



CITY OF SEATAC

PLANNING COMMISSION MEETING

Riverton Room, SeaTac City Hall, 4800 S. 188th Street
March 19, 2019, 5:30 p.m.

MEETING AGENDA

- 1) Call to Order/Roll Call
- 2) Public Comment: Public comment will be accepted on items *not* scheduled for public hearing
- 3) Approval of the minutes of March 5, 2019 regular meeting (EXHIBIT A)
- 4) City Center Plan Update: Monthly Briefing (EXHIBIT B)
- 5) 2019 Comprehensive Plan Amendment Cycle: Monthly Briefing
- 6) CED Director's Report
- 7) Planning Commission Comments (including suggestions for next meeting agenda)
- 8) Adjournment

A quorum of the City Council may be present

The Planning Commission consists of seven members appointed by the Mayor and confirmed by the City Council. The Commission primarily considers plans and regulations relating to the physical development of the city, plus other matters as assigned. The Commission is an advisory body to the City Council.

All Commission meetings are open to the public and comments are welcome. Please be sure to be recognized by the Chair prior to speaking.

**CITY OF SEATAC
PLANNING COMMISSION
Minutes of March 5, 2019
Regular Meeting**

Members present: Leslie Baker, Tej Basra, Roxie Chapin, Jagtar Saroya, Brandon Pinto, Jim Todd

Members absent: Tom Danzler (excused)

Staff present: Jennifer Kester, Planning Manager; Alena Tuttle, Assistant Planner; Steve Pilcher, CED Director

1. Call to Order

An Open House for the Shoreline Master Program update was held from 5:30 to 6:00 p.m.

Chair Basra called the meeting to order at 6:00 p.m.

2. Shoreline Master Program Public Hearing

Alex Pittman with the Watershed Company, consultant to the City, provided an introduction to the Shorelines Master Program and its proposed update. He outlined what size/nature of water bodies that these regulations apply to; in SeaTac, only Angle Lake is subject to the Shorelines Management Act. Mr. Pittman reviewed the basic shorelines designations found around Angle Lake.

The reason for the required periodic update was reviewed. Mr. Pittman explained what the update would (and would not) affect and outlined areas of the City's Master Plan that will be impacted by the update. He also reviewed the approval process, which includes Department of Ecology review.

Alena Tuttle overviewed the specific changes being included in the City's periodic update. She emphasized these are primarily minor in nature; many are intended to ensure consistency with Ecology guidelines. Others are "housekeeping" in nature.

Mr. Pittman noted the SMP update is proceeding through a joint public comment process for both the City and Department of Ecology. The public comment period expires on March 21. He reviewed the next steps, which includes Planning Commission action no later than April 16, 2019. City Council action needs to occur prior to June 30th (target date is June 11, 2019).

Chair Basra opened the floor for public testimony at 6:15 p.m. There was no testimony, so the hearing was closed.

Commissioner Todd asked for clarification of why Bow Lake is not subject to the regulations. Ms. Kester explained it is not of sufficient size to qualify.

3. Approval of Minutes

Moved and seconded to approve the minutes of the February 19, 2019 meeting as written.
Passed 6-0.

4. Public Comment

None.

5. CED Director's Report

Director Steve Pilcher welcomed new Commissioner Saroya and expressed his gratitude for outgoing Commissioner Todd's years of service. He also noted:

- Resignation of an Associate Planner
- Upcoming Citizens' Leadership Academy
- Port of Seattle's environmental process for the SAMP

6. Commissioners' Comments

None.

7. Adjournment

There being no further business, the meeting adjourned at 6:25 p.m.

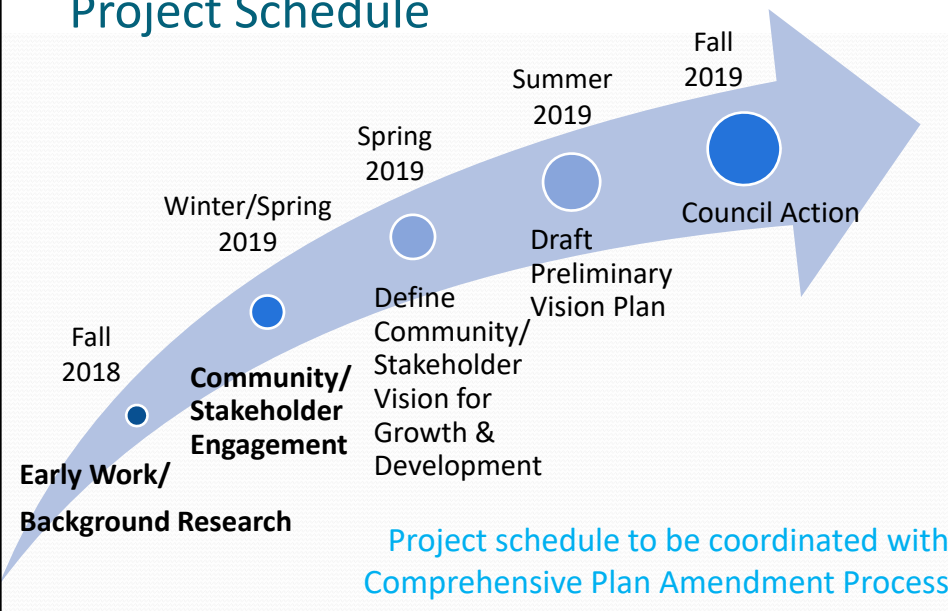
Monthly Project Briefing:

- City Center Plan Update
- 2019 Comprehensive Plan Amendment Process



Planning Commission
March 19, 2019

1) City Center Plan Update: Project Schedule



2) Current Project Status: RFP

City is currently advertising for consultant assistance in developing “Phase 1” of a two-phase process to update the City Center Plan.

- **Phase 1** will result in a “Preliminary Design Framework” that identifies:
 - 1) **Community/stakeholder supported vision** for long term development of area
 - 2) **Potential development concept** that implements (and illustrates) the vision
 - 3) **Confirmed name & boundary for area**
- **Phase 2** (currently unfunded) will be needed to complete full plan update

2) Current Project Status (cont.): Community Engagement Activities

- **Business/Property Owner Outreach:** City’s Economic Development Strategist continuing efforts to raise awareness about project and get input from business community
- **Tyee High School Student Project:** Staff is working with Advanced Marketing Class on: “Rebranding & Placemaking” in the City Center
- **Project Questionnaire Released On-line Starting April 1st:** Project and questionnaire advertized in Spring SeaTac Quarterly Magazine

3) Anticipated Next Steps for City Center Plan Update Project

April - June

- Retain consultant
- 4/1: Project questionnaire released on-line
- 4/5: Tye HS student presentation at City Hall
(*approximate start time: ~11:15am*)
- Continue community engagement/visioning
- Begin infrastructure needs assessment

Late Spring/Summer

- TBD

Planning Commission monthly briefings to continue

Monthly Project Update: 2019 Comprehensive Plan Amendment Process



1) Recap Project Schedule	
March	<u>Discuss City Initiated Proposals with Planning Commission and PED</u> - 3/29 deadline for all proposals
Spring/ Summer	<u>Preliminary Docket Review</u> - Planning Commission & PED review proposals and recommendation to Council on proposals to consider for Final Docket
Summer	<u>Establishment of Final Docket</u> - Council reviews proposals and establishes Final Docket via Resolution
Fall	<u>Final Docket Review</u> - Planning Commission & PED review - Public Hearing & PC (& PED) recommendations - Council review
Nov/Dec	<u>City Council Adoption</u>

2) Review City Initiated Proposals

Reviewed at 2/19 PC Meeting:

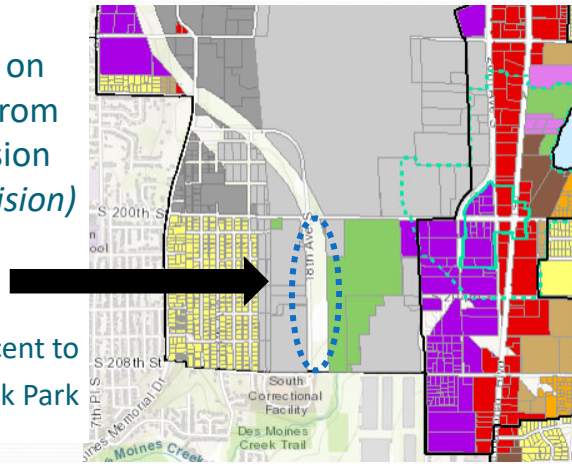
- **Revising Transportation Concurrency Policies** (*Public Works Dept.*)
- **Updating PROS Plan (Parks, Recreation & Open Space)** (*Parks Dept.*)
- **City Center Plan Update** (*Planning Division*)
- **Regular Required Amendments** (*Planning Division*)
 - Capital Facilities Plan Update
 - Routine Map Updates

2) City Initiated Proposals (cont.)

Newly Identified Proposal:

- Establish land use designation & zoning on former right-of-way from original SR509 extension project (*Planning Division*)

Location: Adjacent to Des Moines Creek Park

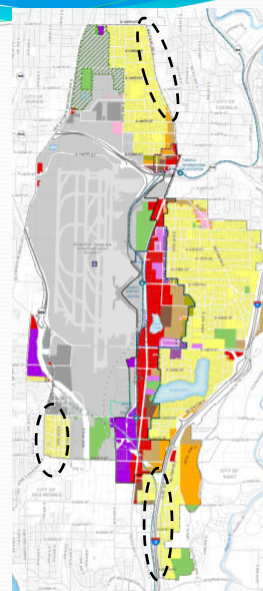


2) City Initiated Proposals (cont.)

Newly Identified Proposal:

- Consider land use designation & zoning changes (*PED Committee*)
 - **Military Road S:** Consider increased residential densities along north and south segments of Military Rd S
 - **Southwest SeaTac/Maywood:** Consider higher intensity zoning

Are there other proposals to consider?



3) Anticipated Next Steps for Comprehensive Plan Amendment Process

March: PC & PED Briefings

- 3/29: Deadline for proposals from public

May: Preliminary Docket Review

- Review of Preliminary Docket (all proposals submitted by public and City)

June: PC & PED Recommendations

- PC & PED recommendations on proposals for “Final Docket” consideration