



# CITY OF SEATAC

## PLANNING COMMISSION MEETING

Council Chambers, SeaTac City Hall, 4800 S. 188<sup>th</sup> Street  
March 5, 2019, 5:30 p.m.

### MEETING AGENDA

- 1) Shoreline Master Program Periodic Review Update Open House – Until 6:00pm
- 2) Call to Order/Roll Call
- 3) Shoreline Master Program Periodic Review Update Public Hearing (EXHIBIT A)
- 4) Approval of the minutes of February 19, 2019 regular meeting (EXHIBIT B)
- 5) Public Comment: Public comment will be accepted on items *not* scheduled for public hearing
- 6) CED Director's Report
- 7) Planning Commission Comments (including suggestions for next meeting agenda)
- 8) Adjournment

*A quorum of the City Council may be present*

*The Planning Commission consists of seven members appointed by the Mayor and confirmed by the City Council. The Commission primarily considers plans and regulations relating to the physical development of the city, plus other matters as assigned. The Commission is an advisory body to the City Council.*

*All Commission meetings are open to the public and comments are welcome. Please be sure to be recognized by the Chair prior to speaking.*

SHORELINE MASTER PLAN UPDATE

**City of SeaTac**

**Shoreline Master Program (SMP)  
Periodic Update**

**Overview of Draft Edits**



SHORELINE MASTER PLAN UPDATE

**What is an SMP?**

A comprehensive shoreline land-use plan that includes policies and regulations for the use and development of the shoreline.

\* The City of SeaTac completed a comprehensive update to its Shoreline Master Program in 2010.



SHORELINE MASTER PLAN UPDATE

## Shoreline Management Act (SMA)

Purpose: Balance Shoreline Priorities

1. Preferred uses
  - Water dependent
  - Water enjoyment
  - Single family development
2. Promote public access
3. Protection of natural environment



SHORELINE MASTER PLAN UPDATE

## Where does the SMP apply?

### Aquatic Areas

- Streams & rivers with mean annual flow of 20 cubic feet per second (cfs) or greater
- Lakes 20 acres or larger

### Shorelands

- Upland areas 200 feet from OHWM
- Associated wetlands (within 100-year floodplain or with hydrologic connection)
- FEMA floodway and up to 200 feet landward of the floodway when within the 100 year floodplain





SHORELINE MASTER PLAN UPDATE

## What is a Periodic Update of the SMP?

State law requires jurisdictions to periodically review and update their SMPs every eight years in accordance with WAC 173-26-090(2).

This periodic update will focus on:

- Ensuring compliance with the requirements of the SMA or state rules that have been added or modified since the last SMP update
- Ensuring the SMP remains consistent with amended comprehensive plans and regulations
- Incorporates amendments deemed necessary to reflect changed circumstances, new information, or improved data

**City of SeaTac** | **THE WATERSHED COMPANY**

## SHORELINE MASTER PLAN UPDATE

### This periodic update will NOT:

- Change shoreline jurisdiction or environment designations
- Incorporate Critical Areas Regulations into the SMP
- Re-evaluate the ecological baseline which was established as part of the 2010 comprehensive update
- Extensively assess no net loss criteria other than to ensure that proposed amendments do not result in degradation of the baseline condition



## SHORELINE MASTER PLAN UPDATE

### Areas of the SMP affected by this update

- Exemptions & Exceptions
  - Updating exemptions from a Shoreline Substantial Development Permit to be consistent with those in state law
  - Adding exceptions, or developments not subject to City shoreline review, consistent with those in state law
- Definitions
  - Updating definitions to be consistent with those in state law
  - PC input on nonconforming use, lot, and structure
- Formatting & Organization
  - Revise organization and numbering system for ease of reference
  - Update obsolete or incorrect citations and references



SHORELINE MASTER PLAN UPDATE

## Ecology Review

Ecology reviews proposed amendments in accordance with criteria found in WAC 173-26-201(1)(c) to ensure the proposed amendment:

- Will not foster uncoordinated and piecemeal development of the state's shorelines
- Is consistent with all applicable policies and standards of the SMA
- Meets all procedural rule requirements for public notice and consultation
- Satisfies master program guidelines analytical requirements and substantive standards, including that the amendment will not result in a net loss of shoreline ecological functions




SHORELINE MASTER PLAN UPDATE





SHORELINE MASTER PLAN UPDATE

DRAFT City of  
SeaTac's  
Shoreline Master  
Program:  
DRAFT General Goals and Policies  
DRAFT Environment Designations  
DRAFT Regulations





City of SeaTac  
May-2010 -2019



SHORELINE MASTER PLAN UPDATE

## Comprehensive Changes

The following changes occur throughout the SMP for consistency with development regulations and to improve the usability of the document.



SHORELINE MASTER PLAN UPDATE

## Comprehensive Changes

- ✓ Incorporation of the 2016 Low Impact Development (LID) Regulations update from Title 18 (Ordinance No. 16-1022).
- ✓ “Hughes property” references have been updated with parcel numbers.



SHORELINE MASTER PLAN UPDATE

## Comprehensive Changes

- ✓ Table of Contents updated to reflect the contents of the updated SMP.
- ✓ Outdated titles/positions have been updated to reflect the current administrative makeup.
- ✓ Revised organization and numbering system for ease of reference.
- ✓ Updated obsolete or incorrect citations and references.





SHORELINE MASTER PLAN UPDATE

## Chapter 1 Introduction

### Section 1.2 – Pg. 6:



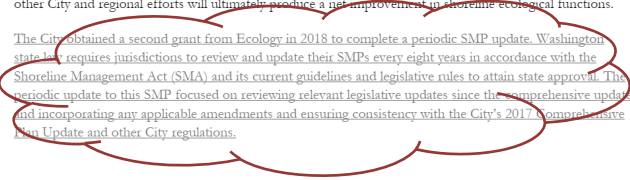
**1.2 Master Program Development and Public Participation**

The City of SeaTac (City) obtained a grant from the Washington Department of Ecology (Ecology) in 2007 to conduct a comprehensive Shoreline Master Program (SMP) update. The first step of the update process was to inventory the City's shorelines as defined by the state's Shoreline Management Act (SMA) (RCW 90.58). Angle Lake is the only SMA shoreline in the City of SeaTac. The inventory describes existing biological and physical conditions. These conditions were then analyzed and characterized to create a baseline from which future development actions in the shoreline will be measured.

Environmental designations were identified for the different shoreline reaches and goals, policies, and regulations for each were developed.

The Guidelines require that the City demonstrate that its updated SMP yields "no net loss" in shoreline ecological functions relative to the baseline due to its implementation. Ideally, the SMP in combination with other City and regional efforts will ultimately produce a net improvement in shoreline ecological functions.

The City obtained a second grant from Ecology in 2018 to complete a periodic SMP update. Washington state law requires jurisdictions to review and update their SMPs every eight years in accordance with the Shoreline Management Act (SMA) and its current guidelines and legislative rules to attain state approval. The periodic update to this SMP focused on reviewing relevant legislative updates since the comprehensive update and incorporating any applicable amendments and ensuring consistency with the City's 2017 Comprehensive Plan Update and other City regulations.





SHORELINE MASTER PLAN UPDATE

## Chapter 1 Introduction

### Section 1.2 – Pg. 6:

- ✓ Addition of paragraph explaining the periodic update in relation to the City's SMP.




SHORELINE MASTER PLAN UPDATE

## Chapter 2 Definitions

### Pg. 14 - "Development"

Development - A use consisting of the construction or exterior alteration of structures; dredging; drilling; dumping; filling; removal of any sand, gravel, or minerals; bulkheading; driving of piling; placing of obstructions; or any project of a permanent or temporary nature which interferes with the normal public use of the surface of the waters of the state subject to Chapter 90.58 RCW at any state of water level.

"Development" does not include dismantling or removing structures if there is no other associated development or re-development (RCW 90.58.030(3d)).




SHORELINE MASTER PLAN UPDATE

## Chapter 2 Definitions

### Pg. 14 - "Development"

- ✓ Revised definition of development with Ecology's suggested language.




SHORELINE MASTER PLAN UPDATE

## Chapter 2 Definitions

### Pg. 16 - "Floodway"

Floodway - means the area ~~as identified in a master program~~; that either: (i) has been established in ~~effective~~ federal emergency management agency flood insurance rate maps or floodway maps; or (ii) consists of those portions ~~of the area of a river valley lying streamward from the outer limits of a watercourse upon which flood waters are carried during periods of flooding that occur with reasonable regularity, although not necessarily annually, said floodway being identified, under normal condition, by changes in surface soil conditions or changes in types or quality of vegetative ground cover condition, topography, or other indicators of flooding that occurs with reasonable regularity, although not necessarily annually. Regardless of the method used to identify the floodway, the floodway shall~~ ~~does not include~~ those lands that can reasonably be expected to be protected from flood waters by flood control devices maintained by or maintained under license from the federal government, the state, or a political subdivision of the state.




SHORELINE MASTER PLAN UPDATE

## Chapter 2 Definitions

### Pg. 16 - "Floodway"

- ✓ Updated definition of "Floodway" slightly for consistency with Ecology Guidelines.



SHORELINE MASTER PLAN UPDATE


## Chapter 2 Definitions

### Pg. 20 – "Nonconforming" Definitions

Nonconforming use or development – A shoreline use or nonconforming structure which – An existing structure that was lawfully constructed or at the time it was built but is no longer fully consistent with present regulations such as setbacks, buffers or yards; area; bulk; height or density standards due to subsequent changes to the master program (WAC 173-27-080).

Nonconforming lot – A lot that met dimensional requirements of the applicable master program at the time of its establishment but now contains less than the required width, depth or area due to subsequent changes to the master program (WAC 173-27-080).

Nonconforming use – An existing shoreline use that was lawfully established prior to the effective date of the applicable SMLU/SMP provision, and which no longer conforms to the act or the applicable shoreline provisions master program, but which does not conform to present use regulations due to subsequent changes to the master program (WAC 173-27-080).




SHORELINE MASTER PLAN UPDATE

## Chapter 2 Definitions

### Pg. 20 – "Nonconforming" Definitions

- Nonconforming development/structure
- Nonconforming lot
- Nonconforming use

✓ Definitions are now consistent with updates to WAC 173-27-080.



SHORELINE MASTER PLAN UPDATE

## Chapter 2 Definitions

### Pg. 23 - "Qualified Professional"



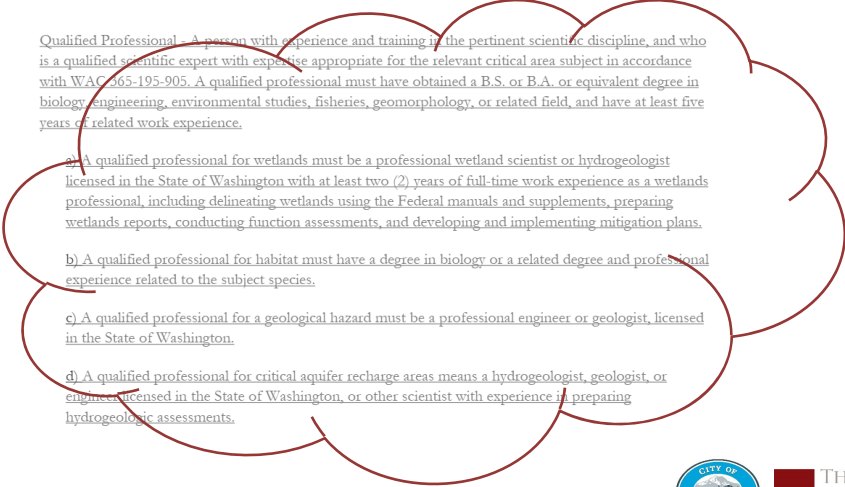
Qualified Professional - A person with experience and training in the pertinent scientific discipline, and who is a qualified scientific expert with expertise appropriate for the relevant critical area subject in accordance with WAC 165-195-905. A qualified professional must have obtained a B.S. or B.A. or equivalent degree in biology, engineering, environmental studies, fisheries, geomorphology, or related field, and have at least five years of related work experience.

a) A qualified professional for wetlands must be a professional wetland scientist or hydrogeologist licensed in the State of Washington with at least two (2) years of full-time work experience as a wetlands professional, including delineating wetlands using the Federal manuals and supplements, preparing wetlands reports, conducting function assessments, and developing and implementing mitigation plans.

b) A qualified professional for habitat must have a degree in biology or a related degree and professional experience related to the subject species.

c) A qualified professional for a geological hazard must be a professional engineer or geologist, licensed in the State of Washington.

d) A qualified professional for critical aquifer recharge areas means a hydrogeologist, geologist, or engineer licensed in the State of Washington, or other scientist with experience in preparing hydrogeologic assessments.





SHORELINE MASTER PLAN UPDATE

## Chapter 2 Definitions

### Pg. 23 - "Qualified Professional"

✓ Added definition from SMC 15.700 for "Qualified Professional".



SHORELINE MASTER PLAN UPDATE

## Chapter 3 Goals of the Shoreline Management Program

- ✓ Minor changes made to text for consistency with the Comprehensive Plan goals and policies.



SHORELINE MASTER PLAN UPDATE



SHORELINE MASTER PLAN UPDATE


## Chapter 4 General Shoreline Provisions

### Section 4.1 - Pg. 35:

#### 4.1 Introduction

Based on the goals established for the Shoreline Master Program, the following general policies and regulations apply to all uses, developments, and activities in the shoreline area of the City of SeaTac. General policies and regulations are broken into different topic headings and arranged alphabetically. Each topic begins with a description of its applicability, followed by general policy statements and regulations. The intent of these provisions is to be inclusive, making them applicable to all environments, as well as particular shoreline uses and activities. Topics include the following:

- Archaeological and Historic Resources
- Environmental Impacts
- ~~Environmentally Sensitive Areas~~
- Public Access
- Shoreline Vegetation Conservation
- Water Quality, Stormwater, and Non-Point Pollution




SHORELINE MASTER PLAN UPDATE

## Chapter 4 General Shoreline Provisions

### Section 4.1 - Pg. 35:

✓ Removal of "Environmentally Sensitive Areas" topic

Chapter does not include a discussion nor regulations of environmentally sensitive areas as the City's 2008 *Final Shoreline Analysis Report* indicated there are no known sensitive areas within the shoreline jurisdiction.



SHORELINE MASTER PLAN UPDATE

## Chapter 5 Shoreline Environments

Minor text changes such as:

- ✓ "Hughes" reference converted to tax parcel number.
- ✓ Table II text updated to reflect accurate LID/BMP language.
- ✓ Other various LID/BMP language consistencies.



SHORELINE MASTER PLAN UPDATE

## Chapter 6 Shoreline Use Provisions

Minor text changes such as:

- ✓ LID/BMP language.





SHORELINE MASTER PLAN UPDATE

## Chapter 7 Shoreline Modification Provisions


### Section 7.5.2 - Pg. 106:

*7.5.2 Exemptions*

Piers for private, noncommercial pleasure craft, common to a single-family residence, and costing less than ten thousand (\$10,000) dollars are exempt from the requirement for a shoreline substantial development permit pursuant to RCW 90.58.030(3)(e)(vii) and WAC 173-27-040(b).

The ten thousand dollar (\$10,000) threshold will be adjusted for inflation by the State Office of Financial Management every five years, beginning July 1, 2007, based upon changes in the consumer price index during that time period. The City will review all development proposals for piers to determine if:

1. The proposal is or is not exempt from the requirement for a substantial development permit per Section 8.4.1 of this Master Program;
2. The proposal is suitably located and designed and that all potential impacts have been recognized and mitigated such that there is no net loss of shoreline ecological functions; and
3. The proposal is consistent with the intent, policies, and regulations of the Act, RCW 90.58.10(12), and this Master Program.




SHORELINE MASTER PLAN UPDATE

## Chapter 7 Shoreline Modification Provisions

### Section 7.5.2 - Pg. 106:

- ✓ Eliminates reference to exemptions in this Section and refers to Chapter Section "8.4.1 Exemptions".




SHORELINE MASTER PLAN UPDATE

## Chapter 8 Administration

### Section 8.3 - Pg. 113:

#### 8.3 Exceptions

Requirements to obtain a substantial development permit, conditional use permit, variance, letter of exemption, or other review to implement the Shoreline Management Act do not apply to the developments identified in WAC 173-27-044 and WAC 173-27-045.




SHORELINE MASTER PLAN UPDATE

## Chapter 8 Administration

### Section 8.3 - Pg. 113:

- ✓ Ecology adopted rules that clarify exceptions to local review under the SMA. This Section was created to address these statutory exceptions.



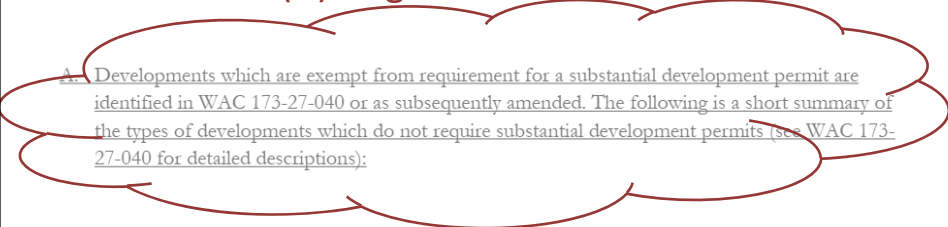


SHORELINE MASTER PLAN UPDATE

## Chapter 8 Administration

### Section 8.4.1(A) - Pg. 114:

A. Developments which are exempt from requirement for a substantial development permit are identified in WAC 173-27-040 or as subsequently amended. The following is a short summary of the types of developments which do not require substantial development permits (see WAC 173-27-040 for detailed descriptions):





SHORELINE MASTER PLAN UPDATE

## Chapter 8 Administration

### Section 8.4.1(A) - Pg. 114:

- ✓ Amended language to clarify the applicability of WAC 173-27-040


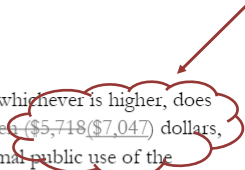


SHORELINE MASTER PLAN UPDATE

## Chapter 8 Administration

### Section 8.4.1(I) - Pg. 114:

i. Any development of which the total cost or fair market value, whichever is higher, does not exceed ~~five~~seven thousand and ~~forty~~seven hundred ~~eighteen~~ (\$5,718(\$7,047) dollars, if such development does not materially interfere with the normal public use of the water or "shorelines of statewide significance." The dollar threshold established in this subsection must be adjusted for inflation by the Office of Financial Management every five years, beginning July 1, 2007, based upon changes in the consumer price index during that time period. "Consumer price index" means, for any calendar year, that year's




SHORELINE MASTER PLAN UPDATE

## Chapter 8 Administration

### Section 8.4.1(I) - Pg. 114:

✓ Outdated cost threshold information updated.




SHORELINE MASTER PLAN UPDATE

## Chapter 8 Administration

### Section 8.4.1(vi) - Pg. 116:

~~§-vi.~~ Construction of a dock, including a community dock, designed for pleasure craft only, for the private noncommercial use of the owner, lessee, or contract purchaser of single-family and multifamily residences. A dock is a landing and moorage facility for watercraft and does not include recreational decks, storage facilities or other appurtenances. This exception applies if the fair market value of the dock does not exceed: (A) twenty-two thousand five hundred dollars (~~20,000~~22,500) for docks that are constructed to replace existing docks, are of equal or lesser square footage than the existing dock being replaced; or (B) ~~ten eleven thousand two hundred~~ dollars (\$10,000(\$11,200)); ~~but~~ for all other docks constructed in fresh waters. However, if subsequent construction having a fair market value exceeding two thousand five hundred dollars (\$2,500) occurs within five years of completion of the prior construction and the combined fair market value of the subsequent and prior construction exceeds the amount specified above, the subsequent construction shall be considered a substantial development for the purpose of this chapter.



SHORELINE MASTER PLAN UPDATE


## Chapter 8 Administration

### Section 8.4.1(vi) - Pg. 116:

- ✓ Outdated cost threshold information updated

### Section 8.4.1 - Pg. 117-119

- ✓ Added Ecology's suggested language to list of exemptions addressing the Americans with Disabilities Act.





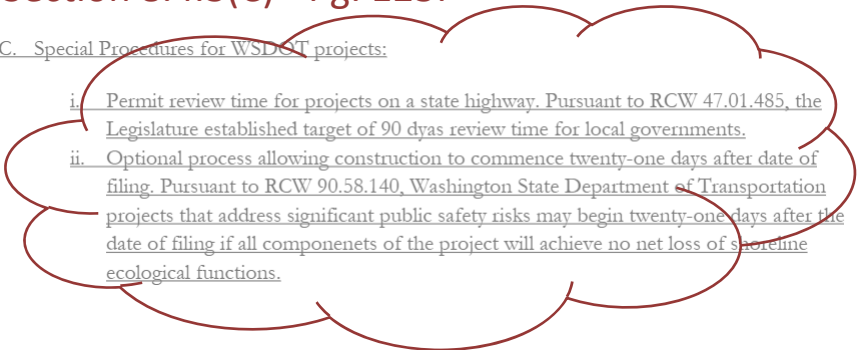
SHORELINE MASTER PLAN UPDATE

## Chapter 8 Administration

### Section 8.4.3(C) - Pg. 123:

C. Special Procedures for WSDOT projects:

- i. Permit review time for projects on a state highway. Pursuant to RCW 47.01.485, the Legislature established target of 90 days review time for local governments.
- ii. Optional process allowing construction to commence twenty-one days after date of filing. Pursuant to RCW 90.58.140, Washington State Department of Transportation projects that address significant public safety risks may begin twenty-one days after the date of filing if all components of the project will achieve no net loss of shoreline ecological functions.





SHORELINE MASTER PLAN UPDATE

## Chapter 8 Administration

### Section 8.4.3(C) - Pg. 123:

- ✓ Created Section to address 90-day target for local review of WSDOT projects per WAC 173-27-125



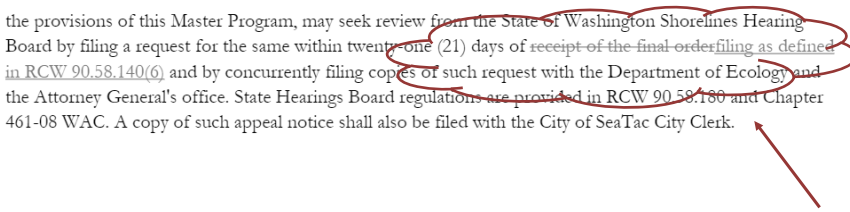


SHORELINE MASTER PLAN UPDATE

## Chapter 8 Administration

### Section 8.6 - Pg. 128-129:

the provisions of this Master Program, may seek review from the State of Washington Shorelines Hearing Board by filing a request for the same within twenty-one (21) days of receipt of the final order filing as defined in RCW 90.58.140(6) and by concurrently filing copies of such request with the Department of Ecology and the Attorney General's office. State Hearings Board regulations are provided in RCW 90.58.180 and Chapter 461-08 WAC. A copy of such appeal notice shall also be filed with the City of SeaTac City Clerk.





SHORELINE MASTER PLAN UPDATE

## Chapter 8 Administration

### Section 8.6 - Pg. 128-129:

- ✓ Updated language to clarify that the 21-day appeal period begins with the date of filing as defined by RCW 90.58.140(6).



SHORELINE MASTER PLAN UPDATE


## Chapter 8 Administration

Section 8.8 - Pg. 129:

~~Amendments to the 8.8 Master Program Review~~

~~A. A. This Master Program shall be periodically reviewed and amendments shall be made as necessary to reflect changing local circumstances, new information or improved data, and changes in State statutes and regulations.~~

~~B. The City will conduct the periodic review process consistent with the requirements of RCW 90.58.080 and WAC 173-26-090.~~




SHORELINE MASTER PLAN UPDATE

## Chapter 8 Administration

Section 8.8 - Pg. 129:

✓ Added Section to address the periodic review process for the SMP and include appropriate references to RCW 90.58.080 and WAC 173-26-090.





SHORELINE MASTER PLAN UPDATE



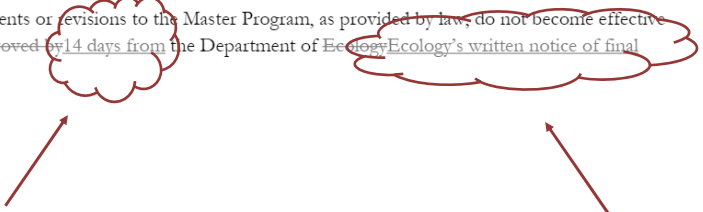
## Chapter 8 Administration

### Section 8.9 - Pg. 129:

#### 8.9 Amendments to Master Program

A. Any of the provisions of this Master Program may be amended as provided for in RCW 90.58.120 and .200 and Chapter 173-26 WAC. Any amendments shall also be subject to the procedures in SMC 16A.21.

B. Amendments or revisions to the Master Program, as provided by law, do not become effective until approved by 14 days from the Department of Ecology Ecology's written notice of final action.





SHORELINE MASTER PLAN UPDATE

## Chapter 8 Administration

### Section 8.9 - Pg. 129:

✓ Revised language to clarify that amendments to the SMP do not become effective until 14 days from Ecology's written notice of final action.



## SHORELINE MASTER PLAN UPDATE

### Public Comment

- Joint City & Department of Ecology Public Comment Period
  - Opened: February 19<sup>th</sup>, 2019
  - Closes: March 21<sup>st</sup>, 2019
- Public Testimony at Hearing
- Written Comments:
  - Jennifer Kester: [jkester@seatacwa.gov](mailto:jkester@seatacwa.gov)
  - City of SeaTac, Community & Economic Development
    - » 4800 S. 188<sup>th</sup> St., SeaTac, WA 98188-8605



## SHORELINE MASTER PLAN UPDATE

### Timeline & Next Steps

- Public Comment Period Closes March 21<sup>st</sup>
- Planning Commission Recommendation
  - No later than April 16<sup>th</sup>
- Department of Ecology Initial Review
  - Approximately April 19<sup>th</sup> – May 20<sup>th</sup>
- Adoption by City Council before June 30<sup>th</sup> (Target date: June 11<sup>th</sup>)



SHORELINE MASTER PLAN UPDATE

Specific changes to the shoreline regulations can be viewed on the  
City's Shoreline Master Program website:

[www.seatacwa.gov/shorelineupdate](http://www.seatacwa.gov/shorelineupdate)

Staff Contact:

Jennifer Kester

Planning Manager

[jkester@seatacwa.gov](mailto:jkester@seatacwa.gov)

(206) 973-4842

*Sign-in with appropriate contact information to be added to interested parties list and stay informed  
as the amendment proceeds.*



**CITY OF SEATAC  
PLANNING COMMISSION  
Minutes of February 19, 2019  
Regular Meeting**

**Members present:** Leslie Baker, Roxie Chapin, Jim Todd, Brandon Pinto

**Members absent:** Tejvir Basra, Tom Danztler (both excused)

**Staff present:** Jennifer Kester, Planning Manager; Kate Kaehny, Senior Planner; Alena Tuttle, Assistant Planner

**1. Call to Order**

Commissioner Jim Todd called the meeting to order at 5:32 p.m.

**2. Review of Commission Bylaws and Relevant Municipal Code Responsibilities (SMC Chapter 2.15 and 2.92)**

Planning Manager Jennifer Kester walked the Commission through their bylaws and the adopted City code relevant to their role. She highlighted membership and attendance requirements, election of officer procedures, Open Public Meeting Act requirements, adopted Code of Ethics, and potential conflicts of interest. It was noted that the bylaws were last updated in 2013 and need to be amended to reflect current City policies and procedures. The Commission asked that a future meeting include updating the bylaws and discussing meeting organization and flow.

**3. Election of Officers**

Mr. Todd opened nominations for Chair and Tejvir Basra was nominated. Nominations were closed and Mr. Basra was elected Chair of the Planning Commission, 4-0. Mr. Todd opened nominations for Vice Chair were opened and Brandon Pinto was nominated. Nominations were closed and Mr. Pinto was elected Vice Chair of the Planning Commission, 3-0 (Pinto abstained).

As newly elected Vice Chair and with Chair Basra absent, Mr. Pinto began running the meeting.

**4. Public Comment**

Roger Kadig discussed two bills in the State Legislature: HB 1847 on airport noise abatement and HB 1797 on Accessory Dwelling Units (ADU).

**5. Approval of Minutes**

Moved and seconded to approve the minutes of the January 15, 2019 meeting as written. **Passed 4-0.**

**6. City Center Plan and 2019 Comprehensive Plan Amendment Cycle Updates**

Senior Planner Kate Kaehny reviewed work done to date and anticipated schedule for moving forward. She let the Commission know that the City will be issuing an RFP for consultant services this spring. The city expects the consultant to undertake an infrastructure needs assessment, market analysis, and help with stakeholder engagement. Regarding the Comprehensive Plan Amendment Process, Ms. Kaehny noted that the application period ends on March 29<sup>th</sup> and no application have been submitted. The Planning Commission will be briefed on City-sponsored applications in March.

## **7. Shoreline Master Program Update**

Assistant Planner Alena Tuttle explained the proposed specific edits to the Shoreline Master Program (SMP), walking the Commission through each chapter of the SMP. The Commission discussed the agenda for the open house and public hearing. The Commission asked that the PowerPoint presentation from the January 15<sup>th</sup> and February 19<sup>th</sup> meetings be included on the Shoreline Update webpage.

## **8. CED Director's Report**

In Director Steve Pilcher absence, Ms. Kester provided the Commission a letter from City Manager Carl Cole to Governor Inslee regarding the City's desire that an additional census block be designated as an Opportunity Zone. Ms. Kester noted that Jagtar Saroya will be appointed to fill the vacant Planning Commission position at the Council meeting on February 26<sup>th</sup>. Finally, the City made comments on HB 1797, opposing the requirements of the bill to force the City to allow two accessory units per single-family home.

## **9. Commissioners' Comments**

Commissioners expressed concern about the top-down approach of HB 1797. Commissioner Baker was concerned about the City's image and her desire for high-end residential developments. Commissioner's felt that the City already provided our region's share of low-income housing.

## **10. Adjournment**

There being no further business, the meeting adjourned at 7:00 p.m.