

**CITY OF SEATAC**  
**PLANNING COMMISSION**  
**Minutes of September 19, 2017**  
**Regular Meeting**

**Members present:** Tej Basra Roxie Chapin, Tom Dantzler, Pam Pollock, Jim Todd, Stanley Tombs  
**Members absent:** None  
**Staff present:** CED Director Jeff Robinson; Steve Pilcher, Planning Manager; Kate Kaehny, Senior Planner

**1. Call to Order**

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

**2. Public Comment**

None.

**3. Approval of Minutes**

Move and second to approve the minutes of the September 5, 2017 meeting as written. **Passed 6-0.**

**4. Public Hearing on Miscellaneous Code Amendments to Titles 15 & 16A, SeaTac Municipal Code**

Chair Todd opened the public hearing at 5:35 p.m.

Planning Manager Steve Pilcher presented the various recommendations from staff, noting these had been discussed by the Commission at several meetings over the course of the summer. He provided information on how the hearing was advertised and the SEPA action taken for the proposals. Mr. Pilcher then highlighted some of the individual amendments that are included within the proposal.

Sidd Jha, Pier 67 Capital, testified in regards to the proposed definitions of Erosion Hazard Area and Landslide Hazard area. He advocated an exception be provided for sites that have been impacted by previous human activities. Mr. Jha asked that an exception similar to that provided for wetlands be added to the code.

Earl Gipson, SeaTac, testified that the definition for Landslide Hazard Areas should be re-written to be less complex.

Mr. Pilcher reminded the Commission that the proposed definitions are based upon the “metadata” behind the information found on the City’s official environmental constraints maps

and that they were also found to be similar to definitions used by some other jurisdictions in the area. He stated that given that staff had not received Mr. Jha’s letter until late in the day, there was not adequate time to evaluate the request. Since staff will need more time to review this issue, he recommended this particular amendment be pulled from the package of amendments under consideration. The Commission concurred.

**Moved and seconded to recommend moving forward with all of the proposed miscellaneous code amendments, except for #12 (definitions of Erosion and Landslide Hazard Areas). Passed 6-0.**

**5. Worksession on Comprehensive Plan amendments**

Senior Planner Kate Kaehny reviewed the process with the Planning Commission, including upcoming dates for the public hearing. She reviewed the seven text amendments, including a proposed new implementation strategy for the when the RBX zone is located outside of the Urban Center.

The Commission concurred with the direction being taken with all of the amendments.

**6. Director’s Report**

CED Director Jeff Robinson reminded the Commission that the Airport staff will be making a presentation on the Sustainable Airport Master Plan (SAMP) at the September 26 City Council meeting. He also announced the City has filled a new real estate position.

Planning Manager Pilcher reminded the Commission of the upcoming State APA Conference, which will be held in SeaTac and that there will be a “Planning Short Course” on Wednesday evening, September 27. The event is being held at the Hilton.

**8. Commissioners’ Reports**

None.

**9. Adjournment**

Moved and seconded to adjourn. Motion passed 6-0. The meeting adjourned at 6:32 p.m.

