

PLANNING COMMISSION
Minutes of September 20, 2011 Meeting

Members Present: Daryl Tapio, Roxie Chapin, Tom Dantzler, Barry Ladenburg

Staff Present: Cindy Baker, CED Director; Barbara Nelson, Planning Manager; Mike Scarey, Senior Planner; Kate Kaehny, Senior Planner

1. Call to Order:

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

New planning manager, Ms. Barbara Nelson, was introduced to the commission with 25 year career in communities throughout California and Texas, AICP designation, and masters degree in urban planning. She hopes to combine her experience in Houston California to streamline the city's development processes for a healthy community in SeaTac.

2. Approve Minutes of June 21, 2011, Meeting:

A motion was made, seconded, and unanimously passed to approve the June 21, 2011 minutes as presented.

3. Old Business:

A. Continued Review of the final Docket of Comprehensive Plan Amendments (with a Focus on Text Amendments)

Mike Scarey reviewed the upcoming schedule in regards to the Comprehensive Plan Amendments leading up to City Council Action proposed on November 22, 2011.

Text amendments with updated information were presented.

Text Amendments regarding capital facilities will be discussed at the October 4th meeting.

Chairman Tapio raised the question, which was brought up in February's Planning Commission meeting, "Should the City of SeaTac encourage developers to increase the number of low income housing units?" His concerns are its effect on city goals to improve schools and the city's image. The city holds an average household income of less than \$29,000 per year with over 90% having reduced lunch in schools. He suggested focusing on "increasing the number of market rate housing units to bring our housing mix more into balance and increasing the number of taxpayers to improve our schools and improve our city's image."

Mr. Tapio suggested the following changes to the text amendments:

- Housing Affordability Goal 2.3, Policy 2.3b - delete sentence "The basic assumption is that the private market will create housing for those in the upper income brackets..."

- Develop wording for the introduction of section to:
 - 1) reflect the city’s recognition of economic principles affecting housing affordability with reasons that make it less affordable: when obtaining permits is time consuming and onerous, when government adds regulations, when zoning laws restrict density, when laws and regulations are made by numerous organizations are complex and continually changing.
 - 2) consider that policies that promote government owned or controlled housing may have unintended consequences which challenge fairness to taxpayers, tenants, and private developers who will subsidize for others
- Text Amendment #T-1
 - 2.3A update wording to add the word “consider” (eg. “identify, maintain, and enhance” to “consider identifying, maintaining, and enhancing”) to all bullet points
 - 2.3D change “affordable housing” to read “all segments of housing”

Ms. Baker shared the question of whether grants should go proportionately to the location and size of the low income population. There was also discussion on further research about the effects of low income housing on tax rolls.

The commissioners were in agreement to these changes.

Mr. Barry Ladenburg commented that Chairman Tapio has done a great job here of looking at fairness not only to the taxpayer but to the developer as well.

B. CPPW Update

Kate Kaehny gave a general overview of the CPPW grant (Communities Putting Prevention to Work). The CPPW Program Manager, Anne Antonini, is currently on leave until November.

The CPPW Grant is year-long, ending in March 2012, and focuses on 2 major components.

- 1)The Safe and Complete Streets Program aims to design streets for all users including cars, freight, pedestrians, bicycles, and transit by enhancing the existing Sidewalk Program and creating a bicycle plan.
- 2)The Access to Corner Stores Program aims to provide easier access for residents to healthy food sources including grocery stores, farmer’s markets, and convenience stores.

SeaTac has approximately 26,000 residents, 41,000 workers, 88,000 airport travelers and more small grocery stores than most of the cities around it. These programs would be tailored to meet the uniqueness of SeaTac. It would include defining streets, marking roads, and designating safe areas.

The team will examine existing conditions closely, work intensely to receive public input through questionnaires from public schools, community stakeholders, and possibly the senior luncheon for a variety of perspectives. These questionnaires will be available online and results will be shared with the City Council and Planning Commission.

The analysis and recommendations from this plan can also be factored into the transportation plan and Comprehensive Plan Update of 2014. This plan would require council adoption and endorsement by grant end period in March.

There was some discussion on sidewalk safety and security and how that would be resolved. The team will inquire whether lighting and old sidewalk repairs are a part of the CPPW grant. Currently, there are talks with the police department crime prevention expert Doug Reynolds to factor in personal security to the environmental design. Ms. Baker expressed a desire to reconvene the ad hoc committee to talk to them about their previous work with the existing sidewalk program.

A consultant has been hired to provide GIS, analytical support, graphical designs, and public meeting assistance. There will be several workshops on this issue in coming months, one including a joint workshop next month with the City Council and the Planning Commission.

Existing and future sidewalk/bicycle maps will be available on the website. Barry Ladenburg suggested adding lighting locations on the maps.

Ms. Kaehny concluded with anticipated dates for upcoming CPPW activities.

4. Detailed Commission Liaison's Report:

Commissioner Chapin attended a council meeting with Commissioner Ladenburg after July 7th and there has been increased discussion at the state level and in Olympia in regards to the SR509 and its value, especially in the transportation committee. They are working on the tolling and moving traffic north/south in the state, tying SR167, I-5 and SR509 together. The Park and Fly located near the 509 will eventually be turned into a hotel as the council took out the staff's recommendation and left in the property owner's. If approved and finalized, the applicant will be able to go forward with surface parking that he's proposing in the near future. The fire department looking at a regional fire authority is still to be determined.

Mr. Tapio and Ms. Baker attended a Chamber of Commerce luncheon at the POS and Mark Reis, the director of SeaTac airport spoke on changes to the parking code as it would impact the port's revenue. There was discussion about the port parking policy and its potential effect on private parking operators. This is something to be expected in the coming months.

5. Community & Economic Development Director’s Report:

Cindy Baker announced that there will be an open house for the new Community and Economic Development Department on October 11 at 4:00pm-6:00pm.

There have been regular meetings with Sound Transit. She will initiate a meeting with the Ad Hoc Committee in regards to the conditional use permit and they have requested discussion on resolving the parking issue which is on appeal. This meeting may take place in November.

Chairman Tapio requested to see feedback on the zoning comments in regards to Phase B of the Zoning Code Update as well as forwarding that to the AHC. He believes that the Zoning Code Update can be completed by the end of 2012 through reprioritization and by moving forward through two objectives: 1) implement reformatted code and strip out controversial changes, and 2) establish a process to routinely update code and stated that he felt the process could be completed in 12 months.

Ms. Baker expressed reservations about completing the code in that period of time due to lack of department resources, meeting only once a month, and the lack of control over outside influences throughout process of going through the AHC, PC, SEPA, and then State. Ms. Baker and Mr. Tapio will meet to discuss ideas to move forward in the Zoning Update.

6. Planning Commission Comments (including suggestions for next meeting’s agenda)

None.

7. Adjournment:

The meeting was adjourned at 8:15 p.m.



- Exhibit A Minutes of June 21, 2011 meeting
- Exhibit B-1 2011 Comprehensive Plan Text Amendment T-1
- Exhibit B-2 2011 Comprehensive Plan Text Amendment T-3
- Exhibit B-3 2011 Comprehensive Plan Text Amendment T-5
- Exhibit B-4A Housing Affordability
- Exhibit B-4B Low-Income Housing Policy for SeaTac
- Exhibit B-4C Affordable Housing Policy
- Exhibit C-1 Copy of CPPW Grant PowerPoint Presentation Slides
- Exhibit C-2 Draft Sidewalk/Pedestrian Existing Conditions Map
- Exhibit C-3 Draft Bicycle Route Existing Conditions Map
- Exhibit C-4 Draft Potential Pedestrian & Bicycle Demand Map
- Exhibit C-5 Inventory of SeaTac Corner Stores & Other Source of Food
- Exhibit C-6 Findings from Tour of SeaTac Corner Stores

- An audio recording of the September 20, 2011 meeting is available upon request (\$20.00)
- A 9/20/11 Planning Commission packet is available upon request