



Special Planning & Economic Development Committee Minutes

Thursday, April 18, 2019

6:00 PM

SeaTac City Hall – City Council Chambers

Members:	Present:	Commence: 6:02 P.M. Adjourn: 7:07 P.M.
Joel Wachtel, Chair	X	
Peter Kwon	X	
Stanley Tombs	X	

Other Councilmembers: Rick Forschler; DM Clyde Hill

Staff Present: Steve Pilcher, CED Director; Jennifer Kester, Planning Manager

1. Public Comment	None.
2. Minutes of 03/28/19 meeting	Approved 2-0.
3. Shoreline Master Program update	<p><u>X</u> Briefing and discussion</p> <p>Planning Manager Jennifer Kester noted that only Angle Lake is subject to the State’s Shoreline Management regulations. The City’s local master plan must implement the State standards as regulated by the Department of Ecology. The City acts as an agent of DOE in regulating uses along the shoreline.</p> <p>The current effort is required by the State, which consists of a minor update (nothing substantive) to our existing Shorelines Master Plan. Through a DOE grant, the staff was able to hire a consultant (The Watershed Company) to assist in the effort.</p> <p>The Planning Commission has reviewed and recommended approval of the proposed changes and conducted the mandatory public hearing. The materials provided in the packet reflect the product of the Planning Commission’s work. Staff anticipates presenting this to full Council in June for its consideration and adoption. This will meet the mandated deadline.</p>

	<p>Ms. Kester addressed some of the issues with allowable building height and the need to perform a view study if heights are to exceed 35 ft. She noted examples of when a public hearing would be required and the process for amending the regulations in the future. The pros and cons of attempting to address this issue now vs. in the future.</p>
<p>4. Density & GMA requirements</p>	<p><u> X </u> Discussion</p> <p>CED Director introduced the topic, noting it had been on the Committee's future topics list. He reviewed the process by which growth is projected by the State Office of Financial Management and then "allocated" to various cities within King County through the Growth Management Policy Committee. SeaTac has demonstrated that it has ample land appropriately zoned to accommodate the growth (both households and jobs) that is projected to occur. Mr. Pilcher noted that there is a significant amount of growth allocated to SeaTac (2/3 increase in the number of households).</p> <p>The Committee discussed the issue of growth and how the design of projects can make a difference in terms of perception of density.</p> <p>Moved and seconded that the committee re-examine the issue of Multi Family Tax Exemption, to take a more "surgical approach", including a potential sunset date for a program. Passed. 2-1. This will be discussed again at the next PED Committee meeting.</p>
<p>5. Future Topics</p>	<p>Potential future topics for discussion were reviewed. Neither the Fire Stations disposition or Small Wireless facilities are ready for discussion next month. The MFTE issue will be discussed; this could include a pros and cons of development here in SeaTac.</p> <p>The Comprehensive Plan amendment docket will also be returning to the Committee in the near future.</p>
<p>6. Adjourn</p>	<p>The meeting adjourned at 7:07 p.m.</p>