

CITY OF SEATAC
PLANNING COMMISSION
Minutes of May 21, 2019
Regular Meeting

Members present: Leslie Baker, Tej Basra, Roxie Chapin, Tom Danztler, Jagtar Saroya, Brandon Pinto, Andrew Ried-Monro

Members absent: None

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

1. Call to Order

Chair Basra called the meeting to order at 5:32 p.m.

2. Public Comment

Cathy Boysen-Heiberg, local property owner, asked for a comment from staff regarding its contract negotiations with the selected consultant for the City Center Plan update and whether they have been advised that the City is not interested in use of eminent domain or condemnation. Ms. Kester responded that the consultant has been made aware.

3. Approval of Minutes

Moved and seconded to approve the minutes of May 7, 2019 meeting as presented. **Passed 7-0.**

4. 2019 Comprehensive Plan Amendments - Preliminary Docket Review

Sr. Assistant City Attorney Mark Johnsen addressed the Commission regarding potential conflicts of interest when there are geographically large Comprehensive Plan map amendment proposals under consideration. Legal staff recommends that any commissioner reveal if they have a property interest, remote or direct, in a particular geographic area and that, if there is a potential conflict of interest concern, they recuse themselves from that portion of the proceedings.

Sr. Planner Kate Kaehny outlined the objectives for the briefing and the review process for the Comprehensive Plan amendment cycle. She then reviewed the Preliminary Docket criteria, used for determining whether particular proposals should proceed further through the amendment process. Ms. Kaehny outlined the basic policy framework of the City's plan, which seeks to concentrate growth in the Urban Center boundaries. She then reviewed the adopted map amendment criteria.

There are 4 text amendment proposals and 7 map amendments under consideration. Staff will provide more information regarding the text amendments in the future.

Map amendment M-1 is being driven by WSDOT's SR-509 extension project, which is impacting Poulsbo RV near the southern city limits along Military Rd. The request is for an expansion of commercial zoning one parcel to the north.

M-2 involves a small portion of the Bow Lake Mobile Home Park that is currently zoned Neighborhood Business; the applicant is seeking to downzone the property to a high density residential zone to match the remainder of the mobile home park. That will allow mobile homes to be placed on this portion of the property.

M-6 involves a strip of currently undesignated WSDOT right-of-way south of S. 200th St. WSDOT seeks to divest the property, so an appropriate land use designation needs to be implemented.

M-3, M-4 and M-5 are all proposals initiated by the City Council's Planning and Economic Development Committee. The two proposals along Military Road are somewhat conceptual in terms of their geographic extent. M-5 involves the Maywood area, which is currently zoned for single family homes.

Ms. Kester provided a worksheet to each Commissioner to assist in their review and comment on the individual proposals.

M-5, the Maywood area, was reviewed. The proposal is to consider higher intensity zoning in this area, which is currently designated low density residential. Ms. Kaehny noted that the City has planned infrastructure improvements in this area assuming it would be a residential area.

The Commission discussed impacts from the airport. Commissioner Ried-Monro questioned the need to redesignate an area composed of residences.

Public Comments:

Steve Pinto spoke regarding an air fuel pipeline in International Blvd. and the need to make plans for its presence in the community. He also expressed concerns regarding the fuel tank farm.

Earl Gipson expressed concern that M-5 is premature.

Commissioners indicated more information is needed prior making a recommendation on M-5.

M-4 concerns the southern end of Military Rd. S. Since the PED Committee did not provide exact direction, staff is initially examining an area from S. 200th to the southern city limits. Some portions of the area currently lack sewer. The Kent School District will be extending sewer to its property, but further sewer extensions will have to be paid for by private development. Ms. Kaehny noted that the community has provided a lot of comment, including a petition of opposition that includes approx. 100 signatures. She also noted areas of landslide risk that impact portions of this area.

Commissioner Danzler asked if there has been public demand for this change. Ms. Kester indicated the intent of the PED was to review whether this is an area where more multifamily development could be accommodated.

Chair Basra indicated WSDOT is making a large investment in this area and would like to see more information on the planned improvements, traffic counts, etc. He expressed interest in what development might be occurring in Kent and whether more commercial zoning might be appropriate at the south end of Military Rd.

Commissioner Ried-Monro noted that many of the people in this area do not wish to see higher intensity development and the attendant traffic problems that will bring.

Commissioner Baker commented on the area along S. 200th St. and noted it is not a safe environment for pedestrians.

Public Comments:

Earl Gipson spoke in favor of having large lots within the city and the need to preserve residential areas. He stated that density should be kept to the urban center.

Dan Wendt noted he had not received any notice of this meeting. He spoke of steep slopes on many of the lots. Traffic is already significant on Military Rd. Large trucks cause vibration in their homes.

Curt Saturday noted there is adequate land already zoned to accommodate the next 20 years of growth. Traffic is already significant on Military Rd.

Stan Tombs, Councilmember and property owner, spoke regarding the sparse development at the north end of the study area. He noted how access to this area would need to be provided.

Mike Smith noted lack of public notice of the meeting and the issues of attempting to develop in this area. He is not in support of high density development in this area.

James Wynand commented there is lack of utilities and proper street access.

Stan Tombs clarified where sewer is available in the area.

Commissioners noted that many residents didn't wish to see a change to their area and expressed reluctance in moving forward.

Chair Basra noted that most surrounding cities are building in their urban center, but SeaTac hasn't seen much development in the past 5 years.

Commissioners indicated they are interested in staff continuing to examine M-4a (the very north end of Military Rd. S. near 200th St.), but not the remainder of the area. Chair Basra indicated he is interested in obtaining additional information before making a decision.

M-3 concerns the north end of Military Rd., where the proposal is also to consider higher density residential zoning. Ms. Kaehny noted the boundaries of the study area and explained the zoning as found in neighboring areas of Burien and Tukwila. In regards to infrastructure, she noted that more study is needed to understand what is present today.

Commissioner Chapin stated Tukwila is processing a townhouse development proposal around S. 142nd. She questioned if there has been interest expressed outside of the PED Committee.

Commissioner Baker expressed concern regarding traffic impacts and the lack of commercial services in the city.

Commissioner Chapin believes it would be easier to expand roads in this area than in the south end of Military Rd.

Commissioner Saroya indicated this could be a suitable area for additional development.

Public Comments:

Joe Adamack believes this should be examined in greater detail and could provide more affordable housing options for the community. The area is worthy of further study.

Stan Tombs spoke of the need to accommodate additional growth in the city and this area is suited to that.

Jag Basra noted that people are concerned with traffic and safety, but to do so, the City needs more taxes. The city is already impacted by traffic from outside its boundaries, for which it gets little taxes. He stated that higher density zoning will be a factor in extending sewer.

Commissioners indicated a desire to examine this area in greater detail.

Ms. Kester indicated a final criteria related to staff resources. She noted that the GMA requires a meaningful public participation process. All three proposals involve over 750 parcels. She noted that consultants are being brought on board to assist with other studies, such as the City Center. To do all of the proposals will require additional staff resources. Staff will be bringing forth options and a staff recommendation.

5. CED Director's Report

CED Director Pilcher provided updates on filling vacancies in the department; upcoming discussions at Council committee meetings; and Sound Transit's marketing of its Angle Lake TOD site. He also reminded new commissioners to report their OPMA training to the City Clerk.

6. Commissioners' Comments

None.

7. Adjournment

There being no further business, the meeting adjourned at 7:50 p.m.