

**CITY OF SEATAC**  
**PLANNING COMMISSION**  
**Minutes of June 18, 2019**  
**Regular Meeting**

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

**Members absent:** None

**Staff present:** Senior Planner Kate Kaehny; Jennifer Kester, Planning Manager; Steve Pilcher, CED Director

**1. Call to Order**

Chair Basra called the meeting to order at 5:31 p.m.

**2. Public Comment**

None.

**3. Approval of Minutes**

Moved and seconded to approve the minutes of June 4, 2019 meeting as presented. **Passed 7-0.**

**4. Bylaw Amendments**

Planning Manager Jennifer Kester indicated the by-laws were presented at their last meeting and were brought back for consideration and a vote.

Commissioner Ried-Munro noted that a Supreme Court case determined that “shall” means “may.”

**Moved and seconded to approve; passed 4-3.**

The Chair requested staff investigate on the issue of shall vs. must.

Public Comment

Earl Gipson expressed his concern of the lack of oversight that these changes will allow. How does this change serve the public or property owners?

Commissioner Danztler expressed his appreciation of Mr. Gipson’s comments, but supports the change. Commissioner Chapin noted that the bylaws relate to how the Commission conducts its meetings.

Councilmember Rick Forschler noted he was a former Planning Commissioner and related some past issues with a prior Planning Director.

Commissioner Dantzler noted that since the current Council majority was elected, there has been a presence of Councilmembers at their meetings, providing oversight.

Councilmember Stanley Tombs noted that the Council has an overall duty to the citizens and may not always agree with the staff.

Earl Gipson asked the Commission to reconsider its vote.

## **5. 2019 Comprehensive Plan Amendments**

Chair Basra noted the within the M-3 plan amendment, his parents are owners of property and he will therefore recuse himself from discussions on that particular matter.

Senior Planner Kate Kaehny noted that the purpose of the meeting is for the Commission to make recommendations on proposals to be included in the final docket of potential Comprehensive Plan amendments.

M-1 is the WSDOT/Poulsbo RV proposed change and concurrent rezone, from Residential Low Density/UR-15,000 to Commercial High/CB zone. Staff has determined it meets the amendment criteria.

**Moved and seconded to move M-1 forward to the Council; roll call vote 7-0.**

M-2 involves a portion of the Bow Lake Mobile Home Park. The proposed change is from Neighborhood Business to Residential High/UH 900.

**Moved and seconded to move M-2 forward to the Council; roll call vote 7-0.**

M-3 involves an area along the northern end of Military Road, where the change would be from Residential Low Density/UL-7,200 to a higher classification yet to be determined. Given the undefined nature of the proposal, staff has determined that further study and analysis is needed.

**Moved and seconded to move M-3 forward to the Council; roll call vote 6-0 (Basra abstained).**

M-6 concerns unused WSDOT right-of-way that is no longer needed for the SR-509 project. Staff needs to conduct additional study to determine an appropriate designation and zoning. It was noted that the issue is whether to study this further through the amendment process.

**Moved and seconded to move M-6 forward to the Council; roll call vote 7-0.**

M-7 concerns the informational map amendments. **Moved and seconded to move M-7 forward to the Council; roll call vote 7-0.**

T-1 concerns transportation concurrency revisions. T-2 is the biennial update to the Capital Facilities Plan. T-3 encompasses the Parks, Recreation and Open Space Plan update. T-4 concerns Phase 1 of the City Center Sub-Area Plan update.

A question was raised about the nature of the concurrency program and how that may impact development. Staff noted that both the Planning & Economic Development and Transportation & Public Works committees of the Council had reviewed and approved moving forward with this proposal.

**Moved and seconded to move all four text amendments forward to the Council; roll call vote 7-0.**

Ms. Kaehny then reviewed the calendar for moving forward with the amendment process.

#### **6. Planning Commission Work Plan**

Planning Manager Jennifer Kester noted the work program was brought forward for action since the July 2nd meeting has been cancelled. She then reviewed what was accomplished in the previous one-year period and what is proposed for the upcoming year. She indicated she is asking for comments, edits and a vote.

**Moved and seconded to move forward; passed 7-0.**

#### **7. CED Directors' Report**

A brief update on the progress of the SeaTac Center proposal was provided.

#### **8. Commissioners' Comments**

None.

#### **9. Adjournment**

There being no further business, the meeting adjourned at 6:38 p.m.