

City of SeaTac

Joint City Council / Planning Commission

Workshop Minutes Synopsis

March 17, 2015
5:30 PM

City Hall
Council Chambers

CALL TO ORDER: The Joint SeaTac City Council / Planning Commission (PC) Workshop was called to order by Mayor Mia Gregerson at 5:32 p.m.

COUNCIL PRESENT: Mayor Mia Gregerson, Deputy Mayor (DM) Anthony (Tony) Anderson, Councilmembers (CMs) Barry Ladenburg (*arrived at 5:34 p.m.*), Kathryn Campbell (*left at approximately 7:13 p.m.*), Terry Anderson, Dave Bush, and Pam Fernald

PLANNING COMMISSION (PC) PRESENT: Chair Joe Adamack (*arrived at 5:33 p.m.*), Vice-Chair Robert Scully, Roxie Chapin, Jim Todd, Tom Dantzler

STAFF PRESENT: City Manager Todd Cutts, Senior Assistant City Attorney Mark Johnsen, City Clerk Kristina Gregg, Assistant City Manager (ACM) Gwen Voelpel, Community & Economic Development (CED) Director Joe Scorcio, Planning Manager Steve Pilcher, Senior Planner Mike Scarey, Senior Planner Al Torrico, and Public Works (PW) Director Tom Gut.

Opening Remarks

City Manager Cutts stated that tonight's workshop is for staff to understand what the Council and PC view as key issues in the Comprehensive Plan (CP).

CED Director Scorcio stated that this workshop is a final briefing prior to the formal adoption process. It is a first time opportunity for both the Council and PC to hear the same presentation, see the complete draft CP in one document, have a mutual discussion, and provide feedback to staff on any suggested changes.

Changes suggested tonight can be addressed and incorporated into the official draft CP which will be posted for public review. The PC process is very formal under state law. Once the public hearing (PH) scheduled for the April 7 PC meeting begins, any changes suggested will need to be voted on by the PC. The PC will recommend the final draft plan to the Council. Council adoption of the plan is currently scheduled for June 9. Tonight's presentation will address the key points of each chapter.

Presentation of the draft Comprehensive Plan (CP)

Planning Manager Pilcher stated that staff's goal was to make the CP an attractive document; something people would want to pick up and read.

Senior Planner Scarey briefed on the chapters 1 - 3:

Chapter 1: Introduction & Framework Policies (new chapter): Existing policies with citywide application relocated from other elements and new policies address internal communication, coordination, consistency, and monitoring, maintaining coordination with GMA, regional and county plans, and coordination with adjacent jurisdictions.

Chapter 2: Land Use Element: restructured – focus on Growth Management Strategy and added new section – Healthy, Equitable, and Connected Communities.

Chapter 3: Housing and Human Services Element: Combined Previously Separate Housing, Human Services Elements, new sections on guiding principles and access to services, and existing housing affordability section emphasizes access to transit.

Council discussion ensued regarding: (1) citywide internet access – no current plan, however have set groundwork for it in utilities element; and (2) affordable housing - the Council and staff will be having detailed conversation in the future.

PW Director Gut reviewed Chapter 4: Transportation Element: specifies SR 509/South Access, incorporates Safe & Complete Streets Plan, adds parking policies, and updates funding policies.

Council and staff discussed: (1) pedestrian accessibility; (2) parking policies; and (3) Port of Seattle (POS) communications;

Presentation of the draft CP (Continued):

Mr. Scarey reviewed Chapters 5 – 10:

Chapter 5: Capital Facilities Element: Fire Services moved to level of service (LOS) outside agency category, some facility types removed from LOS; located indoors and part of other facilities, one-of-a-kind facilities – likely won't be duplicated.

Chapter 6: Utilities Element: new policies that designate basic utility services as electricity, sewer, water, solid waste, high speed internet, new development to connect to sewer when available, coordinate new facility locations with providers, and emphasis on energy and resource conservation.

Discussion ensued regarding (1) potential for converting properties from septic to sewer; (2) stormwater design elements; and (3) provisions for charging stations in the development codes.

Chapter 7: Community Design Element: land use descriptions incorporated/restated as policies to guide zoning/development code provisions, consolidated parking policies from different sections into one section, and policies covered in other elements were deleted.

Chapter 8: Economic Vitality Element: New goal/policy section on Local Food Sector, and public/private partnerships emphasized.

Chapter 9: Environment Element: New Overarching Environment Goals Section: Best Available Science (BAS), Water Quality, Natural Drainage Systems, Air Quality, and Greenhouse Gas (GHG) emissions/climate change.

Discussion ensued regarding: (1) waste created by the City and POS; (2) Bow Lake Shoreline and access points; (3) Water Quality Policies; (4) public access around lakes; (5) air quality; (6) noise; and (7) tree canopy.

Chapter 10: Parks, Recreation and Open Space (PROS) Element: clarifies relationship to PROS Plan adopted in 2008, policy to preserve Miller Creek corridor as open space removed because it is no longer accessible due to 3rd runway-related changes, Urban Design and Community Involvement sections removed because they are covered in other sections.

CM Campbell left during this point of the meeting.

Discussion, Dialogue, and Questions & Answers

CMs and PC members thanked staff for their work on updating the CP. CMs and PC members stated their appreciation of this presentation and discussion. They are looking forward to the remainder of the process.

Wrap up

CED Director Scorcio restated the nature of the draft document presented to Council and PC. He encouraged Council, PC, and public to review the document before April 1 and forward any issues/concerns/comments to Mr. Pilcher, Mr. Scarey, or Mr. Gut. After April 1, the official PH document needs to be completed and no more changes will be made except through PC.

RECESSED: Mayor Gregerson recessed the meeting to an Executive Session on potential litigation at 7:28 p.m.

EXECUTIVE SESSION: Potential Litigation RCW 42.30.110(1)(i) (15 minutes)

Senior Assistant City Attorney Johnsen announced that Council requested an additional 10 minutes at 7:43 p.m.

RECONVENED: Mayor Gregerson reconvened the meeting at 7:53 p.m.

ADJOURNED: Mayor Gregerson adjourned the workshop at 7:53 p.m.