

**CITY OF SEATAC
PLANNING COMMISSION
Minutes of June 4, 2019
Regular Meeting**

Members present: Leslie Baker, Tej Basra, Roxie Chapin, Tom Danztler, Jagtar Saroya, Brandon Pinto, Andrew Ried-Monro

Members absent: None

Staff present: Jennifer Kester, Planning Manager; Florendo Cabudol, City Engineer; Steve Pilcher, CED Director; Sr. Assistant City Attorney Mark Johnsen

1. Call to Order

Chair Basra called the meeting to order at 5:32 p.m.

2. Approval of Minutes

Moved and seconded to approve the minutes of May 21, 2019 meeting as presented. **Passed 7-0.**

3. Public Comment

Earl Gipson testified regarding the State legislature's proposed pre-emption of local regulations regarding accessory dwelling units. He advocated that zoning decisions be kept at the local level.

Stanley Tombs, Councilmember, reported about attending an Affordable Housing workshop conducted by the State Dept. of Commerce last week in Tukwila. He noted the large number of affordable housing units needed.

4. 2020-2025 Transportation Improvement Program

City Engineer Florendo Cabudol presented the annual update to the City's Transportation Improvement Program (TIP). He noted that the TIP coordinates projects both internally and externally. He reviewed the process by which the staff proposes updates to the TIP and what criteria is used to evaluate different proposals.

Mr. Cabudol presented a map that depicts the various projects proposed for the next 6 years. He reviewed potential grant funding sources from which the City will seek funding and then explained the process for formal consideration and final action on the TIP.

In response to a question, Mr. Cabudol provided additional information regarding two projects concerning the SR-509 project. This project involves both Sound Transit work (Link light rail extension) and WSDOT work. Both projects will be design/build. He provided additional overall design information for this project and how it integrates with other improvements planned in the area.

Commissioner Danztler indicated that the Port was supposed to build a south access back when passengers served increased to 28 million, which occurred many years ago. He noted that the Port has been negligent in providing the promised road improvements.

The Commission and staff discussed the tolling studies that were conducted regarding SR-509.

Public Comment

Cathy Boysen-Heiberg asked a question regarding ST-162, International Blvd. Safety Improvements. Mr. Cabudol indicated this project is a study for facilitate safety in the corridor, particularly for pedestrians and bicyclists.

5. Planning Commission Work Program

Planning Manager Jennifer Kester noted this is a discussion item; the annual work program is due to be presented to the City Council by July 15th. Staff is asking for Commission input on any work items they would like to address in the upcoming year. She noted that ADUs and Air BnB are potential topics. She requested the Commission begin to provide some ideas.

Ideas offered by the Commission included: expansion of opportunity zones through the Angle Lake Station area/elimination of federal, state and POS property from the Angle Lake Station Area Plan; SeaTac Center redevelopment process; City Center Plan update; short term rentals; and potential impacts of the governor's declaration of Washington as a "sanctuary state.

6. By-Law Amendments

Planning Manager Kester indicated that in May, the Commission had adopted amendments to its by-laws. In the process of preparing the by-laws for submitted to the City Council, staff noted there is an apparent conflict with State law regarding which body adopts the by-laws. She then presented the revised draft, which grants that authority to the Commission.

Public Comment

Earl Gipson expressed concern regarding proper Council oversight. He noted there is nothing in the RCW that prevents the Council from having oversight. He overviewed some past history with the Planning Department which he perceived as being inappropriate. He suggested there is no reason to make these amendments, as the current system is not broken.

The Commission requested that the staff bring the final version of the by-laws for a vote at their next meeting.

7. CED Directors' Report

CED Director reported on City Council action on the proposed Comp Plan map amendments. Commissioners were provided a map of a revised boundary for Map Amendment #3.

8. Commissioners' Comments

Commissioner Dantzler expressed his appreciation of Mr. Gipson pursuing the issue regarding their by-laws.

9. Adjournment

There being no further business, the meeting adjourned at 6:27 p.m.