



CITY OF SEATAC

PLANNING COMMISSION MEETING

Riverton Room, SeaTac City Hall, 4800 S. 188th Street
December 4, 2018, 5:30 p.m.

MEETING AGENDA

- 1) Call to Order/Roll Call
- 2) Public Comment: Public comment will be accepted on items *not* scheduled for public hearing
- 3) Approval of the minutes of November 20, 2018 regular meeting (EXHIBIT A)
- 4) City Center Plan Update: Monthly Briefing (EXHIBIT B)
- 5) 2019 Planning Commission Work Program and Schedule (EXHIBIT C)
- 6) CED Director's Report
- 7) Planning Commission Comments (including suggestions for next meeting agenda)
- 8) Adjournment

A quorum of the City Council may be present

The Planning Commission consists of seven 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 November 20, 2018
Regular Meeting

Members present: Leslie Baker, Tej Basra, Tom Danztler, Brandon Pinto, Jim Todd, Stanley Tombs

Members absent: Roxie Chapin

Staff present: Steve Pilcher, CED Director; Jennifer Kester, Planning Manager; Kate Kaehny, Senior Planner; Aleksandr Yeremeyev, Economic Development Strategist

1. Call to Order

Vice-Chair Stanley Tombs called the meeting to order at 5:35 p.m.

2. Public Comment

Earl Gipson commented on the City Center Plan and expressed a desire to see what currently exists and what is being proposed.

Rick Forschler commented on the importance of moving forward with Opportunity Zones, a new tax benefit. He advocated accelerating the annual Comprehensive Plan amendment process for 2019.

Aleksandr Yeremeyev commented on his recent training regarding Opportunity Zones. First wave of funds, to be deployed before the end of 2019, will most likely be allocated to “shovel-ready” projects. Funds will then move towards projects that have yet to progress through the permitting process.

Commissioner Basra commented that SeaTac is positioned very well to be competitive for these types of funds.

3. Approval of Minutes

Moved and seconded to approve the minutes of the November 6, 2018 meeting as written.

Passed 6-0.

4. City Center Plan Monthly Briefing

Senior Planner Kate Kaehny reviewed the project goals and how to update a 20-year old plan with community and stakeholder involvement. She reviewed the state and regional growth policy framework and the intended nature of urban centers. Ms. Kaehny then discussed the various economic and market studies that have been conducted through the years and the results of those analyses (1998 City Center study; 2005 & 2010 SeaTac/Airport Station Area studies).

The Commission discussed the challenges facing the city due to its unique characteristics and the dominance of the airport. It also discussed the limitations of light rail service having a significant impact on impacting growth.

5. CED Director's Report

CED Director Pilcher commented on the City Council's selection of Police Chief Carl Cole as City Manager. He also noted the progress of the recent code amendments and negotiations on selling the former FS 47 property and SeaTac Center.

6. Commissioner Comments

None.

7. Adjournment

There being no further business, the meeting adjourned at 7:27 p.m.

City Center Plan Update

Monthly Project Briefing



Planning Commission
December 4, 2018

City Center Plan Update

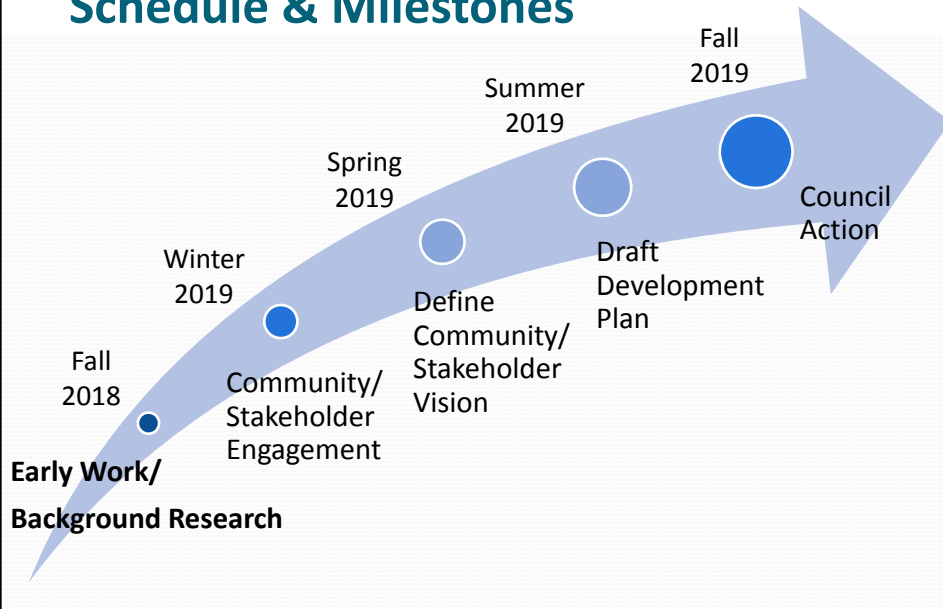
Purpose of Briefing: Informational

Briefing Items:

- 1) Recap Anticipated Project Milestones
- 2) Report on Early Work:
 - Project Briefings with Other City Departments
- 3) Anticipated Next Steps

1) Anticipated Project

Schedule & Milestones



2) Report on Early Work

Project Briefings with Other City Departments

- ✓ Public Works
- ✓ Parks
- ✓ Police
- ✓ Building Division
- (Fire Dept., TBD)

Topics Discussed

- Existing issues, constraints & opportunities in the City Center
- Issues the departments would like this project to address

Public Works Department

Existing Issues/Constraints:

VEHICLES & PEDESTRIANS

Traffic on Int'l Blvd

- High traffic at times
- Int'l Blvd & S 188th intersection
 "Level of Service (LOS) E"

Access/Circulation

- Can be difficult for office tenants & visitors to get out of properties onto Int'l Blvd
- No left turn access into Light Rail Station drop-off lot on S 176th

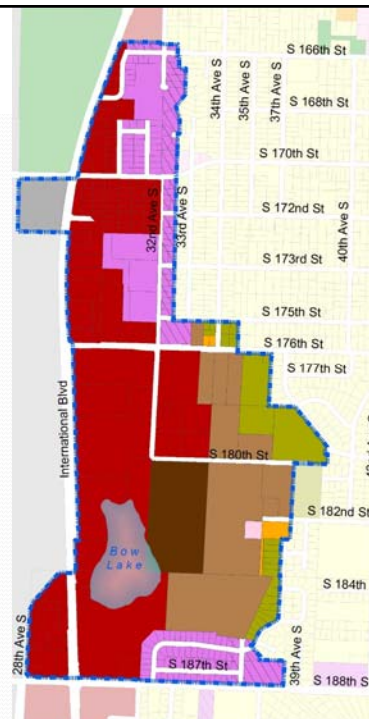


Public Works (cont.)

Existing Issues/Constraints:

Lack of Connectivity

- Lack of street grid & connectivity limits access to businesses, residences, light rail station, airport, etc.
- S. 180th and many other east/west roads not through streets
- High intensity development will need improved/new access



Public Works (cont.)

Opportunities:

International Blvd Corridor Plan

- Public Works Dept to create plan for Int'l Blvd to better address operational and design issues for City and private development projects
- City staff working to coordinate & leverage Int'l Blvd & City Center Plan projects

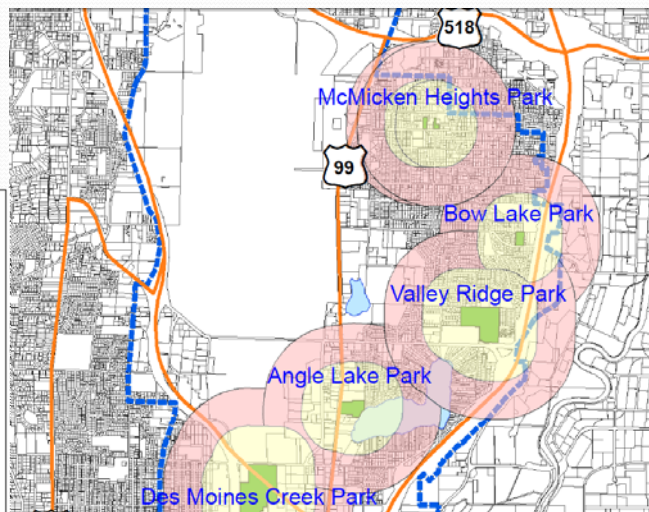
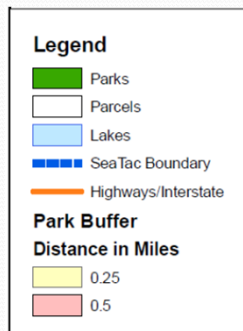


Parks Department

Existing Issues/Constraints:

GAPS IN PARKS & OPEN SPACE NETWORK

- Lack of parks serving City Center



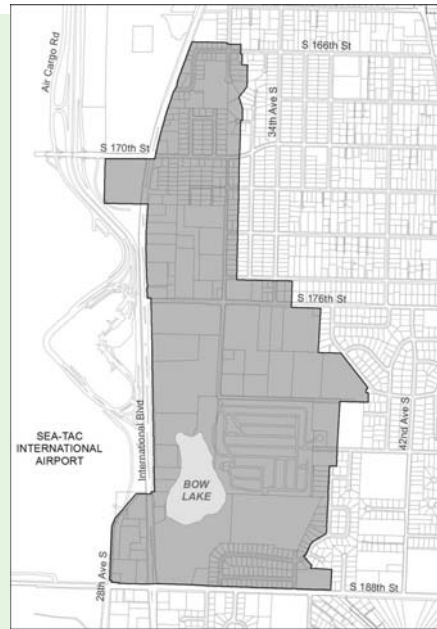
Parks (cont.)

Issues/Opportunities:

PROS Plan Update

(PROS = Parks & Recreation & Open Space)

- Park Dept updating PROS Plan in 2019, as part of Comprehensive Plan Amendment Process
- City staff working to coordinate and leverage projects



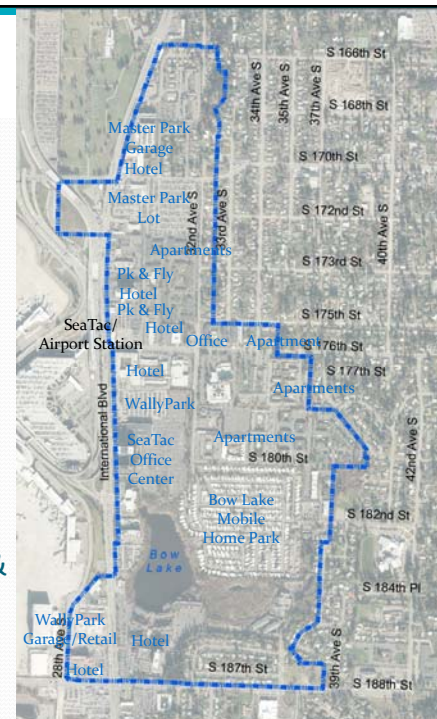
Police Department

Existing Issues/Constraints:

- Thefts from autos (“TFAs”) are biggest crime issue in area
- Lack of connectivity in area impedes police vehicle access to sites

Future Issues/Opportunities:

- Higher density development with cars in structures could limit thefts from autos
- Desire for future Police office & parking space in area concurrent with significant growth



Building Division

- Building code changed recently to allow for less costly wood-frame building construction, i.e. “5-over-1 buildings,” up to 70’

5-over-2 and 5-over-1 buildings are mid-rise, multi-story structures that combine a wood-frame built over a “podium” or base ground floor of concrete



3) Anticipated Next Steps

January/February

- **City Center Plan Project Main Tasks:**
 - Finalizing City Center Plan scope & schedule
 - Finalizing technical assistance needs
- **Coordination with 2019 Comprehensive Plan Amendment Process:**
 - Comprehensive Plan Amendment Process kicks off January 1st
 - Planning Commission to be fully briefed



MEMORANDUM COMMUNITY & ECONOMIC DEVELOPMENT

Date: November 30, 2018
To: Planning Commission
From: Jennifer Kester, Planning Manager
Subject: 2019 Planning Commission Work Program and Schedule

At the Commission's, November 20th meeting, the Commission was interested in the schedule for the 2019 Comprehensive Plan Amendment Cycle. Below you will find the draft schedule and the Planning Commission's work tasks for the cycle highlighted. Also attached is a look-ahead on the topics the Planning Commission will be discussing in 2019.

2019 Comprehensive Plan Amendment Process – DRAFT SCHEDULE *(also for concurrent rezones & development regulation amendment proposals)*

January 1	Public Notice of Application Availability (SeaTac Quarterly, website)
February/ March	Council discussion and direction on City-initiated amendments Planning Commission discussion and direction on City-initiated amendments
March 29	Application deadline
April	Staff analysis on submitted applications
May/ June	PED Committee review and recommendation of Preliminary Docket Planning Commission review and recommendation of Preliminary Docket
July	City Council reviews all Preliminary Docket proposals and establishes Final Docket via Resolution
August/ September	Staff analysis on Final Docket with SEPA and Washington State Commerce Review
October/ November	Planning Commission review and recommendation on Final Docket with Public Hearing
November	PED Committee review and recommendation on proposals to adopt City Council review of Final Docket proposals City Council action to adopt or reject proposals

2019 Planning Commission Work Program and Schedule - DRAFT

WORK ITEM	1st Quarter (Jan-Mar)	2nd Quarter (Apr-Jun)	3rd Quarter (Jul-Sep)	4th Quarter (Oct-Dec)
<p>2019 Comprehensive Plan Amendment Cycle</p> <p>Biennial review period; adoption of amendments by end of year</p>	Discussion on potential amendments	Review and recommendation of Preliminary Docket	NA	Review and recommendation on Final Docket with Public Hearing
<p>Shoreline Master Program Update</p> <p>State mandated deadline of June 30, 2019</p>	Staff briefings, open house, amendment review. Assisted by consultant	Public hearing and recommendation to Council	NA	NA
<p>Wireless Communication Code Amendments (Small Cell)</p> <p>Required to be compliant with FCC. January interim ordinance adoption</p>	Staff briefings/ worksessions, public hearing and recommendation to Council	NA	NA	NA
<p>City Center Plan</p> <p>To be adopted with 2019 Comprehensive Plan Cycle, depending on scope of docket</p>	Worksessions, consultant selection, community engagement and visioning	Community engagement and visioning, Plan development	Plan development	Final documents review and recommendation
<p>Sign Code Update</p> <p>Required to be compliant with US Supreme Court Decision</p>	NA	Review draft code	Public hearing and recommendation to Council	NA
<p>Miscellaneous Amendments</p> <p>Staff proposed amendments for clarification and permit efficiency</p>	NA	NA	Review draft code, public hearing and recommendation to Council	NA