PLANNING COMMISSION
Minutes of March 16, 2010, Meeting

Members Present: Daryl Tapio, Roxie Chapin, Barry Ladenburg

Staff Present: Steve Butler, Planning Director; Mike Scarey, Senior Planner; Anita Woodmass, Associate Planner

1. Call to Order:

The meeting was called to order at 5:30 p.m.

2. Approve Minutes of March 2, 2010 Meeting:

A motion was made and seconded to approve the minutes as presented. The motion carried.

3. New Business:

A. Initial Discussion about Potential Amendments that the Planning Commission May Wish to Propose for the 2010 Preliminary Docket of Comprehensive Plan Amendments

Mike Scarey provided background information on the City's Comprehensive Plan, and the proposed 2010 Comprehensive Plan amendment schedule. He reviewed preliminary amendments being proposed by staff as follows:

- Land Use Plan Map – Amend designation of a vacant, City-owned parcel from Residential Low to Residential Medium Density
- Annual updates to incorporate current information into the existing Land Use Map and the Wetlands, Streams, and Shoreline Map
- Amend to specify which subarea plan takes precedence if more than one covers the same area.
- Potential change to vision for SeaTac/Airport Station Area Action Plan
- Develop policy to guide parking development
- Incorporate 2009 Parks, Recreation, and Open Space Plan policies
- Annual update to Capital Facilities Plan Background Report
- Potentially develop a Sustainability/Climate Change Element

Following the April 30 deadline for amendment proposal submittal, a Preliminary Docket will be created that includes all proposals. The Planning Commission will review the Preliminary Docket and make a recommendation to the City Council as to which amendment proposals should be moved forward onto the Final Docket, tentatively in June. The City Council will establish the Final Docket, tentatively in July. The Commission will conduct a more in-depth review of Final Docket proposals,

hold another open house and public hearing, and make a recommendation to the City Council on which amendment proposals to adopt, tentatively scheduled for November. Staff is proposing to begin SEPA review of Final Docket proposed amendments in August to ensure that if an appeal is filed, the matter can be resolved before the Council takes action, tentatively in November.

Discussion was held about how the SeaTac Urban Center designation was created; development standards that apply specifically within the Urban Center; portions of the City subject to up to three separate sets of development regulations; circumstances under which the City may be required to comply with regional standards; a State requirement that SEPA review assess cumulative impacts of all components of a proposed action; construction of a new Fire Station #45; revisiting the status of the SeaTac/Airport Station Area Action Plan, particularly regarding surface parking; reviewing the City's policies regarding surface versus structured parking outside the City Center; the City's vision for the SeaTac/Airport Station Area in terms of park & fly, hotels, casinos, etc.

An Open House is scheduled from 5:00 – 6:00 p.m., Tuesday, April 6. The regular Planning Commission meeting will be called to order at 6:00 p.m.

B. Initial Discussion about Proposed Zoning Code Amendments related to "Crisis Diversion Facilities"

Al Torrico reported that results of a 2006 study indicate that approximately 2/3 of the inmates within the King County jail system have some form of mental illness or drug dependency. A crisis diversion program has been created as a viable alternative.

A Crisis Diversion Facility is defined as a 16-bed, 72-hour temporary residential treatment facility for individuals 18 years or older suffering from mental illness and/or chemical dependency. A Crisis Diversion Interim Facility is defined as a 20-bed, two-week temporary residential treatment facility administered by mental health professionals. A Crisis Diversion facility may be co-located with a Crisis Diversion Interim Facility.

To qualify for diversion, a person must have a limited criminal history and no history of violent criminal convictions. The person will be asked to fulfill a contract containing various conditions. If the contract requirements are met, no criminal charges will be filed.

King County is in the process of selecting a provider, and is considering siting a facility south of Seattle and north of Southcenter. Staff from several south Puget Sound jurisdictions have met to discuss potential impacts of such a facility, and concur that south King County is already accommodating their fare share of essential public facilities.

In SeaTac, this type of facility would be allowed under transitional housing regulations; however, the Land Use & Parks Committee recommended amending the City's definition of essential public facilities, and site a facility as a Conditional Use Permit as part of the Essential Public Facility process within the Community Business, Aviation Business Center, and Industrial zones. To date, no interest has been shown in siting a facility within SeaTac.

Discussion was held about the costs associated with crisis diversion being significantly lower than costs of incarceration; SeaTac siting a facility to accommodate just its own citizens, or negotiating with adjacent jurisdictions to site one facility to serve those cities; and language that states a person must not have been "convicted of a violent crime" within the last seven years to become ineligible for diversion.

A public hearing before the Planning Commission is tentatively scheduled for April 6, with a presentation to the City Council and potential action on April 13.

Earl Gipson, 17050 51st Ave. S.: He believes SeaTac has enough problems, and doesn't need these facilities.

Steve Butler explained that the current essential public facility siting process contains implicit protections for the City, the proposed amendments would make those protections explicit. The zones in which these facilities are allowed may be narrowed, but the City is prohibited from precluding the facilities altogether.

C. Discussion about a Joint Meeting with Tukwila's Planning Commission

Steve Butler advised he had not heard definitively from Tukwila about a joint meeting, and asked if the Commission would be interested in meeting with another jurisdiction, possibly in May. Typically, a joint meeting would be held according to the hosting Commission's meeting schedule. In answer to a question, Mr. Butler advised that staff from the Port of Seattle's Aviation Division was scheduled to make a presentation before the Commission on May 5.

D. Quarterly Review of 2010 Planning Commission Goals

Discussion was held about a Commission liaison attending City Council, Land Use & Parks Committee, and possibly Transportation & Public Works Committee meetings as appropriate; and implementation of a "minority report" to the Council that would provide additional information in cases when Commission recommendations are not unanimous.

It was suggested that the Commission review the City's permitting process from application to permit issuance to determine if it could be more business-friendly and efficient, and create a process to generate feedback from those who have gone through the existing process. Steve Butler will report back at the next meeting as to whether or

not it is within the Planning Commission's prevue to address the issue of crime in the City. It was also suggested that the Commission consider the issue of sustainability/climate change as they review proposed Zoning Code amendments.

4. Old Business:

A. Monthly Update on Zoning Code Update Ad Hoc Committee's Progress

Anita Woodmass reported that tonight's update would include the Ad Hoc Committee's (AHC) activities to date, relay Council direction regarding changes to the work program as it relates to the SeaTac/Airport Station Overlay District, and an overview of next steps.

To date, the AHC has had two meetings, one on January 19 and a special meeting with the Land Use & Parks Committee on January 26 to participate in a StreetSense presentation regarding study results of market conditions and economic drivers in the City Center. The City Council has directed that the AHC work program not include the SeaTac/Airport Station Area or associated overlay district. At this time, the regular meeting schedule will be one meeting a month on the second Monday, with an option for a second meeting on the fourth Monday. The next Ad Hoc Committee meeting is scheduled for 5:00 p.m., Monday, March 22, The agenda includes review of Division II including use charts and new zoning descriptions/definitions.

5. Detailed Commission Liaison's Report:

Commissioners Chapin and Ladenburg attended the last Council meeting; lengthy discussion was held about proposed amendments regarding emergency evacuation staging. Steve Butler explained that the Council's vote concurred with the Planning Commission recommendation, with the addition of a performance bond requirement.

Commissioner Ladenburg attended the recent Council retreat, and reported that the overall consensus was to drop the development moratorium in the SeaTac/Airport Station area. Discussion was held about the new 30th Avenue South and potential impacts to affected property owners; new construction within the station area including two hotels and structured parking; taking steps to ensure SeaTac is more business-friendly; and the Planning Commission reviewing the Zoning Code to eliminate outdated and overlapping regulations.

6. Planning Director's Report:

The March 23 City Council agenda includes the Proposed 2009 Comprehensive Plan Amendments. Mr. Butler reiterated that an open house is scheduled prior to the Commission's April 6 meeting, all Commissioners are invited to attend. A joint meeting between the Planning Commission and City Council will be held sometime during 2010; the Commissioners were asked to consider possible agenda items. It was

suggested that the policy direction of the Zoning Code may be one item. A letter from the President of the Port Commission expressing the Port's support of the SR509 Extension was distributed.

7. <u>Planning Commission Comments</u> (including suggestions for next meeting's agenda)

Discussion was held about the March 2 Planning Commission minutes not reflecting concerns expressed about drainage requirements relative to emergency evacuation staging facilities. Those concerns were allayed via a conversation with the public works director.

8. <u>Adjournment:</u>

The meeting was adjourned at 7:30 p.m.