

**CITY OF SEATAC**  
**PLANNING COMMISSION**  
**Minutes of October 3, 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 5:32 p.m.

**2. Public Comment**

None.

**3. Approval of Minutes**

Move and second to approve the minutes of the September 19, 2017 meeting as written. **Passed 6-0.**

**4. Worksession on Comprehensive Plan amendments**

Senior Planner Kate Kaehny reviewed the on-going amendment process with the Planning Commission, noting that their next meeting on October 17 will be the public hearing. She noted staff had presented some of the proposals to the Land Use & Parks Committee last week.

Ms. Kaehny presented a new policy to be added to the Capital Facilities Element, which would incorporate the Highline School District's Capital Facilities Plan into the City's. The District is interested in having this accomplished, as doing so is a necessary precursor to the City potentially instituting a school impact fee if requested to do so by the District.

The Commission discussed impact fees that are allowed under State law and the reasons for collecting an impact fee.

Ms. Kaehny then reviewed the various map amendments, beginning with the Segale proposal (M-1). She indicated that staff will be preparing a report with final recommendations prior to the public hearing. She noted this parcel is part of a larger property for which multifamily housing is possible in the future. Staff finds this proposal meets the criteria for granting approval.

Map Amendment M-2 is the Hillside Park proposal, which staff has evaluated in conjunction with proposal M-2A, the Tombs property. At this time, staff has not been able to conclude that

the proposal complies with all of the decision criteria. The site appears to be significantly impacted by various critical areas, particularly steep slopes. There is a question of whether higher densities are needed in order to make economic development of this site possible.

Map Amendment M2-A has many of the same issues. [Commissioner Tombs recused himself from discussion of this proposal]. The uphill portion of the property, which abuts Military Rd., may have access via 37<sup>th</sup> Ave. S., but it has been challenging to determine the legal status of this right-of-way. Regardless, the amount of level land available for development in this portion of the site is limited. Similar to M-2, staff is not able to conclude the proposal meets the decision criteria for granting a change.

Ms. Kaehny then reviewed Map Amendments 3, 4 and 5. Staff finds all of these meet the decision criteria. She noted that all affected property owners have been recontacted and advised of the upcoming public hearing date.

**5. Director's Report**

None.

**8. Commissioners' Reports**

Commissioner Tombs commented on the Washington State Chapter of the American Planning Association conference held in SeaTac last week.

**9. Adjournment**

Moved and seconded to adjourn. Motion passed 6-0. The meeting adjourned at 6:45p.m.

