

**CITY OF SEATAC**  
**PLANNING COMMISSION**  
**Minutes of October 18, 2016**  
**Regular Meeting**

**Members present:** Joe Adamack, Roxie Chapin, Tom Dantzler, Robert Scully, Jim Todd  
**Members absent:** None  
**Staff present:** Acting City Manager Joe Scorcio; Acting Community Development Director Jeff Robinson; Will Appleton, Public Works Director; Steve Pilcher, Planning Manager; Don Robinett, Stormwater Manager; Al Torrico, Senior Planner

**1. Call to Order**

Chair Adamack called the meeting to order at 5:32p.m.

**2. Public Comment**

None.

**3. Approval of Minutes**

Moved and seconded to approve the minutes of the October 4, 2016 regular meeting as written.  
**Passed 5-0.**

**4. Continued Public Hearing: Low Impact Development (LID) Code amendments**

Chair Adamack opened the public hearing at 5:33 p.m.

Planning Manager Steve Pilcher noted this hearing had been continued from September 6<sup>th</sup>, during which time there has been an expanded public involvement process. He noted that on Monday, October 17<sup>th</sup>, the City Council's Transportation and Public Works (T&PW) Committee had met and agreed to a number of recommended revisions to the proposed code amendments. While these will be presented this evening, staff has not had the time to integrate the changes into the draft code. Mr. Pilcher also noted that an email had been received from Daryl Tapio, in which he advocates the Commission not act on the amendments until they can review the final, integrated code.

Stormwater Manager Don Robinett then reviewed the changes that have been agreed to, both resulting from past discussions with the Planning Commission and also the T&PW Committee. A series of changes to how certain terms are defined are proposed for inclusion in all the chapters of the code under consideration. He reviewed the schedule for moving forward, noting the plans to present the draft ordinances at a November 8<sup>th</sup> City Council Study Session.

In response to a question, Mr. Robinett noted that the City intends to adopt the King County Stormwater Design Manual, which is equivalent to the Department of Ecology manual. He also noted that staff had prepared a matrix, tying each proposed code amendment to one of the primary principles of the NPDES Permit; that will be provided to the Commission, per their request.

Mr. Robinett noted that the details of how to comply with LID will be found in the stormwater manual, which is not under the purview of the Commission. He also discussed the planned “infeasibility” mapping project which will be underway; this will help to identify areas in the City where LID techniques will not be required.

The Chair opened the hearing for public testimony.

Earl Gipson related issues he had experienced at his property. He urged the Commission to not take action until it had seen the final code document.

Rick Forschler referred to other recommendations that had been made by the T&PW Committee and that they had specifically asked that no “housekeeping” type of amendments (i.e., language about requiring as-builts, testing of vaults, etc.) be in the code amendments. He also spoke in favor of eliminating all tree retention requirements in single family residential areas.

After discussion, the Commission agreed that they wished to review the entire code amendment package before taking action. (This includes reviewing amendments to Titles 11 & 12).

The Chair then continued the hearing until November 1, 2016, at which time additional testimony will be considered.

#### **5. S. 154<sup>th</sup> St. Station Area Code update**

Senior Planner Al Torrico noted this effort is partially the result of recommendations that came from an Urban Land Institute Technical Advisory Panel, which had convened in December 2015. The TAP urged the City to consider amending its regulations to be less prescriptive and instead more policy-focused. Mr. Torrico also noted that the existing Station Area Action Plan and regulations are approx. 10 years old, which also makes a review timely.

Mr. Torrico indicated staff intends to review the recently adopted Angle Lake Station Area code and determine how much of that work can be transferred over to this effort, recognizing there are unique characteristics of each station area. Staff’s goal is to complete this work in time for a public hearing in March 2017.

Commissioners noted that the ULI perspective, while valuable, did not include public involvement. Mr. Torrico responded that staff will be developing a public involvement strategy. Staff was also urged to be in contact with Tukwila, to ensure the two cities are coordinating their planning efforts in this area.

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

Acting CED Director Jeff Robinson noted that the City Council's Land Use and Parks (LUP) Committee will be reviewing City Center Park'n'Fly issues at its meeting next Thursday. The Committee will provide some overall policy direction for the work effort.

He also noted that the ground floor commercial requirements for multifamily projects will be considered by the full Council at their meeting next week (October 25<sup>th</sup>).

The Urban Agriculture code amendments were not passed by the City Council, as a motion to approve failed to receive a second. The proposed code changes regarding keeping of domestic animals was referred to LUP.

## **7. Acting City Manager's Report**

Acting City Manager Joe Scorcio briefed the Commission on the recruitment process for the two Management Analyst positions and also the status of the budget.

## **8. Commissioner Comments**

Commissioner Dantzer inquired about the potential of the City establishing its own port district and free trade zone. ACM Scorcio pointed out that all of King County is a port district. CED Director Robinson indicated that the Port of Seattle has a free trade zone that applies to the airport.

## **9. Adjournment**

Moved and seconded to adjourn. Motion passed 5-0. The meeting adjourned at 6:43 p.m.