



Planning & Economic Development Committee Minutes

Thursday, January 23, 2020

6:00 PM

SeaTac City Hall – Riverton Room

Members:	Present:	Commence:	6:03 P.M.
		Adjourn:	7:43 P.M.
Joel Wachtel, Chair	X		
Peter Kwon	X		
Mayor Erin Sitterley	X		

Other Councilmembers: Pam Fernald; Clyde Hill

Staff Present: Steve Pilcher, CED Director; Jennifer Kester, Planning Manager; Dennis Hartwick, Senior Planner; Kate Kaehny, Senior Planner; Aleksandr Yeremeyev, Economic Development Manager; David Tomporowski, Senior Planner; Deputy City Manager Gwen Voelpel; Sr. Asst. City Attorney Mark Johnsen

1. Public Comment	Earl Gipson spoke regarding housing affordability and ADUs.
2. Approval of minutes of 11/21/19	Minutes approved 3-0.
3. City Center Plan Update – Phase 1	<u>X</u> Review Senior Planner Kate Kaehny provided a briefing on the progress with the project, which has been underway over the past 6 months. She reviewed the basis for the project, noting the current plan is 20 years old and is in need of an update. Many businesses did not support the Plan, especially the proposal to construct 32 nd Ave. S. through the area. The work being completed represents Phase 1 of the project. The goal of the first phase is to complete a “Vision” report.

	<p>Ms. Kaehny reviewed the public participation process, highlighting the success in getting major commercial property owners to participate. A total of 104 people participated.</p> <p>She reviewed the key economic opportunities, which include airport services; office development; retail/service businesses; and more intensive residential and neighborhood commercial uses.</p> <p>Key transportation findings reflect the lack of connections that can limit future redevelopment opportunities. Greater connectivity should be a focus moving forward.</p> <p>A major desired feature for the area would be more restaurants. Major themes include developing an identity for the area; improving access; making lighting improvements; keeping housing affordable; and improve the visual appeal of the area.</p> <p>Ms. Kaehny reviewed the draft principles that were developed and also reviewed the general development concept, which includes two potential business and service hubs.</p> <p>The next steps for the project were reviewed, noting that City Council approval will be sought in March.</p> <p>The Committee asked several questions and offered their thoughts on aspects of the plan and their desires for the future.</p>
<p>4. Miscellaneous Code Amendments</p>	<p><u> X </u> Briefing & direction</p> <p>Sr. Planner Dennis Hartwick reviewed numerous potential code amendments that have been identified by the Planning staff. The staff is looking for direction from the Committee regarding whether to proceed with all or some of these. He noted the list has been divided into six different categories and that some are more time sensitive than the others.</p> <p>Mr. Hartwick highlighted specific amendments of particular interest. This generated a discussion regarding casinos; the Committee agreed that particular issue should be addressed by the full Council before any work is initiated.</p> <p>The Committee asked for further information regarding the number of food trucks operating in the city and how much sales taxes they are generating. Staff will investigate.</p> <p>The Committee also agreed that the full Council should discuss the issue of Authority and Application sections for the zoning overlay districts, specifically as they relate to the redevelopment thresholds and what portions of the development must meet the design standards.</p> <p>The Committee agreed all other items can be reviewed by the Planning Commission.</p>

<p>5. Adult Family Homes</p>	<p><u> X </u> Report</p> <p>CED Director Pilcher reported that State law mandates that cities allow adult family homes in all zones where single family homes are allowed. This has been communicated to the citizen who brought this to the Council's attention.</p>
<p>6. Housing Affordability</p>	<p><u> X </u> Briefing & direction</p> <p>CED Director Pilcher related that in December, the Planning Commission discussed a variety of potential code amendments that could result in greater affordable housing options for potential homeowners. Before any work would be done, the Commission is seeking input from the PED Committee. Mr. Pilcher also noted that since the Commission's discussion, staff has become aware that the State is extending grant funding to local communities to prepare Housing Action Plans, which would take a holistic look at the local housing market and provide refined options for moving forward. Staff would like to pursue these funds and therefore, is recommending not moving forward with code amendments at this time.</p> <p>After discussion, the Committee concurred with delaying looking at potential code amendments at this time and supported staff applying for grant funding to conduct a Housing Action Plan.</p>
<p>7. Short term rentals</p>	<p><u> X </u> Briefing & direction</p> <p>CED Director Pilcher gave a quick overview of this topic, noting that the Planning Commission was suggesting the City consider code amendments to better address these uses. The Committee concurred.</p>
<p>8. Adjourn</p>	<p>The meeting adjourned at 7:43 p.m.</p>