



Planning & Economic Development Committee Minutes

Thursday March 24, 2022

4:00 PM – 5:30 PM

* Virtual Meeting *

Members: Present: Commence: 4:00 PM
Adjourn: 6:18 PM

Mohamed Egal, Chair **X**
 Jake Simpson, Mayor **X**
 Peter Kwon, Councilmember **X**

Other Councilmembers:

Staff & Presenters: Evan Maxim, *CED Director*; Jenn Kester, *Planning Manager*; Aleksandr Yeremeyev, *Economic Development Manager*; Tanja Carter, *Economic Development Strategist*; Alena Tuttle, *Associate Planner*; David Tomporowski, *Senior Planner*; Ha Dao, *Assistant City Attorney*; Barb Mailo, *Admin 3*; SeaTV

1. Call to Order	Chair Egal called the meeting to order at 4:00 pm.
2. Public Comments	Written public comments were submitted by Angelia Liberty (resident) on 2/25/22 regarding <i>Low-income housing</i> and Roger Kadeg (homeowner) on 2/26/22 regarding <i>Adoption of King County Planning Policy</i> .
3. Minutes of 02/24/2022 regular meeting	Review and approve Councilmember Peter Kwon motioned to approve the meeting minutes. Seconded by Mayor Simpson. Unanimous approval of meeting minutes.
4. Planning Division overview	Informational Briefing Presented by Planning Manager Jenn Kester. The presentation included: <ul style="list-style-type: none"> • What is Planning? (Lego presentation) • What is Planning in SeaTac? • How Does That Happen in SeaTac? • Planning Division Overview • Types of Land Use Decisions • SeaTac’s Comprehensive Plan • Updating The Comprehensive Plan • Updating Development Regulations (Code Amendments) • Regional and Agency Interactions

	<ul style="list-style-type: none"> • How Does Planning Serve the Council?
<p>5. Work Release Facilities: Code Amendment</p>	<p>Referral to Planning Commission</p> <p>Presented by Associate Planner Alena Tuttle. The purpose of the presentation was to provide an overview of Ordinance No. 21-1027, an overview of the preliminary research and Code analysis related to “Halfway Houses”, and to seek recommendation on further action for the Planning Commission.</p> <p>The presentation included:</p> <ul style="list-style-type: none"> • State Work Release Program Overview • Facilities Located in Washington State • SeaTac Municipal Code History • “Halfway House” Zoning Designations • Potential Sites Based Upon Zoning Destinations • Conditional Use Permit (CUP) – Essential Public Facility (EPF) Review Procedure • Essential Public Facilities Process • Comparison of Other Municipalities • Potential Committee Action <p>Staff Recommendation:</p> <ol style="list-style-type: none"> 1. Evaluate the compatibility of and impacts upon adjacent land uses allowed within the applicable zoning designations and Urban Center; 2. Ensure consistency with the Comprehensive Plan’s goals and policies; 3. Establish performance standards such as occupancy limits, access to services and transportation, appearance, and parking; and 4. Review and amend the current zoning designations and process for siting. <p>Alternative Direct staff to take no further action and allow the moratorium to expire without a code amendment.</p> <p>The PED Committee recommended to refer this to the Planning Commission.</p>
<p>6. Renter’s Commission (CRF2022-01)</p>	<p>Review / Direction</p> <p><i>As the meeting end time of 5:30pm was closely approaching, the PED Committee members agreed to approve a thirty-minute extension of the meeting time (to 6:00pm) to cover the remaining item on the agenda.</i></p> <p>Presented by CED Director Maxim. The purpose of the presentation was to seek direction regarding the creation of a renter’s commission and review and update the Planning Commission’s membership.</p>

	<p>The presentation included:</p> <ul style="list-style-type: none"> ▪ CRF2022-01 ▪ Alternative: Planning Commission ▪ Potential Committee Action <p>Committee Action Requested</p> <ol style="list-style-type: none"> 1. Proceed with the work required to establish a Renter’s Commission; or 2. Proceed with the review and evaluation of the current Planning Commission approach; or 3. Halt further work on this subject. <p>Staff Recommendation: Proceed with the review and evaluation of the current Planning Commission approach.</p> <p><i>As the thirty-minute meeting extension time was closely expiring, the PED Committee members approved an additional twenty-minute extension of the meeting (to 6:20pm) to allow PED Committee comments and questions.</i></p> <p>The PED Committee recommended to proceed with the review and evaluation of the current Planning Commission approach.</p>
7. Adjourn	Chair Egal adjourned the meeting at 6:18 pm.