



CITY OF SEATAC

PLANNING COMMISSION MEETING

Riverton Room, SeaTac City Hall, 4800 S. 188th Street
June 7, 2016, 5:30 p.m.

MEETING AGENDA

- 1) Call to Order/Roll Call – 5:30 p.m.
- 2) Public Comment: Public comment will be accepted on items not scheduled for a public hearing
- 3) Approval of the minutes of the May 31, 2016 meeting (Exhibit A)
- 4) Briefing on 6-Year Transportation Improvement Program (TIP) (Exhibit B)
- 5) Briefing on proposed amendments to the Zoning Code relating to ground floor commercial requirements for multifamily development (Exhibit C)
- 6) Briefing on possible code amendments relating to urban agriculture (Exhibit D)
- 7) Briefing on 2016 Comprehensive Plan Amendment process (Exhibit E)
- 8) CED Director's Report
- 9) Planning Commission Comments (including suggestions for next meeting agenda)
- 10) Adjournment

The Planning Commission consists of five members appointed by the Mayor and confirmed by the City Council. The Commission primarily considers plans and regulations relating to the physical development of the city, plus other matters as assigned. The Commission is an advisory body to the City Council.

All Commission meetings are open to the public and comments are welcome. Please be sure to be recognized by the Chair prior to speaking.

**CITY OF SEATAC
PLANNING COMMISSION
Minutes of May 31, 2016
Special Meeting**

Members present: Roxie Chapin, Tom Dantzler, Robert Scully, Jim Todd
Members absent: Joe Adamack
Staff present: Acting CED Director Jeff Robinson; Steve Pilcher, Planning Manager;
Anita Woodmass, Senior Planner

1. Call to Order

Vice-Chair Todd called the meeting to order at 5:32 p.m.

2. Public Comment

None.

3. Approval of Minutes

Planning Manager Steve Pilcher noted that he had spoke with Chair Adamack, who indicated he had voted “no” on the Critical Areas Amendments at the last meeting and therefore, the minutes need to be amended to note a 2-1 vote. Moved and seconded to approve the minutes of the May 17, 2016 meeting with that correction. **Passed 4-0.**

4. Public Hearing on proposed SMC 15.310, Angle Lake Station Area Overlay District

Vice-Chair Todd opened the public hearing at 5:34 p.m.

Senior Planner Anita Woodmass presented the staff report. She reviewed the purpose of these regulations, which are to implement the Angle Lake Station Area Plan, adopted in July 2015. Ms. Woodmass highlighted the flexible provisions in the draft code and discussed efforts to reach out to the development community. The existing Interim Regulations for this area will expire at the end of June; the Commission is being asked to take action either this evening or at its June 7th meeting in order to allow the Council to act before the end of June.

Acting CED Director Jeff Robinson read into the record an email received from the Port of Seattle. Commissioners indicated they did not accept the Port’s viewpoint.

The Vice-Chair invited public testimony. No one came forth to testify. The hearing was then closed to public testimony at 5:52 p.m.

Moved and seconded to approve the draft SMC 15.310 as presented, with noting the objection to the Port of Seattle's position. **Passed 4-0.**

5. CED Director's Report

Planning Manager Steve Pilcher noted that a new Engineering Technician will begin work in the Engineering Review Division on June 1st.

Acting CED Director Jeff Robinson commented that as of this date, staff has not received any Comprehensive Plan amendment requests.

6. Planning Commissioner Comments

The Commissioners thanked Ms. Woodmass for her hard work on the Angle Lake regulations.

Commissioner Dantzler noted he will be unable to attend the June 7, 2016 meeting.

9. Adjournment

Moved and seconded to adjourn. Motion passed 4-0. The meeting adjourned at 5:57 p.m.

.....



SeaTac City Council

Request for Council Action

Agenda Bill #: 4353

Council consideration: A Resolution adopting the Six-Year Transportation Improvement Program (TIP) for 2017-2022.

Date Action Requested: RCM: 06/14/2016

Review Dates: CSS: 05/24/2016; PC: 06/07/2016

Prepared By: Karen Spencer, Administrative Assistant III

Amount: N/A **Budgeted?:** Yes

Applicable Fund Name: N/A

Director Approval: PW Director Will Appleton 05/10/2016

City Manager Approval: Acting City Manager Joe Scorcio 05/18/2016

Purpose: To adopt the City's Six-Year Transportation Improvement Program for the years 2017-2022.

ANALYSIS: The City is required by State law to annually review its Transportation Improvement Program. This review is to include a public hearing and formal adoption of the program by the City Council. State law (RCW 35.77.010) requires the City to adopt a minimum Six Year Transportation Program, prior to July 1 each year. This public hearing is scheduled for the June 28 Regular Council Meeting. Funding distribution and scheduling of projects beyond the first two years are tentative; further capital budgeting will be reviewed during next year's adoption of the City's 2018-2023 CIP.

BUDGET SIGNIFICANCE: Adoption of the TIP does not obligate the City to expend any money. There are a number of sources for financing TIP projects, including local tax and mitigation fees, state gas tax, and state and federal grants. Staff will make appropriate applications for State and Federal grant funding for the projects included in the TIP.

ALTERNATIVE(S): None. The adopted TIP must be submitted to the Washington State Department of Transportation within 30 days after adoption. Failure to adopt a plan could result in gas tax revenues being withheld until a plan is submitted.

RECOMMENDATION(S): It is recommended that the Resolution adopting the City's 2017-2022 Six Year Transportation Improvement Program be passed.

ATTACHMENTS: Proposed Resolution



Exhibit A

2017 - 2022 Transportation Improvement Program

D - DESIGN R/W - RIGHT OF WAY
S - STUDY C - CONSTRUCTION

Project No.
and

| Priority | Project Title and Description | | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 |
|---------------|--|--------------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| ST-833 | Neighborhood Multi-Modal Transportation Improvement Program | Citywide | | \$1,250,000 | \$1,250,000 | \$1,250,000 | \$1,250,000 | \$1,250,000 |
| 1 | Annual projects to implement the Safe and Complete Streets Plan to construct pedestrian and bicycle facilities on non-arterial streets. Projects shown in Table 4-5 in the TMP. | | D/C | D/C | D/C | D/C | D/C | D/C |
| ST-834 | Pedestrian Crossing Program | Citywide | \$60,000 | \$50,000 | \$50,000 | \$50,000 | \$50,000 | \$50,000 |
| 2 | Develop criteria and install rectangular rapid flashing beacons at appropriate pedestrian crossings. | | D/C | C | C | C | C | |
| ST-886 | Annual Street Overlays & Preservation Program | Citywide | \$920,000 | \$920,000 | \$920,000 | \$920,000 | \$920,000 | \$920,000 |
| 3 | Maintain and preserve the integrity of the City's existing roadway surfaces through a combination of repair to major pavement failures, crack sealing of existing pavements to extend their usable life, and overlay pavements that are structurally declining. | | D/C | D/C | D/C | D/C | D/C | D/C |
| MP-033 | Commute Trip Reduction Program Annual Element | Citywide | | | | | | |
| 4 | Provide for review, approval, and monitoring of the Commute Trip Reduction (CTR) programs for major employers within the City including the implementation of the City's CTR program. | | (\$27,000 WSDOT) | (\$27,000 WSDOT) | (\$27,000 WSDOT) | (\$27,000 WSDOT) | (\$27,000 WSDOT) | (\$27,000 WSDOT) |
| ST-887 | Intelligent Transportation Systems (ITS) Program | Citywide | \$50,000 | \$50,000 | \$100,000 | \$150,000 | \$200,000 | \$200,000 |
| 5 | Implement Intelligent Transportation Systems Program to improve signal coordination and management, transit signal priority, roadway monitoring and response, ITS device management, and data collection. System could include communications equipment, traffic signal equipment, video surveillance and monitoring, video detection, or a satellite traffic management center. | | S | S | C | C | C | C |
| ST-131 | Connecting 28th/24th Ave S | S 200th St to S 208th St | | | | | | |



Exhibit A

2017 - 2022 Transportation Improvement Program

D - DESIGN RW - RIGHT OF WAY
S - STUDY C - CONSTRUCTION

Project No.
and

| Priority | Project Title and Description | | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 |
|---------------|--|--|--|----------------------------------|----------------------------------|-------------|------|------|
| 6 | Construct a five lane principal arterial roadway including curb, gutter, bicycle and pedestrian facilities, storm drainage, street illumination, channelization, landscaping, and utility extensions. Connects Des Moines' 24th Ave S improvements at S 208th St to existing 26th Ave S at S 200th St. Completes the gap in the overall 28th/24th Ave S corridor which extends from S 188th St and 28th Ave S to S 216th St and 24th Ave S. Also includes forward compatible structures to accommodate future SR 509 construction underneath 28th/24th without disruption. | | C=\$7,709,000 (TIB & FMSIB = \$3,990,000; Sound Transit = \$1,700,000; Connecting WA = \$650,000; Gateway Funds \$2,150,000; Utility = \$273,070) | | | | | |
| ST-832 | Neighborhood Sidewalks | TBD | 250,000 | | | | | |
| 7 | Construct new sidewalk on both sides of the street with curb/gutter, storm drainage and other improvements as necessary. | | D | | | | | |
| ST-162 | International Blvd Safety Improvements | S 170th St to S 188th St | \$50,000 | \$450,000 | | | | |
| 8 | Corridor study to evaluate safety improvements for collision reduction. Possible improvements assumed in cost estimates include four near-side traffic signals and improvements to discourage illegal pedestrian crossings. | | S | D/C | | | | |
| ST-126 | S 152nd St Improvements | 30th Ave S to Military Rd | \$1,050,000 | \$1,662,500 | \$3,112,500 | | | |
| 9 | Widen existing roadway and construct sidewalks, bicycle lanes, street lighting, and storm drainage. Provide access and circulation improvements for vehicle and pedestrian movements in support of redevelopment. | | D = \$150,000 R/W = \$900,000 | D = \$175,000 C = \$1,487,500 | C | | | |
| ST-125 | Military Rd & S 152nd St | Military Rd from S 150th St to S 152nd St; and S 152nd St from Military Rd to International Blvd | | \$300,000 | \$1,800,000 | \$1,980,000 | | |
| 10 | Widen existing roadway, construct sidewalks, pavement overlay, street lighting, undergrounding of aerial utilities, landscaping, and storm drainage. Provided access and circulation improvements. Construct right turn lane on S 152nd St from Military Rd to International Blvd. These improvements support redevelopment of the S 154th St Station Area and facilities potential Military Rd closure between S 152nd St and International Blvd. | | | D | D = \$300,000 R/W = \$707,000 | C | | |
| ST-044 | S 198th St | International Blvd to 28th Ave S | | \$210,000 | \$710,000 | \$2,500,000 | | |



Exhibit A

2017 - 2022 Transportation Improvement Program

D - DESIGN R/W - RIGHT OF WAY
S - STUDY C - CONSTRUCTION

Project No.
and

| Priority | Project Title and Description | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 |
|----------|--|-----------|--|----------------------------------|----------------------------------|------------------------------------|-------------|
| 11 | Construct a new three lane roadway with sidewalks to provide an additional access point to the Aviation Business Center. Includes a roundabout at the intersection with 28th Ave S. | | D | D = \$210,000 R/W = \$500,000 | C | | |
| ST-015 | 34th Ave S S 160th St to S 176th St | | | \$730,000 | \$1,375,000 | \$4,330,000 | \$3,750,000 |
| 12 | Reconstruct roadway to collector arterial standards. Construct drainage, curb, gutter, shared bicycle facilities, and sidewalks. Install traffic calming measures. Underground utility lines. | | | D | D = \$795,000 R/W = \$580,000 | R/W = \$580,000 C = \$3,750,000 | C |
| ST-157 | 32nd Ave S Improvements S 152nd St to S 154th St | | | | \$650,000 | \$895,000 | |
| 13 | Reconstruct and widen roadway; install curb, gutter, storm drainage, bicycle lanes, and sidewalk improvements. | | | | D = \$150,000 R/W = \$500,000 | D = \$150,000 C = \$745,000 | |
| ST-166 | 24th Ave S & S 208th St Intersection | | | | | \$125,000 | |
| 14 | Install traffic signal at new 24th Ave S intersection. This project is in conjunction with the 28th/24th Ave S extension project and would be done in partnership with Des Moines. | | | | | (Des Moines \$375,000) | |
| ST-065 | Des Moines Memorial Dr & S 200th St Intersection | | | | | | \$200,000 |
| 15 | Widen to provide left turn lanes on all legs, and right turn lane on east leg. Construct traffic signal (when warranted) and channelization improvements. The improvements would be done in partnership with Des | | | | | | D |
| ST-148 | S 154th St Transit Station Area Improvements | | | | | | \$1,000,000 |
| 16 | Construct new streets as envisioned in the S 154th Street Station Area Plan. Improve and create pedestrian connections. Includes closure of Military Rd between S 152nd St and S 154th St. | | | | | | |
| ST-N78 | S 166th Street Pedestrian Improvements Sidewalk/Pedestrian | \$235,000 | | | | | |
| 17 | South 166th Street Safe Routes to School Project includes new sidewalks on both sides of the road, curb and gutter, asphalt overlay and storm drainage. The project limits are between 34th Avenue South and Military Road South. This project will construct 0.39 centerline miles of new sidewalk and will provide a pedestrian connection to McMicken Elementary School. Grant Dependent. | D | C \$940,000- Safe Routes to School Grant | | | | |



Exhibit A

2017 - 2022 Transportation Improvement Program

D - DESIGN RW - RIGHT OF WAY
S - STUDY C - CONSTRUCTION

Project No.
and

| Priority | Project Title and Description | | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 |
|----------|--|---------------------|-------------|--|-------------|-------------|-------------|-------------|
| ST-N79 | 32nd Avenue South Pedestrian Improvements | Sidewalk/Pedestrian | \$148,000 | | | | | |
| 18 | 32nd Avenue South Safe Routes to School Project includes building new sidewalks on the east sides of the road, curb and gutter, asphalt overlay and storm drainage. The project limits are between South 204th Street and South 200th Street. This project will construct 0.24 centerline miles of new sidewalk and will provide a pedestrian connection to Madrona Elementary School. | | D | C \$592,000- Safe Routes to School Grant | | | | |
| ST-N80 | South 200th Street Pedestrian and Bicycle Shared Pathway Project | Sidewalk/Pedestrian | \$50,000 | | | | | |
| 19 | This project will design and construct approximately 3500 lineal feet of 10 ft wide shared pathway. Location: S 200th St between Des Moines Memorial Dr S and the Des Moines Creek Trailhead. | | D | D/C = \$850,000- State Grant | | | | |
| | | Total Costs | \$2,813,000 | \$4,892,500 | \$8,672,500 | \$8,875,000 | \$7,770,000 | \$7,370,000 |

2017-2022 PUBLIC WORKS TRANSPORTATION IMPROVEMENT PROGRAM

City of SeaTac



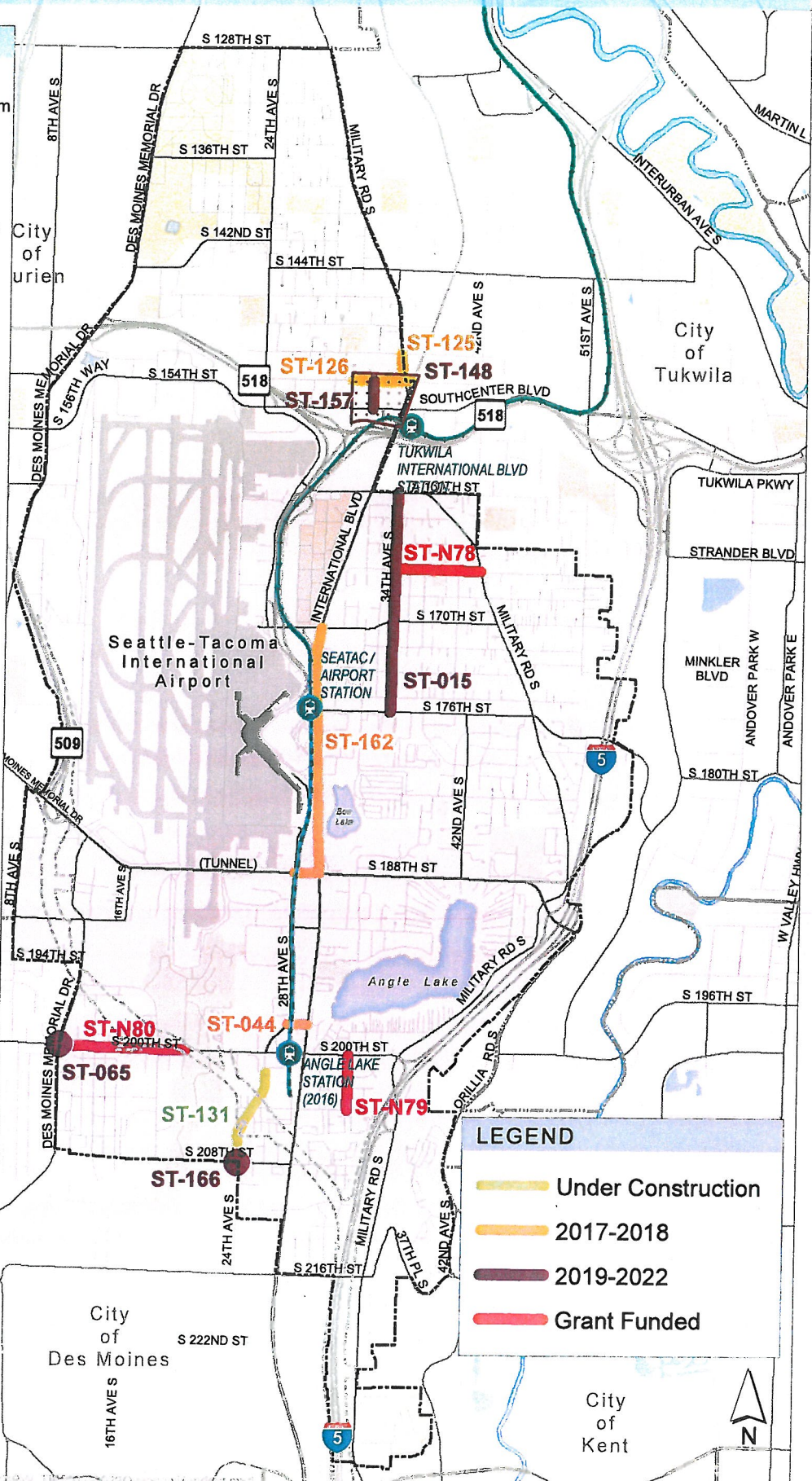
PROJECTS

Citywide Projects

- MP-033 Commute Trip Reduction Program
- ST-832 Neighborhood Sidewalks
- ST-833 Neighborhood Multi-Modal TIP
- ST-834 Pedestrian Crossing Program
- ST-886 Annual Street Overlays & Preservation Program
- ST-887 Intelligent Transportation System

Mapped Projects

- ST-015 34th Ave S
S 160th St to S 176th St
- ST-044 S 198th St
International Blvd to 28th Ave S
- ST-065 Des Moines Memorial Dr & S 200th St, Intersection
- ST-125 Military Rd S
S 150th St to S 152nd St; and
S 152nd St
Military Rd S to International Blvd
- ST-126 S 152nd St Improvements
30th Ave S to Military Rd S
- ST-131 Connecting 28th/24th S
S 208th St to S 200th St
- ST-148 S 154th St Transit Station
Area Improvements
- ST-157 32nd Ave S Improvements
S 152nd to S 154th St
- ST-162 International Blvd
S 170th St to S 188th St
- ST-166 24th Ave S & S 208th St
Intersection
- ST-N78 S 166th St Pedestrian
Improvements
34th Ave S to Military Rd S
- ST-N79 32nd Ave S Pedestrian
Improvements
S 204th St to S 200th St
- ST-N80 S 200th St Pedestrian and
Bicycle Shared Pathway
Des Moines Memorial Dr S to
Des Moines Creek Trailhead



LEGEND

- Under Construction
- 2017-2018
- 2019-2022
- Grant Funded

Date Prepared: 5/16/2016
Sources: City of SeaTac, King County GIS,
HERE Sound Transit

Prepared by the City of SeaTac GIS. All rights reserved. This product has been compiled from the best available data. No warranty is expressed or implied as to accuracy, completeness, or fitness for any specific use. Not to be used for purposes of legal description or definition. Not a substitute for a professional survey.



Community & Economic
Development Department
4800 South 188th Street
SeaTac, WA 98188-8605
Phone: 206.973.4750
Fax: 206.973.4809

Date: June 3, 2016
To: Planning Commission
From: Kate Kaehny, Senior Planner
Re: Background Information for Upcoming 6/7 Agenda Item on Proposed Reductions to Ground Floor Commercial Requirements for Multi-Family Projects

The purpose of this memo is to provide background information for this Tuesday's continued discussion on proposed reductions to ground floor commercial requirements for multi-family projects in SeaTac.

As you may recall, at your 5/17 meeting, staff received input from Commission members to revise proposed changes that would eliminate ground floor commercial requirements, in order to better preserve opportunities for commercial uses in commercial zones throughout the city. This Tuesday, 6/7, staff will be presenting an updated proposal that will focus on revised requirements for zones outside of the City Center and station area overlay districts. The majority of the updated proposals would reduce rather than eliminate ground floor commercial requirements in multi-family projects.

A summary of the updated proposal that will be presented at Tuesday's meeting is provided in the table in Exhibit C-2. Additional supplemental information is listed below:

- **Exhibit C-3:** Roadway Functional Classification & Signal Locations Map
- **Zoning Map:** <http://www.ci.seatac.wa.us/index.aspx?page=458>
- **Comprehensive Plan Map:** <http://www.ci.seatac.wa.us/index.aspx?page=457>

We look forward to discussing the updated proposal with the Planning Commission.

Table: Existing & Proposed Ground Floor Commercial Requirements for Multi-Family Projects





Outside of Overlay Districts:

| Comp Plan Designation | Zone | EXISTING Requirements | PROPOSED Requirements |
|------------------------------|---|---|--|
| Residential High Mixed Use | UH-UCR Urban High-Urban Center Residential | <ul style="list-style-type: none"> • <u>Minimum 50%</u> ground floor retail/service/commercial use required | <ul style="list-style-type: none"> • <u>Eliminate</u> minimum requirement <ul style="list-style-type: none"> - <u>Allow as optional</u> |
| Office/Commercial/Mixed Use | O/C/MU Office/Commercial/Mixed Use | <ul style="list-style-type: none"> • <u>Minimum 50%</u> ground floor retail/service/commercial use required • <u>Additional requirements:</u> <ul style="list-style-type: none"> - Ground Floor Depth: 15-30 feet (average) - Interior Ceiling Height: 10' for street level uses | <ul style="list-style-type: none"> • <u>Eliminate</u> minimum requirement <ul style="list-style-type: none"> - <u>Allow as optional</u> • <u>Maintain</u> additional requirements |
| Commercial Low Density | NB Neighborhood Business | <ul style="list-style-type: none"> • Allowed through "<u>Conditional Use Permit</u>" | <ul style="list-style-type: none"> • <u>Allow outright</u> but require <u>minimum 30%</u> ground floor retail/service/commercial use |
| Commercial Medium Density | O/CM Office Commercial | <ul style="list-style-type: none"> • <u>Minimum 100%</u> ground floor retail/service/commercial use required | <ul style="list-style-type: none"> • <u>Reduce</u> minimum requirement to 50% on following Principal Arterials: Int'l Blvd, S 188th St) • <u>Eliminate</u> minimum requirement on non-Principal Arterials <ul style="list-style-type: none"> - <u>Allow as optional</u> |
| Commercial High Density | CB Community Business | <ul style="list-style-type: none"> • <u>Minimum 100%</u> ground floor retail/service/commercial use required | <ul style="list-style-type: none"> • <u>Reduce</u> minimum requirement to 50% on following Principal Arterials: Int'l Blvd, S 188th St) • <u>Eliminate</u> minimum requirement on non-Principal Arterials <ul style="list-style-type: none"> - <u>Allow as optional</u> |
| (same as above) | CB-C Community Business in the Urban Center | <ul style="list-style-type: none"> • <u>Minimum 100%</u> ground floor retail/service/commercial use required | <ul style="list-style-type: none"> • <u>Reduce</u> minimum requirement to 50% on following Principal Arterials: Int'l Blvd, S 188th St) • <u>Eliminate</u> minimum requirement on non-Principal Arterials <ul style="list-style-type: none"> - <u>Allow as optional</u> |
| Aviation Business Center | ABC Aviation Business Center | <ul style="list-style-type: none"> • Allowed through "<u>Conditional Use Permit</u>" • <u>Minimum 100%</u> ground floor retail/service/commercial use required | <ul style="list-style-type: none"> • <u>Reduce</u> minimum requirement to 50% on following Principal Arterials: Int'l Blvd, S 188th St) • <u>Eliminate</u> minimum requirement on non-Principal Arterials <ul style="list-style-type: none"> - <u>Allow as optional</u> |



ROADWAY FUNCTIONAL CLASSIFICATION & SIGNAL LOCATIONS

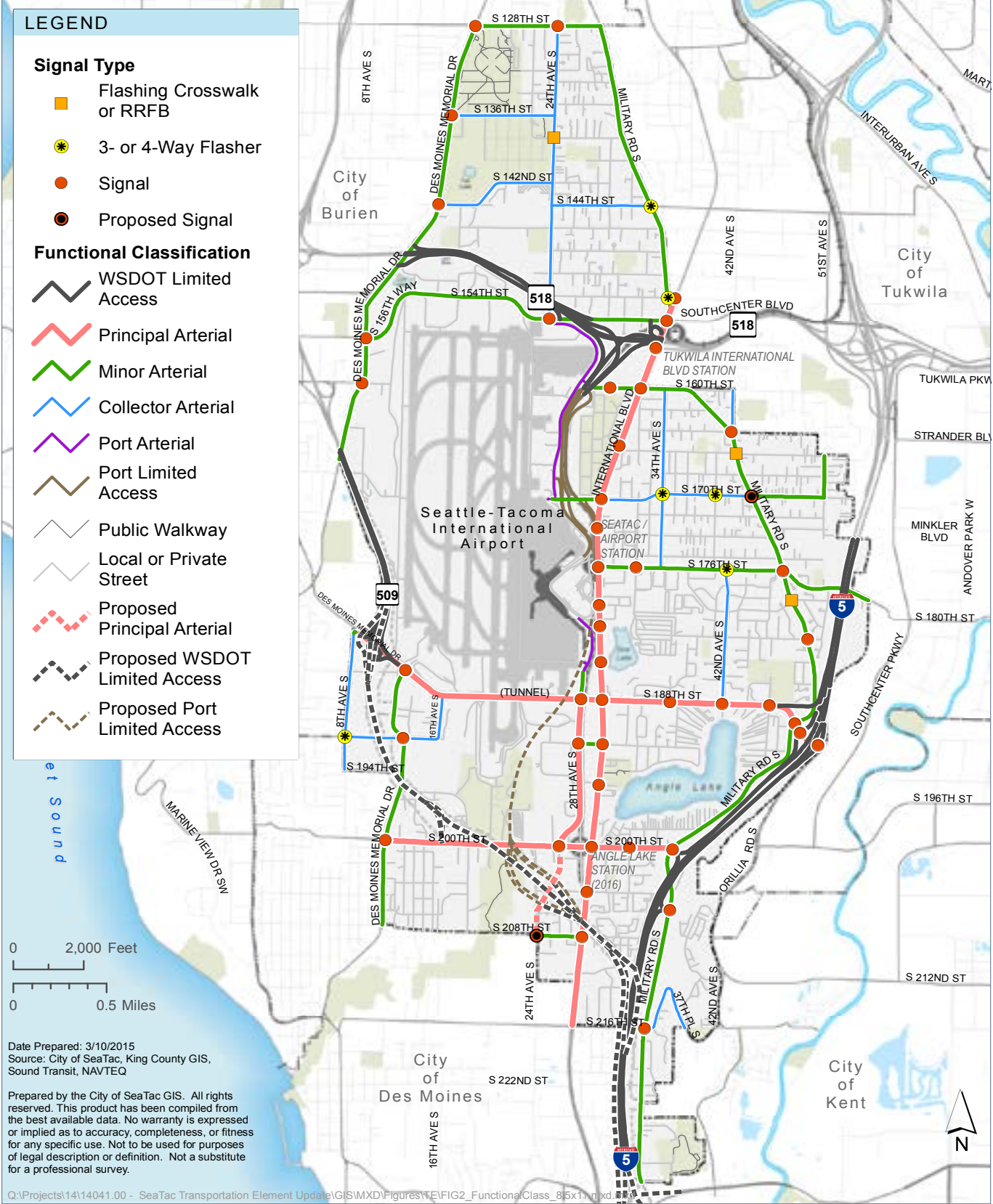
LEGEND

Signal Type

-  Flashing Crosswalk or RRFB
-  3- or 4-Way Flasher
-  Signal
-  Proposed Signal

Functional Classification

-  WSDOT Limited Access
-  Principal Arterial
-  Minor Arterial
-  Collector Arterial
-  Port Arterial
-  Port Limited Access
-  Public Walkway
-  Local or Private Street
-  Proposed Principal Arterial
-  Proposed WSDOT Limited Access
-  Proposed Port Limited Access



Date Prepared: 3/10/2015
Source: City of SeaTac, King County GIS, Sound Transit, NAVTEQ

Prepared by the City of SeaTac GIS. All rights reserved. This product has been compiled from the best available data. No warranty is expressed or implied as to accuracy, completeness, or fitness for any specific use. Not to be used for purposes of legal description or definition. Not a substitute for a professional survey.

Q:\Projects\14\14041.00 - SeaTac Transportation Element Update\GIS\MXD\Figures\T-1\FIG2_FunctionalClass_815x11.mxd, 8/16

Map 4.1. Roadway Functional Classification & Signal Locations

Exhibit: D
Date: 6-7-2016

Urban Agriculture Project: Exploring Potential Code Amendments



Planning Commission
June 7, 2016

1

PRESENTATION OUTLINE

Purpose of Presentation: To provide information to help kick-off Commission's consideration of urban agriculture code amendments.

- 1) **Project Background**
- 2) **June 1st Community Meeting Overview**
- 3) **Zoning Code Related Issues to be Considered**
- 4) **Next Steps**

1) PROJECT BACKGROUND

SeaTac Community Garden & Urban Agriculture Project:

- Joint Parks & Recreation and Community & Economic Development Department project
- Funded by “Partnerships in Community Planning (PICH)” Grant (2-year grant period ending 9/29/16)

Project Goals:

- Identify a location and design for a community garden, and
- Explore codes that could encourage urban agriculture practices.

1) PROJECT BACKGROUND (cont.)

Activities to Date:

- **Community Garden Site Selected:** After 2015 public land inventory & community engagement process, City Council selected North SeaTac Park as site of first City-run community garden
- **Community Outreach Underway:**
 - Project Questionnaire – Currently on-line & will be advertised in July “SeaTac Report”
 - 6/1/2016 Community Meeting (over 50 attendees)



1) PROJECT BACKGROUND (cont.)

What is Urban Agriculture?

- “Urban agriculture” includes growing fruits, vegetables and flowers for personal use, donation processing or sale.

Types of Urban Agriculture Under Consideration:

Community gardens

(gardening for personal use)

Market gardens

(gardening to sell produce)

Produce stands

Food Trucks

Farmers Markets

1) PROJECT BACKGROUND (cont.)

Why is the City asking about urban agriculture?

- Better understand local interest
- Current zoning code and other City rules and procedures are silent or unclear about what is allowed (*...or the code does not allow a use, like food trucks*)
- Explore options for access to healthy, affordable food



2) JUNE 1st COMMUNITY MEETING OVERVIEW

Purpose of Meeting

- Get input on **urban agriculture** activities the City could encourage through rules and codes
- Get input on how **new SeaTac Community Garden** should be designed

Attendees & Outcomes

- Over 50 people attended
- Attendees responded to “interactive” information boards on urban agriculture and voted on preferred design for new SeaTac Community Garden

3) ZONING CODE RELATED ISSUES TO BE CONSIDERED

Whether/Where to allow urban agriculture uses?

- Residential, commercial, industrial zones?
- Primary versus accessory use?

Are development standards needed to address potential land use impacts?

- Parking, noise, smells, height of structures, others?

Types of Urban Agriculture Under Consideration:

| | |
|---|---|
| Community gardens <i>(gardening for personal use)</i> | Market gardens <i>(gardening to sell produce)</i> |
| Produce stands | Food Trucks |
| Farmers Markets | |

4) *NEXT STEPS*

Complete Public Outreach Process

7/22: Questionnaire deadline

Planning Commission Review

JUNE: Project overview and input

JULY/AUGUST: Review potential code amendments

SEPTEMBER: Possibly complete review

City Council Review (Council 1st review needed by 9/29 per grant requirement)

AUGUST/SEPTEMBER: Project/code review and input



MEMORANDUM

COMMUNITY & ECONOMIC DEVELOPMENT

Date: June 3, 2016
To: City Council
From: Steve Pilcher, Planning Manager
Through: Joseph Scorcio, Acting City Manager
cc: Planning Commission
Subject: 2016 Comprehensive Plan amendment process

Summary

Pursuant to direction received from the City Council, staff initiated an open Comprehensive Plan amendment process for 2016. Since the Planning Commission's and staff's established work programs did not include conducting an amendment cycle this year, it was decided to only accept requests that were filed by applicants who would also pay an application fee. A cut-off date and time of 5:00 p.m. on June 1, 2016 was established. No applications were received by this deadline. Therefore, there will not be an amendment cycle this year.

Background

At the time the Council first began discussing the desirability of accommodating Comprehensive Plan amendments this year, Economic Development Manager Jeff Robinson reached out to many of the major landowners and developers with whom he is in frequent contact. On February 23, 2016, staff presented various amendment process options to the Council. At the March 14, 2016 Council meeting, staff was directed to initiate an amendment application cycle for 2016.

Subsequently, staff developed a public outreach plan that included a press release, information posted on the City's website and paid advertising in the Highline Times. The press release was picked up the SeaTac Blog and first appeared on March 31, 2016. The advertising in the Highline Times first appeared in print on April 6, 2016 and was followed by a one-month long advertisement in their on-line version of the newspaper. The open application period was also mentioned multiple times through the City Manager's Weekly Update on the website.

Staff also subsequently contacted individuals that, based upon past conversations, we believed may have had an interest in submitting an amendment request. This included one-on-one meetings with some of these individuals.

The State Growth Management Act restricts jurisdictions from amending their plans more frequently once per year. Applications to the Comprehensive Plan can be submitted at any time,

but there is a cut-off date for them to be considered within a particular calendar year. Any applications received after June 1, 2016, will be made part of the 2017 Comprehensive Plan amendment cycle.

Planning staff resources will now be directed to beginning work on Park'n'Fly code amendments per the direction received at the May 24th City Council meeting. We will develop a schedule and work program for this task with input from the Planning Commission, and then will forward it to the Council in the near future.