

**CITY OF SEATAC**  
**PLANNING COMMISSION**  
**Minutes of August 4, 2015**  
**Regular Meeting**

**Members present:** Joe Adamack, Tom Dantzler and Jim Todd  
**Members absent:** Roxie Chapin, Robert Scully (both excused)  
**Staff present:** Joe Scorcio, CED Director; Steve Pilcher, Planning Manager

**1. Call to Order**

Chair Adamack called the meeting to order at 5:30 p.m.

**2. Approval of minutes**

Moved and seconded to approve the minutes of the July 21, 2015 meeting with a minor correction. **Passed 3-0.**

**3. Public Hearing on proposed amendments to SeaTac Municipal Code, Title 14 (Subdivision Code), regarding the number of lots allowed within a short plat, and bonding issues**

Chair Adamack opened the public hearing a 5:31 p.m.

Planning Manager Steve Pilcher presented the staff report, noting that the proposal is to increase the number of lots allowed within a short plat from four (4) to nine (9), the maximum number allowed by State law. He noted that several jurisdictions in King County have made this change and that it would be consistent with previous amendments made to the City's SEPA categorical exemption levels. He noted there are approx. 39 parcels in the City that could potentially benefit from this amendment. Mr. Pilcher also listed the benefits of raising the threshold.

Mr. Pilcher noted for the record that the proposed amendments had been sent to the State Dept. of Commerce for review and that a SEPA determination had been issued and advertised.

Mr. Pilcher read into the record a letter that had been received by Daryl Tapio (copies were provided to the Commission members). He also handed out a letter that had been received from Sam Pace of the Board of Realtors, expressing support for the proposal.

The Commission discussed Mr. Tapio's concern with the definition of original tract, but decided the language as drafted should remain unchanged. The Commission agreed with his other concern regarding keeping the maintenance bond period at one year (SMC 14.28.110).

The Chair noted there was no public present to provide comment and closed the public hearing to testimony a 6:00 p.m.

Moved and seconded to approve the proposed amendments. Moved and seconded to amend the proposal to continue with a one-year maintenance bond period as currently found in SMC 14.28.110. **Motion to amend passed 3-0.**

It was then moved and seconded to approve the proposal as amended. **Passed 3-0.**

#### **4. Code Compliance code amendments**

An initial group of proposed amendments to the Municipal Code concerning code compliance/enforcement were presented at the last meeting. This batch involves additions to Chapter 7.15, Property Maintenance and Chapter 7.25, Junk Vehicles – Vehicle Storage. The Commission had requested additional time to review these proposals and provide comment.

After discussion, the Commission voted 3-0 to endorse the amendment package. Staff will relay this decision to the Council when the code amendments are presented for their consideration and adoption.

#### **5. CED Director’s Report**

Mr. Scorcio advised the Commission that staff is target a date in November for a public hearing of the reformatted Zoning Code. This will allow for Council action before the end of the year.

He reminded the Commission that this evening was National Night Out and they could possibly visit some gatherings after the meeting.

Mr. Pilcher handed out a summary report from the MRSC website, outlining changes that occurred during this past legislative session concerning both medical and recreational marijuana.

Mr. Scorcio suggested that the August 18<sup>th</sup> meeting be canceled; the Commission concurred.

#### **7. Planning Commission comments**

Commissioners inquired about an issue with the Wat Buddharam Buddhist study center. Staff indicated this is being pursued as a code violation, as the conditional use permit for the facility limited its use to no more than 15 individuals at a given time.

#### **8. Adjournment**

Moved and seconded to adjourn. Motion passed 3-0. The meeting adjourned at 6:43 p.m.

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