

CITY OF SEATAC
PLANNING COMMISSION
Minutes of September 3, 2019 Meeting

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

Members absent: Tom Danzler, excused

Staff present: Senior Planner Kate Kaehny; Steve Pilcher, CED Director

1. Call to Order

Chair Basra called the meeting to order at 5:35 p.m.

2. Approval of minutes of July 16, 2016 regular meeting

Moved and seconded to approve the minutes as written; passed 5-0.

3. Public Comments

None.

4. Summary of PSRC Vision 2050 Process

Sr. Planner Kate Kaehny presented information on the role of the Puget Sound Regional Council (PSRC) in regional planning and that they are soliciting comments on the Vision 2050 document through September 16, 2019. Future growth in the region is encouraged to occur in regional growth centers and near high capacity transit.

A decision of whether to adopt the new Vision document by the PSRC Board will occur next spring.

The Commission discussed the role of the airport in meeting growth goals and whether that growth “counts” towards the City’s overall projections.

Earl Gipson, SeaTac resident, commented that growth in the region will detract from quality of life. He stated that a 10-year plan would be preferable to a 30-year planning horizon.

5. City Center Plan Update: Monthly Briefing

Sr. Planner Kate Kaehny reviewed what has been occurring since the last briefing to the Commission, including an increase in the consultant contract amount and their activities in meeting with business stakeholders. She also reviewed upcoming activities including a community meeting to occur in early October. A charrette is also planned for early November.

The consultant will also be working through Airport Jobs to interview employees at the airport to understand how they relate to this area.

Commissioners discussed whether the study area boundary should change in order to not focus on the same area as has been done for the past 20 years. Ms. Kaehny replied this is one of the

tasks of the consultant: Make a recommendation on what the plan area should be as the process moves forward.

Earl Gipson asked whether the one-on-one discussions with business owners are being documented. Ms. Kaehny indicated the consultant will be providing a summary document.

6. 2019 Comprehensive Plan Amendments: Monthly Briefing

Sr. Planner Kate Kaehny provided a re-cap of the process and announced an upcoming public meeting to be held on September 23, 2019. She summarized the 9 proposals that were initiated by Council action. She noted that both the Parks, Recreation and Open Space (PROS) Plan Update and City Center Sub-Area Plan Update are likely to be withdrawn due to timing considerations. She also noted that map amendment M-6 is also likely to be withdrawn due to delays in the City obtaining ownership of the property from WSDOT.

Ms. Kaehny then focused on map amendment M-3. An invitation has been sent to individual property owners within the area and within 500 feet to attend an upcoming meeting on September 23rd. Currently, staff is analyzing the potential of a change to Residential Medium/UM-2,400, which represents an increase in density from 6 to 18 units per acre. She noted the issue of wetlands being identified in the western portion of the area and the need to establish there is capacity within the recently-installed Valley View sewer line.

Ms. Kaehny also noted that adjacent multifamily zoning in both Burien and Tukwila is for residential medium density. There is an office zone to the east in Tukwila and an assisted living center is proposed within the medium density area located to the east of the office zone. She noted that staff continues to explore issues that could impact future development in the area.

Commissioners discussed the lack of services to support growth in the city and that SouthCenter may be losing its viability as a commercial center. There was also discussion of growth occurring in Everett/Lynnwood which presents competition to this area. A suggestion was made to allow commercial in the M-3 area.

CM Peter Kwon spoke of the shortage of commercial space in SeaTac and how this became a focus area. He expressed that the intention was to allow mixed use residential/commercial in order to meet a need in the area. He stated that two bus routes provide service to the area and there is also on-demand service to the light rail station.

Jag Basra stated he is a property owner in the area and hopes to develop a mixed use senior living project. He noted the presence of Via service, the area's proximity to Seattle and Bellevue, and the potential of taking advantage of Opportunity Zone financial incentives.

CM Forschler agreed that the city is lacking services. Due to the influence of the airport, transit-oriented development in the International Blvd. corridor is challenging. Therefore, more density is needed elsewhere within the city. Higher density with ground floor commercial along an arterial makes sense for this area. He expressed concern about the meeting that will be occurring on September 23rd and that more options need to be provided.

There were questions of how this matter will be addressed if the Council wishes to see a different land use designation and zoning for this area. Ms. Kaehny noted upcoming opportunities for public input.

CM Hill recalled that his belief that both residential and commercial were under consideration.

CED Director Pilcher indicated that staff will check the record and also confer with the City Attorney on the potential of providing a clarification after an item has been initiated. He also indicated that staff can provide a variety of options for consideration at the September 23 meeting.

Commissioner Baker noted some of the issues with integrating ground floor commercial with residential uses and that it sometimes doesn't work out.

CM Tombs indicated there are few options for commercial in the area.

7. Director's Report

CED Director Steve Pilcher noted that the State Planning Conference will be held in Tacoma October 16 & 17. He also briefed the Commission on several upcoming code amendment projects.

8. Commissioners' Comments

None.

9. Adjournment

There being no further business, the meeting adjourned at 6:52 p.m.