an update on recent activities. She reviewed the various public engagement activities that occurred, including two public workshops held in May. The consultants will be preparing a Community Engagement Report as required by the Community Transformation Grant; a separate Pedestrian/Bicycle Study report will also be prepared to meet grant requirements.

Ms. Kaehny reviewed the results of more than 220 questionnaires that were received and also the comments received at the initial “Visioning” workshop held on May 1st at Madrona Elementary School. Consistent themes were desires for better sidewalks, more street lighting, providing bike lanes and increasing the sense of safety and security in the neighborhood. Additionally, people expressed a desire for the area to provide more places to work, more businesses and more plazas/gathering places. At the Neighborhood Design Workshop held on May 29th, participants were provided with three potential general land use alternatives, of which a “mixed use center focus” was favored by participants. Similarly, workshop attendees favored a high degree of east-west connectivity from the east side of International Blvd. west to 28th Ave. So.

Ms. Kaehny reviewed remaining steps that will occur to complete a draft Plan and comply with the requirements of the Community Transformation Grant. A draft Plan should be presented to the Planning Commission in September.

5. Review of Planning Commission Annual Work Program

Planning Manager Steve Pilcher presented a draft of the Work Program. Similar to last year, the work program is presented in a table format, noting what has been accomplished in the past year and is anticipated to occur through June 2015. He noted that staff is suggesting a potential discussion item of whether to increase the size of the Commission from 5 to 7 members.

After discussion, the Commission approved the Work Program by consensus.

6. Miscellaneous Code Amendments

Mr. Pilcher noted that these items were previously discussed in April; staff is now bringing them back for final comment and direction before drafting up formal code amendment language. He reviewed proposed definitions and standards to better address senior housing. The Commission agreed with the direction and also suggested looking at how to best address “transitional living” facilities, where individuals may move from independent to assisted living, depending upon their health conditions.

The Commission then reviewed the varying standards for home occupations found in surrounding cities. The consensus was to move forward with amendments that would provide greater controls over the types of activities allowed as home occupations.

The two “housekeeping” amendments concerning where to required Type V building façade landscaping and clarifying parking requirements for townhouse developments were deemed suitable for proceeding.

Finally, Mr. Pilcher reviewed some proposed amendments concerning temporary construction staging yards and worker parking. He noted that in a developed city such as SeaTac, the ability to provide all construction staging and worker parking on-site can be difficult. The proposed amendments will allow for staging and parking to occur on sites within ¼ mile of the construction site, and still provide for off-site worker parking at schools or churches that are located at a greater distance. Consensus was to move forward with this proposal.

7. CED Director’s Report

None.

8. Commission Comments

Commissioner Dantzler briefed the Commission on the progress of his proposal to the FAA, noting they will be meeting with the GSA this Friday.

9. Adjournment

Moved and seconded to adjourn. Motion passed 5-0. The meeting adjourned at 7:20 p.m.

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