

**CITY OF SEATAC
PLANNING COMMISSION
Minutes of October 16, 2018
Regular Meeting**

Members present: Tej Basra, Leslie Baker, Roxie Chapin, Tom Danztler, Brandon Pinto and Stanley Tombs

Members absent: Jim Todd

Staff present: Steve Pilcher, CED Director; Jennifer Kester, Planning Manager; Kate Kaehny, Senior Planner

1. Call to Order

Vice Chair Stanley Tombs called the meeting to order at 5:34 p.m.

2. Public Comment

Earl Gipson questioned why the City Center Plan is being updated and whether stakeholders have been notified.

3. Approval of Minutes

Moved and seconded to approve the minutes of the September 18, 2018 meeting as written.

Passed 5-0.

4. Briefing on City Center Plan Update

Senior Planner Kate Kaehny noted the Commission had been briefed on this topic back in the March of 2018 and that the project was beginning again as the multifamily housing standards project had concluded. She identified that the Comprehensive Plan update from last year included a policy to review and consider updating the City Center Plan, as it would be 20 years old in 2019.

Ms. Kaehny reviewed a PowerPoint presentation that described the physical boundaries of the plan, traced its history, and how the plan fits into regional growth strategies. She presented information regarding the overall vision of the Plan, followed by more specific details. Ms. Kaehny reviewed the process for creating the SeaTac/Airport Station Area Plan in 2006, a subarea of the City Center, and the factors leading to it subsequently being rescinded in 2010. Since that time, the City Center Plan and implementing regulations have guided development in the area.

Ms. Kaehny reviewed some of the questions that need to be answered as part of the public involvement process. She stated the plan will: establish a vision; define a boundary, confirm/change the name; and identification of implementation steps.

She outlined a draft scope of work and potential project milestones. Staff intends to utilize outside consultants to assist with data collection and analysis, particularly in regards to economic development factors.

Ms. Kaehny asked some specific questions of the Commission that will provide overall guidance: 1) How do you want to engage the community and stakeholders? 2) What are the top issues that should be covered by the plan? and 3) Anything else you'd like to add?

Commissioner Tombs asked that staff contact the PED Committee to ensure the both parties are moving in the same direction. Commissioner Chapin echoed that concern and suggested a joint meeting between the Council and Commission. The Commission then discussed the best way to seek Council input. Phasing the process was a suggestion. It was agreed to ask the Planning & Economic Development Committee to discuss this at their next meeting on November 1st. Could also discuss at the next HMAAC meeting on November 14th.

Discussion occurred on the best ways to get input from the public and how to balance expectations with the reality of property owner desires. There was caution of using the term "City Center" when that may not be the final vision.

Ms. Kaehny noted that one of the questions that staff had was to consider the name of this area and whether this could truly be a "city center" or "downtown" in the traditional sense of those terms.

There was discussion of potential problems of working with the Port and their tendency to influence plans to their desired outcomes.

Chair Basra expressed that the Plan will need to consider how the city can gain from continued growth at the airport: How can the City capitalize on the increased activity levels at the airport? In addition, the City should expect that the labor force will have an increase in discretionary income as the minimum wage continues to rise.

Commissioner Baker passed out a list of brainstorming ideas based upon Mill Creek Town Center.

Ms. Kaehny discussed next steps that staff will be taking prior to the next Planning Commission meeting. It's part of the 2019 Comp Plan cycle, but it could be extended if necessary.

5. CED Director's Report

CED Director Steve Pilcher reminded the Commission of the upcoming Volunteer Appreciation Luncheon on November 5th. He discussed new City Councilmember Amina Ahmed and the process for selling the former Fire Station 47 site and SeaTac Center.

6. Commissioner Comments

None.

7. Adjournment

There being no further business, the meeting adjourned at 6:58 p.m.