

**CITY OF SEATAC
PLANNING COMMISSION
Minutes of April 15, 2014
Regular Meeting**

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

Members Absent: None

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 5:31 p.m. New Commissioner Robert Scully was introduced to the Commission.

2. Approve minutes of April 1, 2014 Meeting

Moved and seconded to approve the minutes as written. Passed 5-0.

3. Discussion regarding public input at Planning Commission meetings

CED Director Joe Scorcio noted that when all Planning Commission meetings were held in the Council Chambers, the layout of the room made it easier for the Commission to regulate public input. With moving study sessions to the more informal setting of the Riverton Room, it has become evident that some protocol should be developed. He noted that language has been added to the bottom of the agenda, explaining the role of the Commission and also asking that any member of the public be recognized by the Chair prior to speaking. Staff is also suggesting that a place on the agenda be added to provide the public with the opportunity to address the Commission on any topic of concern.

The Commission concurred with the changes.

4. Public Comment

None.

5. Briefing on Angle Lake Station Area Plan process

Senior Planner Kate Kaehny presented a PowerPoint presentation of the selected design for the light rail station parking garage and plaza. This information had been presented to the City Council in March. The parking garage will feature an innovative “skin”, while the plaza will be spacious enough to allow for public events. The garage structure also features approx. 2500 sq. ft. of retail space and public restrooms. The plaza itself is approx. 10,000 sq. ft. in area.

The overall layout of the “triangle” property will allow for a good-size site at the southwest corner that can be developed with future transit-oriented development.

Commissioners indicated their support for the design of site.

Ms. Kaehny then presented slides outlining the progress on the Station Area Plan. She noted that an existing conditions report has been prepared by the consultant and is under review. She also advised the Commission of upcoming public participation activities, which include a meeting at Willow Lake Apartments this Saturday morning; a “visioning” workshop on May 1st; and an “urban design” workshop on May 29th. Both of the latter activities will be held at Madrona Elementary School.

Ms. Kaehny also presented information about the effort conducted with students from Global Connections High School. Their work included walking both 10 & 15 minutes from the station site in four directions, noting the distance traveled and the pedestrian experience. The students also were involved in a “mini-charrette,” where they defined desire uses in the station area. They will be making a brief presentation of their findings at the May 27th City Council meeting.

6. Briefing on Major Comprehensive Plan update

Senior Planner Mike Scarey reminded the Commission that once each month, staff is bringing forward one element of the Comprehensive Plan with suggested revisions. This month’s chapter concerns Utilities.

He noted two issues: 1) the City does not require individuals to connect to sanitary sewer service even if it is available and 2) solid waste service is not required to all land uses. Staff is suggesting that both these utilities, plus high-speed internet, be considered as basic urban services.

The Commission inquired what the City is doing to facilitate the provision of sanitary sewer service, especially since it is not the service provider. Chair Adamack related issues concerning connecting his neighborhood to sewer service. Mr. Scarey noted that changes to the implementation strategy should be made.

Mr. Scarey summarized other changes that have been drafted and handed out a supplement of further revisions that were made since the Commission packet was prepared the previous Friday. There was general consensus with the changes as drafted.

7. Discussion of potential code amendments concerning housing & home occupations

Planning Manager Steve Pilcher reminded the Commission of that staff is proposing to both reduce the number of definitions in the code that concern various types/forms of housing and also, to add definitions and strategies to accommodate various types of senior housing. He reviewed the proposed changes to the definitions, noting that several of the recommended changes were being proposed as part of the Major Zoning Code Update.

New definitions being suggested include: assisted living facility; dwelling unit, caretaker/manager; hostel; and retirement apartments.

Mr. Pilcher also noted that a table has been prepared, suggesting how assisted living facilities, nursing homes and retirement apartments should be addressed in terms of where allowed; at what density; and how much parking should be required. He noted that in general, greater densities are allowed for these types of housing, as seniors typically are not as active and the general population and do not (collectively) own as many cars.

Concerning home occupations, research was conducted to determine how some other jurisdictions address this issue. Mr. Pilcher drew the Commission's attention to a table indicating how the cities of Burien, Kent, Auburn, Puyallup and SeaTac regulate home occupations. He noted that SeaTac's regulations are the most permissive, being they have been extant since the original Zoning Code was adopted in 1992 and were probably modeled after King County's regulations. He stated that at this time, staff is looking for direction from the Commission regarding any potential code changes.

CED Director Scorcio noted the primary issue is protecting residential neighborhoods; once a home occupation begins to detract from the residential character of a neighborhood, it probably should not be allowed. He cited allowing two outside employees as being problematic.

The Commission discussed various issues concerning home occupations. It was agreed to address this matter further at an upcoming meeting.

8. CED Director's Report

Mr. Scorcio handed out an article from the most recent Planning magazine (published by the American Planning Association), which addressed the results of a survey concerning the background of planning commissioners.

He also handed out information regarding an upcoming "Planning Short Course," being offered by the State Dept. of Commerce, Planning Association of Washington and the State's APA chapter. The event will be held at Medina City Hall and is free.

Mr. Scorcio noted the department is making progress on filling the vacant Code Compliance Coordinator position and an Engineering Technician position. Offers for both positions will probably be made soon.

He indicated he will be attending the National APA Conference in Atlanta at the end of the month and will report back at the May 6th Commission meeting.

9. Commissioner's Comments

Commissioner Dantzer noted that the General Services Administration has announced the FAA is renewing its proposal to construct a regional center, this time at a smaller scale.

10. Adjournment

Moved and seconded to adjourn. Motion passed 5-0. The meeting adjourned at 7:22 p.m.

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