

**CITY OF SEATAC**  
**PLANNING COMMISSION**  
**Minutes of March 19, 2019**  
**Regular Meeting**

**Members present:** Leslie Baker, Roxie Chapin, Tom Danzler, Jagtar Saroya, Brandon Pinto

**Members absent:** Tej Basra (excused)

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

**1. Call to Order**

Vice-Chair Pinto called the meeting to order at 5:31 p.m.

**2. Public Comment**

Cathy Boysen Heiberg, general manager of family properties owned since the early 1940s. She provided a brief history of their involvement in SeaTac and expressed her thoughts regarding the RFP that has been issued for the City Center Plan update. She suggested other terms that could be used in describing the area as opposed to those used in the RFP and was concerned with the Tyee High School process that staff is proposing.

**3. Approval of Minutes**

Moved and seconded to approve the minutes of March 5, 2019 meeting as presented.

**4. City Center Plan Update**

Senior Planner Kate Kaehny provided a PowerPoint presentation regarding the process and work that has been accomplished to date. The City Center Plan process is aligned with the timeline for the Comprehensive Plan amendment cycle.

She reviewed the RFP process currently underway and what assistance the staff is seeking for the first phase of the project. The “Preliminary Design Framework” will address community/stakeholder visioning; a potential development concept; and a confirmation of the proper name and boundary for the study area. Phase 2 of the project will complete the full plan update.

Ms. Kaehny then reviewed the community engagement activities that are commencing. Staff is working with a group of students at Tyee High School regarding “rebranding and placemaking.” Economic Development Strategist Aleksandr Yeremeyev continues to reach out to business owners. There will be an on-line questionnaire available beginning April 1st.

Next steps were reviewed, which includes continued public outreach and engagement.

**5. 2019 Comprehensive Plan Amendment Process**

Ms. Kaehny reviewed progress to date and the schedule for moving forward. She noted some of the planned proposals that will be considered, including some newly identified potential map amendments (former WSDOT SR-509 right of way; Military Road increases in density; and

Maywood neighborhood increase in allowed intensity of land use). She asked if the Commission had any other proposals they would like to see considered. Staff was asked to ensure the Bow Lake Mobile Home Park is aware of the amendment process.

Ms. Kaehny also reviewed the steps for moving forward.

#### **6. CED Director's Report**

Steve Pilcher advised the Commission of the upcoming City Council retreat on March 29 and things occurring with the staff in the CED department.

Ms. Kester announced there will be an appointment to fill Jim Todd's vacated seat, to be made at the next City Council meeting. She reviewed what is being planned for the 4/2/19 meeting.

#### **7. Commissioners' Comments**

Tom Dantzler thanked the City for sending a letter to the Governor's office regarding Opportunity Zones and their potential expansion within the city limits.

Brandon Pinto noted Highline School District's next bond issue, which may include the rebuilding of Tyee High School. He also commented on potential re-visioning of the City Center Plan.

Mr. Dantzler thanked members of the audience for attending and sharing their comments.

#### **8. Adjournment**

There being no further business, the meeting adjourned at 6:43 p.m.