

SEATAC CITY COUNCIL SPECIAL MEETING MINUTES

**September 26, 2006
5:00 PM**

**City Hall
Council Chambers**

CALL TO ORDER: The SeaTac City Council Special Meeting was called to order by Mayor Gene Fisher at 5:07 p.m.

COUNCIL PRESENT: Mayor Gene Fisher, Deputy Mayor Ralph Shape, Councilmembers Anthony (Tony) Anderson, Chris Wythe, Terry Anderson, Joe Brennan, and Don DeHan.

ADMINISTRATIVE STAFF: City Manager Craig Ward, Assistant City Manager Tina Rogers, City Attorney Mary Mirante Bartolo, City Clerk Judith Cary, Planning Director Steve Butler, Senior Planner Mike Scarey and Economic Development Manager Todd Cutts.

DISCUSSION ITEM:

●Vision 2020 Update

Planning Director Butler stated the Puget Sound Regional Council (PSRC) is in the process of updating Vision 2020, the long-range growth, economic and transportation strategy for the four-County Central Puget Sound region (King, Snohomish, Pierce and Kitsap). The update is favoring developing a preferred alternative to accommodate the Multi-County Vision. Mr. Butler introduced Land Use & Buildable Lands Manager Michael Hubner, representing all Suburban Cities Association (SCA) constituents.

Mr. Hubner explained the 2020 Vision process which was last updated in 1995. The PSRC is undertaking an update in part to account for new information such as the 2000 U.S. Census and to incorporate new planning tools to strategize more effectively for the region's future. The Vision 2020 has been extended out to 2040, an additional 20 years beyond the current planning horizon. In spring 2006, a draft environmental impact statement (EIS) was issued by the PSRC with a comment period extending through July 31, 2006 in which the City of SeaTac and a dozen other Suburban Cities replied with letters to the PSRC. In the summer and early fall of 2006, the PSRC's Growth Management Policy Board (GMPB) reviewed the comments from the Cities, other interest groups and individuals in the region and they are currently working on developing a Preferred Growth Alternative (PGA) and revising the Multi-County Planning Policies. In March 2007, the GMPB will select that PGA and publish a Supplemental draft EIS for public comments. That document will contain both the PGA and the proposed Multi-County Planning Policies. In March 2008, the PSRC will release the final EIS for the Vision Update leading to a 2008 adoption of the Vision 2020 Update by the general assembly.

SeaTac's role, and that of any PSRC members, is to provide input on the selected PGA, which is a description of the preferred distribution of future population and jobs within the region articulating priority issues. Mr. Hubner outlined the regional growth strategy and the 2040 growth forecast as 1.6 million additional residents and 1.1 million new jobs.

Senior Planner Scarey briefed on the Growth Alternatives forecast using the PSRC's draft EIS data on the distribution of population / employment in King County (KC).

KC Alternatives	Increase Percentage of Population	Increase Percentage of Employment
Alternative 1-Growth Targets Extended	41 percent	61 percent
Alternative 2-Metropolitan Cities and Core Suburban Cities (SeaTac is a Core City)	57 percent	64 percent
Alternative 3-Larger Cities	56 percent	60 percent
Alternative 4-Smaller Cities	39 percent	34 percent

Mr. Scarey discussed the pros/cons of each alternative.

SeaTac	Increase Percentage of Population	Increase Percentage of Employment
Alternative 1-Growth Targets Extended	71 percent	63 percent
Alternative 2-Metropolitan Cities and Core Suburban Cities (SeaTac is a Core City)	83 percent	69 percent
Alternative 3-Larger Cities	100 percent	69 percent
Alternative 4-Smaller Cities	33 percent	23 percent

Next, Mr. Scarey provided data on 2040 conditions for population and employment and alternatives' pros/cons. For 2040, the draft EIS figures for alternatives includes a 6,000 to 7,000 increase in SeaTac population.

DISCUSSION ITEM (Continued):

Vision 2020 Update (Continued): Mr. Butler stated Deputy Mayor (DM) Shape serves on a SCA subcommittee that has been dealing with this issue. He distributed the SCA's position paper to Council for discussion.

DM Shape stated he feels there are some advantages in Alternative 4 in that a lot of the growth is in Snohomish and Pierce Counties and not so much in KC. The transportation aspect is a most important factor in any decision regarding moving the people close to where the jobs are. The SCA are not for a preferred growth alternative. Their position paper is simply setting some policy issues that they would go by in order to develop a position.

Mr. Hubner stated this position was conceived as a set of guiding principals for the SCA representatives on the PRSC Policy Board and to aid in the task of selecting the precise distribution of job/population growth in the preferred alternative.

Councilmember (CM) T. Anderson stated she, along with CM Brennan, City Manager Ward, Assistant City Manager Rogers, and Economic Development Manager Todd Cutts, attended an Economic Development Visioning panel presentation. One of the major issues discussed was the moving of goods and people to jobs. Currently, there is not enough infrastructure to keep this position alive beyond 2020. She added that, as the selection of a PGA is revamped, there might be alterations in transportation needing to be studied to accommodate the future growth. SeaTac is in the middle of the changes in the growth issues.

CM Brennan added that the issue that received the most interest at the Economic Development Visioning panel presentation was the extension of SR 509, a project since the early 1990s. Every day this project gets delayed, makes the layout of the infrastructure harder. Looking into the future, another issue was the availabilities of qualified employees. Council and staff discussion ensued regarding population and job growth in this region and how it can all come together.

Mayor Fisher stated commercial property taxes in SeaTac have tripled and in the meantime the City is telling property owners they can only develop some of their land because the emphasis is bringing business and people into the City. The current businesses will move out of the City with the taxes as they are. It is a balancing act the Growth Management Board has to deal with.

Mr. Butler added that as growth occurs in the future, employees and jobs would have to be funneled to where the future housing is. In a way, it makes good business operations and infrastructure sense for everyone. In a Multi-County prospective, the Counties want the growth to move ahead in a reasonable and stable manner.

DM Shape spoke on a statement in the proposed SCA position paper regarding maintaining local discretion in setting GMA and County Planning Policy growth targets. SCA is not endorsing any particular level of population or job growth for any jurisdiction. The PGA is intended to provide guidance for future allocation of growth targets to Cities and unincorporated areas. Support from the big and small Cities is needed in order to get the position paper passed. It does express the desire of most of the Cities that they would like to maintain local discretion on how this will all come about.

Upon a statement posed by CM Wythe, Mr. Hubner stated looking back 50 years, the GMA and the KC planning has been a reaction to some of the growth patterns that have emerged through sub-urbanization during the 50's through 80's at which there were some tangible downsides such as congestion, loss of open spaces in rural areas, etc. In some areas more recently, there has been a shift to a return of people to urban areas. The vision of a "bending of the ways" could allow for more gain in the outcome. Mr. Hubner added that his perspective on the Vision 2020 Update allows for a great discretion in terms of zoning within each jurisdiction. What is likely to emerge from this process, which has moved forward since the original draft EIS, is very similar to the patterns being planned in the Vision 2020.

In creating a City Center, Mr. Butler stated, it was SeaTac's paving of the way for growth in KC and this is further true with the two station area plans. The City is creating a place where the private sector will come in and build quality development as well as a place that people want to live and work. The City has standards to ensure that it will be able to accommodate growth in a positive way.

Mr. Hubner stated the PSRC Growth Management Board has evaluated the public comments and a response has been drafted by the board. They are on the verge of releasing for internal analysis a preliminary preferred growth alternative which is somewhat a hybrid of the draft EIS with some significant reality checks in respect to being consistent with what is achievable. The numbers that are likely to emerge in the preliminary PGA will likely be

DISCUSSION ITEM (Continued):

Vision 2020 Update (Continued): considerable less population going to KC. There will be a supplemental EIS, which is scheduled for late spring 2007 with a comment period during the summer of 2007.

CM DeHan questioned what would happen to the individual Cities if they are below or above the expected figures. Mr. Hubner replied that the Vision 2020 plan is quite some distance, legally and bureaucratically, from the City's Comprehensive Plan (CP). Within the Vision 2020, there is a regional vision. The Countywide process for allocating growth targets will continue with the KC Cities getting together along with KC to allocate population, households and jobs to individual Cities and those will be entwined in the Countywide Planning Policies for a 20-year planning period of 2012 to 2032. He added that there would be no number or percentage in the Vision 2020 Update for the City of SeaTac. SeaTac, along with the other Suburban Cities that have urban centers, would be collectively pursuing their target to be consistent with the regional vision.

Mr. Butler concluded the discussion by saying the target is not a quota but rather a statement each City has to make stating they can accommodate this amount of growth and are willing to if that growth wants to occur here. As Cities, there is only so much they can do except to make sure everything is ready (water, sewer, public transportation, etc.) and zoning is in place so if the market wants to come, it can.

CM A. Anderson stated his concern is what if the target is reached earlier than expected to which Mr. Butler replied that some areas have already met their target and that is alright too.

ADJOURNMENT:

MOVED BY DEHAN, SECONDED BY A. ANDERSON TO ADJOURN THE SPECIAL MEETING OF THE SEATAC CITY COUNCIL AT 6:04 P.M.

MOTION CARRIED UNANIMOUSLY.

Gene Fisher, Mayor

Judith L. Cary, City Clerk