

**CITY OF SEATAC**  
**PLANNING COMMISSION**  
**Minutes of May 5, 2015**  
**Regular Meeting**

**Members present:** Joe Adamack, Roxie Chapin, Robert Scully, Jim Todd  
**Members absent:** Tom Dantzler (excused)  
**Staff present:** Joe Scorcio, CED Director; Tom Gut, Public Works Director; Steve Pilcher, Planning Manager; Kate Kaehny, Senior Planner; Mike Scarey, Senior Planner; Larry Toedtli, The Transpo Group

**1. Call to Order**

Chair Adamack called the meeting to order at 5:34 p.m.

**2. Public Comment**

None.

**3. Approval of minutes**

Moved and seconded to approve the minutes of the April 21, 2015 meeting as written. **Passed 4-0.**

**4. Public Hearing on the Angle Lake District Station Area Plan**

Planning Manager Steve Pilcher noted that due to the number of items on the evening's agenda, staff is suggesting the Planning Commission limit this evening's session of the public hearing to a staff presentation and public testimony only, and then continue the hearing to the May 19<sup>th</sup> meeting for deliberation and recommendation.

Senior Planner Kate Kaehny provided a staff presentation, including a PowerPoint presentation that highlighted the major features of each chapter of the Plan.

Chair Adamack inquired if there was anyone wishing to provide public testimony. Seeing none, the hearing was closed to public testimony and then continued to May 19, 2015 at 5:30 p.m.

**5. Presentation on Transportation Master Plan**

Public Works Director Tom Gut reminded the Commission they have previously reviewed the Transportation Element of the Comprehensive Plan. The Transportation Master Plan is the 2<sup>nd</sup> part of the process for planning the City's long-range transportation system. It focuses more on funding and projects, where the Comp Plan element is more of a policy document. The Master

Plan includes a long list of projects. Mr. Gut indicated it would be helpful to know if the Commission feels there are any projects that should be added to list.

Larry Toedtli of the Transpo Group, which has been the City's consultant on these projects, noted that the Table 1 list of projects is ordered not in terms of priority, but in regards to timing. (Projects are dependent upon the availability of funding). He reviewed the map of committed; short term; and mid-term improvements.

Mr. Toedtli also reviewed the list of neighborhood multimodal improvement projects, noting that one list is based upon \$1M/yr. of funding and the other upon \$1.5M/yr. of funding. He also reviewed the forecasted of potential revenues vs. the cost of projects, noting there is a shortfall. In regards to the projected shortfall, he reviewed several options for raising additional revenues, noting that not all options are considered to be viable.

The Commission commented on the need to consider upgrades to the intersection of S. 166<sup>th</sup> St. and Military Road.

Mr. Toedtli reviewed the schedule of presentations to date and indicated the TMP will be presented once again to the Commission at a yet to be determined date.

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

CED Director Joe Scorcio commented that the new FAA regional headquarters will be located in the Des Moines Business Park. Staff is attempting to learn more about what were the determining factors in the location decision.

Mr. Scorcio noted that staff is still working on their reports from the recent National APA conference. He thanked Commissioners for completing their reports.

Mr. Scorcio advised the Commission of an upcoming community meeting to be held on May 21<sup>st</sup> at Bow Lake Elementary School, from 6:00 to 8:00 p.m. The City Council will also be holding a Town Hall meeting on Saturday, June 6, from 1:00 to 4:00 p.m. (location to be determined).

Finally, he noted that staff is in the process of reviewing the Federal Way Link Extension Draft Environmental Impact Statement. Staff will be providing technical comments; it appears the City Council will be adopting a resolution expressing its support for a SR 509/I-5 alignment.

## **7. Public Hearing on the Comprehensive Plan update**

Chair Adamack re-opened the public hearing at 6:48 p.m.

Senior Planner Mike Scarey then reviewed further revisions that have been suggested by staff, in response to comments received from the Commission. (These changes were provided in the

meeting packet). The Commission concurred with the recommended changes, with the following exception:

- Land Use Policy 2.7D: delete the narrative/policy description

The Chair invited Cathy Boysen-Heiberg to comment on the proposed alteration to the language concerning Bow Lake and the provision of public access. She stated she is generally satisfied with the changes as drafted.

Staff indicated it will bring back all the changes to the May 19<sup>th</sup> meeting for final action.

Mr. Scarey then reminded the Commission that there are two proposed amendments to the Land Use Map, which require specific consideration and recommendation. One involves the YMCA site, where the City is the property owner. Staff is recommending the designation of this property be changed from Low Density Residential to Office/Commercial/Mixed Use, in order to be more consistent with the existing use of the property and adjacent properties. Mr. Scarey noted that a wetland on the property provides a buffer to several of the abutting residential properties to the south.

The second map amendment involves property owned by the Segale Corporation, on the east side of I-5, south of S. 178<sup>th</sup> St. They have requested a change in land use designation from Residential Low Density to Residential High Density.

The Commission raised several questions and concerns about this proposal, including: compatibility with adjacent uses; traffic impacts; how this relates to the Tukwila South project located to the east; slope stability; etc. Staff will bring back additional information and also invite Segale to attend the next meeting to provide a response.

The Chair then closed the public hearing at 7:54 p.m.

## **6. Planning Commission Comments**

None.

## **7. Adjournment**

Moved and seconded to adjourn. Motion passed 4-0. The meeting adjourned at 7:56 p.m.

.....