

PLANNING COMMISSION
Minutes of June 1, 2010, Meeting

Members Present: Daryl Tapio, Roxie Chapin, Barry Ladenburg

Staff Present: Steve Butler, Planning Director; Jack Dodge, Principal Planner;
Mike Scarey, Senior Planner; Susan Sanderson, City Engineer

1. Call to Order:

The meeting was called to order at 5:30 p.m.

2. Approve Minutes of May 18, 2010, Meeting:

A motion was made, seconded, and unanimously passed to approve the minutes of the May 18, 2010 meeting as presented.

3. New Business:

A. Briefing on Recent and Upcoming Airport Activities by Tom Hooper, Aviation Division, Port of Seattle

Tom Hooper presented an overview of the Port's Comprehensive Development Plan (CDP), "near-term" development projects, and current transportation planning.

In 2007, the FAA issued a finding of no significant impact e.g., unconditional approval for twelve near-term projects; forty-nine projects received conditional approval which will require additional environmental review. The Port planning effort is focused on assessing future capacity needs for airfield, terminal, and cargo facilities. The 1997 Master Plan projected a capacity of 600,000 annual aircraft operations, 60 million annual passengers, a bridge for aircraft access to the south (displacing existing cargo facilities), as well as construction of a second terminal and a third runway.

The CDP is updated every ten years; the most recent version projects the airport will reach 45 million annual passengers and airfield capacity in 2028. Based on those figures, the incremental expansion of Concourse D, expansion of north and south satellite facilities, and relocating cargo operations to the "L-Shaped parcel" would be necessary. Studies are continually updated to accommodate changing conditions, and the decisions of other agencies such as Sound Transit and WSDOT that may impact Port operations.

Near-term projects were discussed, including the demolition of the postal service facility in 2011, construction of overnight aircraft parking in 2012, future cargo facilities, completion of the rental car facility in 2012, and construction of the SR518 to Des Moines Memorial Drive interchange. The Port is also currently working with

Sound Transit regarding the light rail extension across Port property to South 200th Street. Preliminary design work on future roadways is being completed in targeted areas to ensure Sound Transit's column placement does not interfere with the Port's development plans, including south access. In answer to a question, Mr. Hooper stated that the Port is supportive of the SR509 extension to I-5. He explained that tonight's presentation was informational only, the comment period regarding the CDP currently in place was conducted during the environmental review process.

Discussion was held about there currently being no developer interest in the "55 acres"; whether or not the current cell phone lot may be relocated; fueling facilities; future access for SeaTac businesses that serve the airport; and impacts of closing the airport entrances currently at South 182nd Street and South 170th Street.

B. Presentation on City's Proposed 2011-2020 Transportation Improvement Program (TIP) by Susan Sanderson, City Engineer

Susan Sanderson stated that, each year, local jurisdictions are required to prepare and adopt a six-year Transportation Improvement Program (TIP). The TIP outlines the scope, estimated costs, design and construction schedule, projects undertaken by other jurisdictions or private developers that impact the City's transportation system, and projects with federal funding or considered regionally significant. The document must be consistent with the Transportation Element of the City's Comprehensive Plan, and provide a flexible outline for implementing transportation projects.

The adoption schedule is as follows: (1) Two presentations before the Transportation & Public Works Committee; (2) One presentation before the Planning Commission; (3) A public hearing before the City Council, followed by Council action (tentatively scheduled for June 22); and (4) Submittal to the Washington State Secretary of Transportation by August 1, 2010.

Ms. Sanderson reviewed the 2011-2020 TIP, specifically highlighting projects of particular interest or concern. She explained that the City always coordinates projects with utility agencies, often resulting in water line upgrades, sewer extensions, and undergrounding of other utilities, as appropriate.

Discussion was held about whether or not it was advisable to undertake sidewalk projects on streets with no sewers; and criteria used to identify what areas will receive upgrades.

C. Initial Discussion about Proposed Zoning Code Amendments Regarding Electric Vehicle Charging Stations

Jack Dodge reported the State is mandating that, subject to specific criteria, certain jurisdictions (including SeaTac) must adopt provisions to allow electric vehicle infrastructure by July 1, 2010. Puget Sound Regional Council is currently developing a

model ordinance for affected cities to use as a guide; however, it is not expected to be available by the deadline. Electric vehicle charging stations, battery exchange stations, and rapid charging stations must be allowed in all zones except residential, and cities may provide incentives to retrofit existing development. Landscaping, signage, and parking requirements will also be addressed. Additional information will be presented as it becomes available.

Discussion was held about home charging stations; and possible charging stations at city facilities.

4. Old Business:

A. Continued Review of the “Final Docket” of 2010 Proposed Comprehensive Plan Amendments and Recommendation to the City Council (if possible), along with Discussion about a Proposed Approach to Encourage Public Participation

Mike Scarey stated that questions from the last meeting were addressed in the Memo that is part of the Commission’s packet. A lengthy discussion was held about Map Amendment #A-2. The applicant, Robin Loudon, provided a preliminary architectural rendering of the proposed project, and answered questions and concerns. Discussion was also held about contacting the property owner to the west to determine if there is interest in amending the land use designation for that property as well. Further discussion was held about Map Amendment #A-3, particularly relative to an agreement made with adjacent property owners during the City Center Plan process regarding height restrictions. All property owners within 1000’ of the current amendment proposal will be notified by mail, and will have an opportunity to provide input.

Steve Butler noted that the Land Use & Parks Committee directed that a special LUP meeting, including an open house portion, be scheduled to take public comment regarding the 2010 Proposed Comprehensive Plan Amendments.

The Commissioners agreed to postpone their recommendation to the City Council regarding which proposals should go forward onto the Final Docket until July 6.

B. Discussion about Joint City Council/Planning Commission Workshop Topics

Steve Butler reviewed discussion topics for the July 13 Joint City Council/Planning Commission workshop.

Discussion was held about discussion topics for the June 17 Joint SeaTac/Tukwila Planning Commission meeting. It was suggested that crisis diversion facilities, whether or not Tukwila has an ombudsman, and possible traffic impacts to Orillia Road as a result of the Tukwila Segale project would be good discussion items.

5. Detailed Commission Liaison's Report:

Commissioner Ladenburg attended the most recent City Council meeting, and reported that crisis diversion facilities were discussed. The LUP Committee recommended the facilities only be allowed within the Aviation Business Center and Industrial zones.

Commissioner Tapio reported on a recent neighborhood crime watch meeting that was held at the new headquarters fire station on South 170th Street; SeaTac Police Officer Doug Reynolds made a presentation. Seventy people attended, fourteen agreed to consider becoming crime watch captains.

6. Planning Director's Report:

Steve Butler stated that the City Council would be holding a retreat on June 4 and 5 from 9:00 a.m. to 5:00 p.m. The next regular Council meeting is scheduled for June 8. The Zoning Code Update Ad Hoc Committee will meet Monday, June 14. A joint meeting between the SeaTac and Tukwila Planning Commissions will be held on Thursday, June 17 in Tukwila, details and driving directions will be provided.

The state hosts a series of classes for planning commissioners and interested citizens at various times in various cities called "A Short Course in Local Planning". The next class will be held in Burien on July 13; typically these meetings begin about 7:00 p.m. so it would be possible for interested commissioners to attend after their joint meeting with the City Council that evening.

7. Planning Commission Comments (including suggestions for next meeting's agenda)

None.

8. Adjournment:

The meeting was adjourned at 7:45 p.m.