

**CITY OF SEATAC  
PLANNING COMMISSION**

**Minutes of June 18, 2013**  
**Regular Meeting**

**Members Present:** Daryl Tapio, Chairman; Roxie Chapin; Tom Dantzler; Jim Todd; Joe Adamack

**Members Absent:** None

**Staff Present:** Joe Scorcio, AICP, Community and Economic Development Director; Steve Pilcher, AICP, Planning Manager; Albert Torrico, Senior Planner; Don Robinett, Stormwater Compliance Manager

**1. Call to Order:**

Chairman Tapio called the meeting to order at 5:30 p.m.

**2. Approve Minutes of the June 4, 2013 Meeting:**

Moved and seconded to approve the minutes as presented. Approved 5-0.

**3. New Business:**

**A. Briefing on Draft Surface Water Comprehensive Plan**

Don Robinett, Stormwater Compliance Manager, provided the briefing, assisted by Rebecca Dugopolski of Herrera Environmental. Mr. Robinett noted that the word “comprehensive” was being dropped from the name of the plan to avoid confusion with the City’s overall comprehensive plan. He indicated that this evening’s meeting is part of the overall public involvement process, which has included a variety of techniques to solicit input. The plan will eventually be presented to the City Council for acceptance, after two additional briefings of the Council.

Mr. Robinett overviewed the City’s stormwater system, noting how it has transitioned over time from a focus of construction to maintenance and now, to upgrades. There have been significant projects the City has completed throughout the years, with the Des Moines Creek Basin improvements being the most significant. Those improvements have allowed for decreased requirements for individual private development projects.

The City will be subject to the Phase II NPDES (National Pollution Discharge Elimination System) permit. These requirements come from the Federal EPA through the State Department of Ecology. The City is part of a 23-member government coalition that is appealing aspects of

the permit. Although the permit goes into effect in August 2013, not all requirements become mandatory at that time (i.e., use of LID techniques is not required until January 2017).

The Plan is primarily a programmatic document to guide the City's Surface Water Utility. It does establish the groundwork for a rate study that is scheduled to be completed this fall.

Commissioners requested there be some analysis of the impacts of the NPDES permit on private development. Mr. Robinett indicated he could return for a briefing on that topic at a future date.

Mr. Robinett noted that DOE has updated its stormwater manual and King County is in the process of updating its own, with completion expected in 2015.

Chairman Tapio noted the volume of materials that might apply makes adequate review difficult. He stated that the DOE manual is too rigid and that costs to comply are too high. He noted that the Surface Water Plan is not a regulatory document, but will form part of the basis for a rate study.

It was noted that while improvements have been made in the Des Moines Creek Basin, future development within the Green-Duwamish Basin could be more expensive. The City could look at projects that provide a similar benefit to properties in this area.

Mr. Robinett noted that one of the next steps to occur after the Plan is complete would be to draft code changes necessary to implement a private property drainage policy. While these policies have not traditionally been presented to the Commission, staff will plan to bring those as another briefing session in the next few months.

#### **4. Old Business:**

##### **A. Review of Proposed Planning Commission Work Plan**

CED Director Joe Scorcio and Planning Manager Steve Pilcher presented the work plan. They noted the format had been changed to present the document in a table, rather than narrative form. After review, the Commission approved the work plan by consensus.

#### **5. Community & Economic Development Director's Report:**

Joe Scorcio advised the Commission that the City Council retreat is on Friday at Cedarbrook Lodge, with their discussion with the Commission scheduled to occur at 5:30 p.m. The primary focus of discussion will be the Commission's work plan.

There was discussion of how to accomplish the Zoning Code update in 18 months. Chairman Tapio suggested using small groups (3-5 people) to focus on specific areas. Director Scorcio noted the City could consider expanding the size of the Planning Commission.

**6. Planning Commission Comments**

There was discussion regarding what equipment (projectors, etc.) might be available at the retreat.

Staff inquired whether the Commission wished to meet during the month of August. By consensus, it was agreed to not meet during that month.

**7. Adjournment:**

By consensus of the Commission, the meeting was adjourned at 7:30 p.m.

.....