

**CITY OF SEATAC**  
**PLANNING COMMISSION**  
**Minutes of April 2, 2019**  
**Regular Meeting**

**Members present:** Tejvir Basra, Brandon Pinto, Leslie Baker, Roxie Chapin, Tom Danztler, Jagtar Saroya, Andrew Ried-Munro

**Members absent:** None.

**Staff present:** Jennifer Kester, Planning Manager; Alena Tuttle, Associate Planner

**1. Call to Order**

Chair Basra called the meeting to order at 5:30 p.m.

**2. Public Comment on items not on agenda**

None.

**3. Approval of Minutes**

Moved and seconded to approve the minutes of March 19, 2019 meeting as presented. Approved 7-0.

**4. Shoreline Master Program Update**

Planning Manager Jennifer Kester noted that the public comment period for the joint review process with the Department of Ecology concluded on March 21<sup>st</sup>, 2019. The City received no public comments during the public comment period. Ms. Kester stated that the amendments being reviewed tonight were precipitated by preliminary review comments provided by the Department of Ecology and additional input from City planning staff.

Ms. Kester presented the updated shoreline designation maps produced by the City's GIS group. She noted that these map do not include any designation changes, but were developed to provide for black and white reproduction. The Commission agreed that the maps were appropriate. Ms. Kester described the amendments, including changes to height limitation standards requested by Ecology to better match the Washington Administrative Code. Other proposed amendments related to organization and formatting of the program.

The Commission discussed how a view corridor study would be conducted for projects proposing structures more than 35 feet in height. Associate Planner Alena Tuttle noted that the maximum allowed height in the shoreline jurisdiction is 55 feet in the High-Intensity and Medium-Intensity designations and that most of the shoreline jurisdiction is designated Shoreline Residential with UL-7,200 zoning, which only allows 30 feet.

The Commission moved and seconded to recommended City Council approve the Shoreline Master Program amendments as presented. Approved 7-0.

Chair Basra asked if anyone had public comments and there were none.

## **5. Potential Bylaw Amendments**

Ms. Kester provided background to the Commission on their bylaws, noting that the Commission reviewed them early in 2019 and had asked that they be updated to reflect current code and procedures. Ms. Kester described the 2017 ordinance that removed the Planning Commission procedures from the municipal code (former Chapter 2.15) and replaced it with new code to cover all advisory committees. She let the Commission know that all the proposed bylaw changes relate to the 2017 ordinance.

Ms. Kester described each proposed amendment. Commissioners asked about how the agenda is developed. Ms. Kester noted that the work program of the Commission is set through the annual Planning Commission work program review in June, PED committee discussion, and direction from Council. Staff prepares each meeting agenda based on the work program and the staff resources available. It was agreed that staff will email the Chair and Vice Chair the draft agenda for the next meeting on the Wednesday prior to the meeting for their comment. No bylaw amendments on that item were requested.

Chari Basra opened public comment. Councilmember Tombs requested the Commission not remove the language in Section 14.1 Amendment which calls for City Council approval of bylaw amendments. He stated the Council would reject that change if the Commission approved it. The Commission directed staff to retain the original language in Section 14.1.

Ms. Kester asked if there were any other changes. There being none, the updated bylaw amendments will return for another meeting for a vote.

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

With Director Pilcher absent, Ms. Kester reminded the Commission of the Spring Recycle Event on Saturday April 6 at the Tyee High School parking lot. She also noted that the application deadline for Comprehensive Plan amendments ended on Friday, March 29. She briefly described the three private amendments that were submitted: WSDOT/Poulsbo RV land use amendment, Bow Lake Mobile Home Park land use amendment, and Global-to-Local policy amendments. Staff is still reviewing the applications for completeness and will brief the Commission in May, with analysis on the preliminary docket in June.

Ms. Kester requested the April 16 meeting of the Commission be cancelled since the Shoreline Master Program recommendation had occurred and staff would not be ready to discuss the comprehensive plan amendments. Planning Commission agreed and the next meeting will be May 7, 2019.

## **7. Commissioner's Comments**

Leslie Baker asked about a local survey of the citizens on what they wanted in the City. Ms. Kester responded that the RFP for the City Center update includes a request for help on an outreach strategy. Ms. Kester described the RFP process and noted the deadline for consultant submittal is April 22, 2019. Andrew Ried-Munro asked if we could change the name of the City Center. Ms. Kester noted that she expected the name to change through the update. Commissioners asked about opportunity zones and Councilmember Kwon spoke about the marketing event the City sponsored in Seattle recently. He described it as a networking event for investors and developers. Chair Basra stated that the City could market itself but developers needed to find land to develop. With the cost of land on International Boulevard, multifamily

development would not pencil there due to rental prices. He suggested the city look elsewhere to make more land available for multifamily.

**8. Adjournment**

There being no further business, the meeting adjourned at 6:53 p.m.