

CITY OF SEATAC
PLANNING COMMISSION
Minutes of January 15, 2019
Regular Meeting

Members present: Leslie Baker, Tej Basra, Roxie Chapin, Tom Danztler, Brandon Pinto
Members absent: Jim Todd

Staff present: Jennifer Kester, Planning Manager; Kate Kaehny, Senior Planner; Alena Tuttle, Assistant Planner; Steve Pilcher, CED Director; Carl Cole, City Manager; Aleksandr Yeremeyev, Economic Development Strategist

1. Call to Order

Chair Tej Basra called the meeting to order at 5:30 p.m.

2. Public Comment

Stanley Tombs announced that due to his appointment to City Council Position #5, he has resigned from the Planning Commission, effective immediately. Commissioner expressed their congratulations and appreciation for his work as a Commissioner.

3. Approval of Minutes

Moved and seconded to approve the minutes of the December 4, 2018 meeting as written.

Passed 5-0.

4. Shoreline Master Program Update

Planning Manager Jennifer Kester introduced Alex Pittman with the Watershed Company, a consultant hired by the City to assist with the update, which is required by State law. Angle Lake is the only water body in the city subject to this program. The shorelines plan and regulations apply to lands within 200 feet of the shoreline. Mr. Pittman reviewed a PowerPoint presentation, which provided a primer to shorelines regulations and the approach that is being taken.

Ms. Tuttle reviewed the amount of shorelines permitting that has occurred the past 12 years in SeaTac. Other than projects at Angle Lake Park, there have been few Substantial Development Permits. The majority of work has been the issuance of Exemptions.

Ms. Kester noted that the State Department of Ecology (DOE) has the final approval authority over the City's program and individual permitting.

Staff is recommending that Title 18 be repealed and that a single, combined document (Master Program and regulations) be adopted.

The Commission agreed with no longer referring to the "Hughes property" and instead, using its parcel number instead. Staff is also recommending allowing some special provisions for WSDOT projects.

The update needs to be adopted by June 30, 2019. Mr. Pittman reviewed the proposed timeline for the project, including public involvement opportunities and the need to provide DOE with

time for review. Ms. Kester reviewed elements of the proposed outreach plan, which includes fliers, contact with the Angle Lake Shore Club, etc.

5. City Center Plan update

Senior Planner Kate Kaehny reviewed work done to date and anticipated schedule for moving forward. She reviewed information from a 2009 analysis of the former Airport Station Area Plan. A full build out of the area was anticipated to yield estimates of number of jobs, housing units and fiscal revenues.

Ms. Kaehny then reviewed “Opportunity Zones”, their tax benefits and possible benefits to developers. All properties in the study area are included as Opportunity Zones, which can make investment in this area attractive to developers. The intent is to bring capital investment into these areas and thereby improve their overall economic standing.

Commissioners discussed whether there is adequate infrastructure to support the growth, particularly low-income housing. Chair Basra clarified the benefits of Opportunity Zones and that projects do not need to be only low-income housing.

Commissioner Danztler suggested the City challenge the application of the OZ designation to the airport and requested the Commission go on record that a change be made whenever there is a chance to do so. Planning Manager Kester said staff can look into what the process would be to have this re-evaluated. CM Forschler formally requested that the City Manager look into this issue.

Chair Basra spoke of the need to review the density standards in the Zoning Code and increase allowable densities for multi family housing.

Ms. Kaehny then reviewed next steps that staff is taking before briefing the Commission at the next meeting in February.

There was further discussion about the need for investment of public funds in this area in order to encourage development.

Commissioner Danztler related the story of his property, the investment in infrastructure that has been made and that his site is ready for development.

6. Comprehensive Plan Amendment Cycle

This item was postponed until the next meeting.

7. CED Director’s Report

Director Steve Pilcher noted upcoming terms that are expiring and the need to re-apply if the affected members wish to remain on the Commission.

8. Commissioners’ Comments

None.

9. Adjournment

There being no further business, the meeting adjourned at 7:22 p.m.