

**PLANNING COMMISSION**  
**Minutes of April 20, 2010, Meeting**

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

**Staff Present:** Steve Butler, Planning Director; Mike Scarey, Senior Planner; Jeff Robinson, Economic Development Manager

**1. Call to Order:**

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

**2. Approve Minutes of April 6, 2010, Meeting:**

A motion was made, seconded, and unanimously passed to approve the April 6, 2010 minutes as presented.

**3. New Business:**

**A. Briefing on SeaTac's Economic Development Activities by Economic Development Manager Jeff Robinson**

Economic Development Manager Jeff Robinson stated that, during the past fourteen months, SeaTac has experienced significant economic development activity in spite of economic upheaval and uncertainty in real estate, credit, and equity sectors. This activity signals confidence in the City's economic niche, and has resulted in increased tax revenues, jobs, and development-related fees. Economic development goals and objectives include providing an improved quality of life, attracting quality family-wage jobs, augmenting the tax base, encouraging private investment, continuing to improve the image and identity of SeaTac, and to promote tourism.

Since January, 2009, economic activities include:

- 24 new and retained businesses
- 310 jobs created or retained at full employment
- 300,000 square feet leased
- 85,000 square feet acquired

City staff is currently working with the Port of Seattle on development concepts for Port-owned property. Commercial real estate brokers and site selection professionals will be part of the process.

The City's economic development brand, "Everywhere's Possible" is communicated via the website, in multiple local and regional business publications, and recently in a national publication. SeaTac is a member of the Southwest King County Economic Development Initiative, the Southwest King County Chamber of Commerce, and various other organizations who meet regularly; an important component of the

group's work is the legislative agenda and meeting with local and state elected officials. A bi-monthly e-mail newsletter is distributed to more than 300 brokers in the area, a recently-completed video features testimonials from local business leaders, and a new section of the City's website will feature new and expanding businesses and development activity.

Mr. Robinson reviewed the numerous businesses that have been relocated or retained in SeaTac. As the demographics of a community begin to change, it attracts the type of business that caters to the market beginning to develop. If a community's business mix doesn't change to reflect new populations coming into the community, goods and services are purchased elsewhere.

The U. S. Government is interested in leasing approximately 520,000 square feet of office space in Renton, Tukwila, Kent, SeaTac, or Des Moines to site a new Federal Aviation Administration regional headquarters, bringing approximately 2,400 jobs. Site proposals have been submitted, and each will be judged to determine whether or not outlined criteria are met. Four sites in SeaTac will be considered, staff believes each meets all the required criteria.

Discussion was held about parking, mass transit, possible street improvements, and potential zoning issues.

#### **4. Old Business:**

##### **A. Continued Discussion about Potential Comprehensive Plan Amendments, including Potential Amendments that the Planning Commission May Wish to Propose for the 2010 "Preliminary Docket"**

Mike Scarey advised that some interest from the public has been expressed about proposing amendments, but to date, no submittals have been received. Mr. Scarey provided information about proposals discussed with property owners as follows:

- Two parcels on the south side of South 188<sup>th</sup> Street, just west of the YMCA - Change the Comprehensive Plan designation to commercial medium to accommodate a mixed-use project.

Discussion was held about this proposal being similar to one submitted in 2007; potential impacts of changing the land use designation; development opportunities all along South 188<sup>th</sup> Street; and whether or not an adjacent property owner may also be interested in a designation change.

- Property located along the east side of Military Road between South 200<sup>th</sup> and South 198<sup>th</sup> Streets. The property owner is proposing a commercial use on the lower part adjacent to Interstate 5.
- Property located on 8<sup>th</sup> Avenue, south of South 188<sup>th</sup> Street. The property owner wants to expand a park and fly operation.

Placeholders have been established to accommodate possible amendments related to the Zoning Code Update process, and consideration of expanding language regarding Personal Rapid Transit. It was suggested that an additional placeholder may be appropriate if transportation-related government grants are approved.

Discussion was held about the City's application form for submitting proposed Comprehensive Plan amendments, and if applicants must interpret the Plan. Steve Butler explained that general information is being asked for, no one is bumped from the process for not understanding the form or answering the questions "correctly", and that City staff are available to answer questions.

**5. Detailed Commission Liaison's Report:**

Commissioner Chapin attended the last Council meeting during which a lobbyist spoke about federal grants that are being applied for to assist SeaTac with transportation issues.

**6. Planning Director's Report:**

Steve Butler reported that the Council approved the 2009 Final Docket of Proposed Comprehensive Plan Amendments at their last meeting. The April 27 City Council meeting agenda includes clarification of the Accessory Dwelling Unit regulations, changing Wireless Communication Facilities timelines, and notifying affected residential property owners how to remove tree covenants. A Land Use & Parks Committee meeting is scheduled on April 27.

A joint meeting between the SeaTac and Tukwila Planning Commissions is tentatively scheduled for June 17, and a meeting between the City Council and Planning Commission is tentatively scheduled for July 13.

It was agreed that the Commissioners would take a summer recess during August.

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

Discussion was held about interested parties and/or parties of record being notified of Planning Commission public hearings, and how best to ensure affected and interested members of the public have an opportunity to provide input.

Staff is working on a "voter report card" for the Commissioners to provide additional input to the City Council when decisions are not unanimous.

**8. Adjournment:**

The meeting was adjourned at 6:30 p.m.