

PLANNING COMMISSION
Minutes of January 24, 2005, Meeting

Members Present: Mark Siegel, Tom Dantzler, Joseph Dixon, Richard Jordan

Staff Present: Steve Butler, Planning Director; Jack Dodge, Principal Planner;
Mike Scarey, Senior Planner; Holly Anderson, Senior Planner

1. Call to Order:

The meeting was called to order at 5:30 p.m.

2. Approve Minutes of December 20, 2004, Meeting:

A motion was made, seconded, and unanimously passed to approve the minutes of the December 20, 2004, meeting as presented.

3. Old Business:

A. Continued Discussion about Potential Zoning Code Amendments Regarding Limiting the Use of Barbed Wire and Prohibiting the Use of Other Security Wire Within Residential Zones

Jack Dodge stated that the proposed regulations would allow barbed wire fences in residential zones only under certain circumstances, such as if documentation is provided to the Director of Planning that barbed wire is necessary to provide security for water sources or to protect sanitary sewer facilities, as mandated under the Homeland Security Act. Further, no security wire installed on fences in the commercial/industrial/office zones could be tilted toward adjacent residential properties or intrude on public rights-of-way.

A motion was made, seconded, and unanimously passed to recommend that the City Council approve the Zoning Code Amendments Regarding Limiting the Use of Barbed Wire and Prohibiting the Use of Other Security Wire Within Residential Zones as presented.

4. New Business:

A. Initial Presentation on Proposed Zoning Code Amendments Regarding Recreation Centers in Single Family Zones

A recreation center is defined in Chapter 15.10.515 of the Zoning Code as “A recreational use, building, or event maintained and operated by a non-profit club or an organization whose membership is for a specified group.” Current regulations allow

recreation centers in single family zones subject to a Conditional Use Permit, which requires a public hearing before the Hearing Examiner. The proposed regulations would permit recreation centers outright in single family zones.

Discussion was held about limiting the hours of operation for outside activities; revising the term used, and definition of recreation center to ensure clarity; and recreation center facilities being an asset to the community.

In answer to a question, Jack Dodge explained that the asterisks in the Use Charts refer a potential applicant to additional Urban Center and City Center Design Standards that must be met in those specific areas of the City.

Revised language will be presented at the next meeting, with a public hearing tentatively scheduled for the following meeting.

B. Discussion about Planning Commission 2004 Accomplishments and Brainstorming about 2005 Goals/Work Tasks

Major 2004 accomplishments included the 2004 Comprehensive Plan Amendment process, and the Wireless Communications Master Plan and Regulations.

Steve Butler stated that tonight's discussion would focus on brainstorming thoughts about 2005 goals. He then briefly reviewed the bylaws, and discussion was held about setting priorities within the framework of both the bylaws and the Planning Commission Mission Statement. Further discussion was held about a review of the bylaws for possible revisions, and the most productive approach to joint meetings with the City Council.

In answer to a request for background information from Commissioners Seigel and Dantzler, Mr. Butler explained that the Comprehensive Plan (Citywide) was adopted in 1994, and the City Center Plan (Subarea Plan) was adopted in 1999, and identifies how the City can direct an incremental evolution from the existing development to a more traditional urban city center with blocks, a mix of uses, a hierarchy of streets and activities, public amenities, and a higher density of development. Recent market conditions have resulted in sluggish progress. He further explained that the Growth Management Act requires implementation of orderly, compact development in urban areas, discouraging sprawl, with King County tasked with identifying urban center areas within the County where the majority of employment and residential growth would occur. SeaTac applied for, and was granted, an Urban Center designation in the early 1990's. The City then became eligible for federal, state, and regional funds to site facilities, such as light rail.

The City's station area planning process is designed to serve as a major catalyst for concentrated redevelopment where light rail stations will be located e.g. at South 154th Street and International Boulevard, and an airport/City Center Station in the vicinity of

South 176th Street and International Boulevard (a future station will be constructed at South 200th Street).

Discussion was held about benefits to City businesses and the community when light rail links the airport to downtown Seattle, and if the Cross Valley Connector ultimately links the airport and Tukwila rail station (at Long Acres), with a stop at Southcenter.

Commissioner Siegel noted his priorities which include a downtown community focal point or city center, a community of neighborhoods, and a variety of accessible housing.

Commissioner Jordan believes that good schools are the most important thing for the community. Adding more sidewalks should also be a high priority.

Discussion was held about stabilizing the community with services such as light rail to encourage residents to stay; methods to instill pride in area schools; attracting and keeping quality teachers; not allowing developers to construct sub-standard multifamily developments; a City program to educate apartment managers and owners about improving the quality and stability of apartment complexes; stimulating new business, thereby generating additional tax dollars; implementing a marketing plan using tax exempt financing to aid in apartment renovations; the redevelopment of the Aviation Business Center zone in the southwestern portion of the City; and local improvement district taxes to provide neighborhoods with sidewalks on both sides of the street.

Steve Butler said that if installation of sidewalks was a priority issue, for example, there were steps that staff and the Commission could take e.g. through the Capital Facilities Element in the annual Comprehensive Plan Amendment process, and the Transportation Improvement Plan developed by the Public Works Department.

Commissioner Dixon suggested that the Transportation Improvement Plan was difficult to understand, and the Planning Commission did not review the Plan with sufficient specificity to glean details that may be of concern.

Commissioner Dixon's goals for 2005 include: (1) Review 2005 Comprehensive Plan Amendment proposals earlier in the year; (2) Take the initiative for a joint meeting with the City Council in the early fall, with input from the Commission regarding the agenda, and inviting a Council member to attend Planning Commission meetings; (3) A joint meeting with an adjacent Planning Commission, preferably Des Moines or Federal Way; (4) Undertake routine zoning code requests; (5) The Commission be informed and/or updated on various projects and goals that have been carried on the list for some time; (5) An informational presentation be scheduled for each meeting; (6) Review the bylaws.

Mike Scarey explained that the South Riverton Heights Subarea Plan is a response to the Port's plans to expand their existing property in that area for cargo-related use. This

planning effort was put on hold after September 11, 2001. The item remains on the goals list and on the annual budget to ensure the City is prepared when the Port decides to take action.

5. Commission Liaison's Report:

None.

6. Planning Director's Report:

Steve Butler advised that the next Planning Commission meeting was scheduled for February 14. He suggested that a staff member from the Port of Seattle update the Commission on their recently issued Comprehensive Development Plan, at a future meeting.

7. Adjournment:

The meeting was adjourned at 8:15 p.m.

PLANNING COMMISSION
Minutes of February 14, 2005, Meeting

Members Present: Mark Siegel, Tom Dantzler, Joseph Dixon, Richard Jordan

Staff Present: Steve Butler, Planning Director; Mike Scarey, Senior Planner

1. Call to Order:

The meeting was called to order at 5:30 p.m.

2. Approve Minutes of January 24, 2005, Meeting:

A motion was made, seconded, and unanimously passed to approve the minutes of the January 24, 2005, meeting as presented.

3. Old Business:

A. Continued Discussion about the Planning Commission's 2005 Goals/Work Tasks

Various items on the Commission's 2005 Goals/Work Tasks were discussed as follows:

A. UPDATE AND IMPLEMENT THE COMPREHENSIVE PLAN

- **3b, Zoning Code Regulations regarding homeless encampment ("Tent City").** Steve Butler explained that regulations would be developed to be in place in the event that a "Tent City" was sited in SeaTac.
- **3d, Update Concurrency Management System (transportation related).** Steve Butler explained that concurrency requires that proper facilities and services be in place before a development is completed. State law allows developers six years after completion of a project to have non-essential systems in place, or, if mitigation fees are paid, no further action is required. The City has budgeted concurrency in 2005 to ensure compliance with the Growth Management Act. Staff will determine what concurrency issues will be presented to the Commission.
- **3e, Monitor Sound Transit's plans for LRT alignments and station locations between S. 154th Street, the Airport/City Center area and S. 200th St.** It was agreed this item would not be deleted.
- **3f, Review Development Agreements.** Language will be revised to state, "Review development agreements with staff as it pertains to land use and planning issues."

B. SCHEDULE INFORMATIONAL PRESENTATIONS (EITHER FOR EACH MEETING OR AT SCHEDULED TIMES)

- The Commission has discussed three proposed presentations i.e. Highline School District, a joint meeting with Tukwila Planning Commission, and a presentation on the Airport Comprehensive Development Plan. It was suggested a presentation be made on the status of the State Route 509 extension. The language in parentheses will be eliminated.

D. COORDINATE WITH CITY COUNCIL AND COUNCIL COMMITTEES

- **D1a, Seek to have at least two joint City Council/PC meetings each year, or more often whenever events warrant closer coordination on issues.** Language will be revised to state, “Seek to have one joint City Council/PC meeting each year or more often when events warrant.
- **D1c, Invite a Councilmember to attend the Planning Commission’s meetings.** Language will be revised to state, “Invite the City Council to attend Planning Commission meetings as appropriate or as needed.”

E. COORDINATE WITH OTHER JURISDICTIONS

- **E1, “Meet with Planning Commissions of other jurisdictions to identify shared issues and establish working relationships. (Potentially with Des Moines, Federal Way, or Tukwila this year.)** It was agreed that the Commission would like to meet with Tukwila this year (at Tukwila if possible).

4. New Business:

A. Initial Review of the Airport’s Draft Comprehensive Development Plan (CDP)

Steve Butler advised that the Port submitted a preliminary draft of a Comprehensive Development Plan, including a map outlining roughly the area between South 200th Street and the L-shaped parcel. There are numerous issues to be addressed including the borrow site (predominately in Des Moines), acquisition of residences in the extended runway protection zone, accurate reflection of the 55 acres, details or access to and from the airport drive at South 160th Street, and pedestrian access to the airport when South 182nd Street is closed. Of particular concern is the Port’s revised two-pronged approach for the South Riverton Heights area.

An overhead pedestrian walkway to the City side will be constructed in conjunction with the Airport/City Center light rail station at approximately South 176th Street and International Boulevard. Issues relative to the intersection of South 188th Street and International Boulevard that remain unresolved include interest by the Port in constructing an overpass, the State Route 509 extension, and the interim South Access using 28th/26th Avenue South. The Port also intends to revise development plans for the South Aviation Support Area (SASA).

Discussion was held about impacts to City business owners if the Port develops hotels and park n' fly lots on their properties. It was agreed that a member of Port staff would be invited to make a presentation in the near future.

B. Review of Planning Commission Bylaws

Steve Butler explained that, after the Commission revised the bylaws and voted to approve them on April 7, 2003, both an ordinance and resolution were prepared for City Council approval to ensure consistency between certain changes to the bylaws and the SeaTac Municipal Code.

Commissioner Dixon suggested that the following changes be made to the Bylaws:

- Section 7.1, the sentence stating, "In lieu of a secretary, members of the city staff shall be designated for the position and purpose" be deleted.
- Section 8.1, the sentence stating, "The City Council liaison shall be appointed by the Planning Commission from within its membership" either be clarified or deleted.

C. Election of Chairperson and Vice Chairperson

A motion was made, seconded, and unanimously passed to uphold the December 20, 2004, election of Mark Siegel as Chair and Rick Lucas as Vice Chair for the year 2005.

5. Commission Liaison's Report:

The January 25 Transportation & Public Works Committee meeting agenda included the following: (1) Des Moines Creek Basin Plan progress update and pipeline easement; (2) Status/Update on the City of SeaTac/Port of Seattle Interlocal Agreement; (3) Local Hazardous Waste Grant Program Agreement; (4) Sound Transit Phase 2 High Capacity Transit Planning; (5) Proposed South 154th Street Closure due to TTI Construction; (6) Property acquisition and demolition schedule for SR509; (7) Port of Seattle Capital Development Plan Review.

6. Planning Director's Report:

The next Planning Commission meeting is scheduled for Monday, February 28.

Highline School District is hosting a meeting at Valley View Elementary School regarding its closure on Wednesday, February 16 at 6:00 p.m. The City will send a representative to the meeting.

7. Adjournment:

The meeting was adjourned at 7:30 p.m.

PLANNING COMMISSION
Minutes of February 28, 2005, Meeting

Members Present: Mark Siegel, Rick Lucas, Tom Dantzler, Joseph Dixon, Richard Jordan

Staff Present: Jack Dodge, Principal Planner; Mike Scarey, Senior Planner

1. Call to Order:

The meeting was called to order at 5:30 p.m.

2. Approve Minutes of February 14, 2005, Meeting:

A motion was made, seconded, and unanimously passed to approve the minutes of the February 14, 2005, meeting as presented.

3. Public Hearing:

A. Staff Presentation on Proposed Zoning Code Amendment Regarding Recreation Centers in Single Family Zones

Jack Dodge stated that the proposed ordinance would amend Section 15.12.030 of the Zoning Code to allow recreation centers in the Urban Low, Urban Medium, and Urban High Density zones as a permitted use. Current regulations require a Conditional Use Permit to site recreation centers in residential zones, which must go before the Hearing Examiner for review and approval.

As a result of discussion at the last Planning Commission meeting, an additional regulation (listed as #4 under the Land Use Chart) would apply to recreation centers located in the Urban Low Density zone which states, "The hours to conduct outdoor activities may be limited dependant on their location relative to adjacent residential properties. Such activities may be limited due to potential noise impacts, activities between the hours of 10:00 p.m. and 8:00 a.m., or lighting that cannot be screened that would cast glare on adjacent residences."

B. Public Hearing on Proposed Zoning Code Amendment Regarding Recreation Centers in Single Family Zones

The Chair opened the public hearing at 5:52 p.m.
Hearing no requests to speak, the Chair closed the public hearing at 5:53 p.m.

C. Discussion about Recommendation to City Council about the Proposed Zoning Code Amendment

Discussion was held, and it was agreed that the requirements relative to hours to conduct outdoor activities would also apply to the Urban Medium and Urban High Density zones.

A motion was made, seconded, and unanimously passed to recommend approval of the proposed Zoning Code amendment regarding Recreation Centers in Single Family zones as presented with the addition of the Urban Medium and Urban High Density zones to the hours to conduct outdoor activities limitation.

4. Old Business:

A. Continued Discussion about the Planning Commission's 2005 Goals/Work Tasks

A. UPDATE AND IMPLEMENT THE COMPREHENSIVE PLAN

3a, Monitor progress of Port's plans for providing future access to Airport

Language will be amended to state, "Monitor progress of Port's plans for providing present and future access to Airport."

3f, Review Development Agreements with staff, as it pertains to land use and planning issues

The Commission requested that they be provided with a list of all current and proposed development agreements.

B. SCHEDULE INFORMATIONAL PRESENTATIONS

Language will be added to state, "Have the business community address the Planning Commission. The STEP Committee, other interested committees, and business developers will be invited."

E. COORDINATE WITH OTHER JURISDICTIONS

1, Meet with Planning Commissions of other jurisdictions to identify shared issues and establish working relationships (Potentially with Tukwila this year)

It was agreed that the language would revert back to, "Meet with Planning Commissions of other jurisdictions to identify shared issues and establish working relationships (potentially with Burien, Des Moines, Federal Way or Tukwila this year.)"

C. Continued Review of Planning Commission Bylaws

Discussion was held about concerns related to multiple versions of the bylaws; the various minor changes that were made to the current version; and the document going to the City Council for approval.

A motion was made, seconded, and unanimously passed to recommend approval by the City Council of the updated Bylaws.

5. New Business:

A. Discussion about a Procedure for Planning Commission Members to Place Items on Future Commission Agendas

Commissioner Siegel asked that if Commissioners wished to add pertinent, timely items to the agenda, those items be emailed to him before Wednesday of the week prior to the Monday meeting. Staff will develop a memo about the timelines and present it to the Commission for their review and approval.

6. Commission Liaison's Report:

Commissioner Dixon was unable to attend the February Transportation & Public Works Committee meeting.

Commissioner Lucas reported that the Hotel/Motel Committee had hired a consultant to determine what type of businesses to bring into the City, and has requested that the STEP Committee assist them in interviewing developers about how the City can make developing in the City of SeaTac more attractive, such as streamlined regulations and incentives. It was agreed that the Commission would add to its 2005 Goals an annual meeting dedicated to the business community and developers. They will be invited to come before the Commission to present their concerns and future goals. The STEP Committee and other interested committees will also be invited.

7. Planning Director's Report:

None.

8. Planning Commission Comments:

Commissioner Dixon advised that a City Council retreat was scheduled for Saturday, March 5 at 8:30 a.m., and was open to the public. Preliminary agenda items include fire and police issues, a municipal golf course, and construction of the light rail station at South 176th Street. The Commission requested that they be provided with an agenda.

Sound Transit is holding an open house on Thursday evening, March 3, in the Council Chambers. Sound Transit, Port of Seattle, and City staff will be on hand to provide information and answer questions.

9. Adjournment:

The meeting was adjourned at 6:30 p.m.

PLANNING COMMISSION
Minutes of March 7, 2005, Meeting

Members Present: Mark Siegel, Rick Lucas, Tom Dantzler, Joseph Dixon, Richard Jordan

Staff Present: Steve Butler, Planning Director

1. Call to Order:

The meeting was called to order at 5:30 p.m.

2. Approve Minutes of February 28, 2005, Meeting:

A motion was made, seconded, and unanimously passed to recommend approval of the February 28, 2005, minutes as presented.

3. New Business:

A. Detailed Briefing of the Airport's Draft Comprehensive Development Plan (CDP) by Michael Cheyne, Director of Aviation Planning, Aviation Division, Port of Seattle

Mr. Cheyne advised the Commission that a draft of the Port's Comprehensive Development Plan was provided to the City for review and comments in December, 2004. The Port intends to finalize the draft by the end of March, 2005, with environmental analysis completed by the end of the year. The Plan is intended to provide a trigger driven, flexible, long term plan for development/expansion to accommodate growth at airport. Current studies indicate capacity will be reached in 2021.

The North End Terminal will not be built. Common gate usage, and electronic ticketing have allowed the airport to operate more efficiently. The complex will be sited adjacent to the existing terminal to allow for incremental expansion of gates as needed. As a result, the 80 acre South Airport Development Area (SADA), formerly the South Aviation Support Area (SASA), is now available for development. A portion will be dedicated to cargo buildings to serve the south end of the airport.

In answer to a question regarding the squaring-off of the L-shaped parcel, Mr. Cheyne explained that the original parcel size may be sufficient to met future needs. If demand for additional facilities arises, the 55 acres can be accessed via the new bridge. The development of the L-shaped parcel will be addressed specifically in the Interlocal Agreement 2, currently being developed, or as part of the environmental process in the Comprehensive Development Plan.

If the State Route 509 link to I-5 is not constructed, access to the airport from the south will continue to be from South 182nd Street off International Boulevard. If the link is completed, or if the interim use of 28th/24th Avenue becomes problematic, the entrance at South 182nd Street will be closed, and the south entrance to the airport will be off South 188th Street. Access from the north will continue to be off State Route 518. The long term vision is access into and out of the airport at South 188th Street for private and commercial vehicles, access into the airport at South 170th Street for commercial vehicles only, access out of the airport at South 170th Street for both private and commercial vehicles, and access into and out of the airport at South 160th Street for both private and commercial vehicles. A single loop system will route all traffic through the airport.

The light rail station at South 170th Street is scheduled for completion in 2009/2010. The Port has concerns regarding grade issues over South 170th Street; however, access to the east side of International Boulevard will be provided. A moving sidewalk may transport passengers from the Sound Transit station to the terminal.

Commissioner Lucas raised a concern about development of Port properties along 28/24th Avenue competing with City businesses. Mr. Cheyne stated that development of that area is not part of their five year plan.

The rental car facility is scheduled to open in 2009 or 2010. Rental cars, now sited on the first and second floors of the general parking garage, will be moved to the new facility, with the two floors of parking then available to the public. Buses will transport passengers to the rental car facility which will remove 20% of the traffic off the roadway system. A new ramp will connect the rental car facility with the northbound expressway; the Port has contributed environmental and design funds toward the construction of another lane on eastbound State Route 518 to alleviate congestion. A second lane over State Route 518 will route traffic into the rental car facility.

Mr. Cheyne stated that the Port and City are working through the issues collaboratively. Avenues to arrive at resolution are outlined in the Interlocal Agreement.

B. Discussion about Potential Joint Meeting with City Council

Commissioner Siegel asked that each Commissioner bring three priority items for a joint meeting with the City Council to the next meeting, and be prepared to discuss what the Commission wishes to achieve.

4. Commission Liaison's Report:

Commissioner Dixon reported that the following items were discussed at the City Council retreat held on March 5: (1) Fire Department - Discussion about facility and personnel issues; (2) Police Department – Funding for a uniformed community school officer to facilitate positive relationship with children, and potential avenues to increase punishment for minors engaging in car jacking and stealing; (3) Economic Development, including the Hovey Report, and a golf course in the City; (4) Working with the Port

regarding light rail; (5) Whether the Hughes Property should be used for a park or to generate revenue; (6) Discussion about the annexation of Boulevard Park.

5. Planning Director's Report:

The Land Use & Parks Committee is scheduled to meet March 10, 2005, at 4:00 p.m. The Planning Commission will now revert back to its regular first and third Monday schedule, with the next meeting on Monday, March 21.

6. Planning Commission Comments:

The King County Council will hold a town meeting in Des Moines at the Wesley Terrace in the near future.

7. Adjournment:

The meeting was adjourned at 7:00 p.m.

PLANNING COMMISSION
Minutes of April 4, 2005, Meeting

Members Present: Mark Siegel, Rick Lucas, Tom Dantzler, Joseph Dixon, Richard Jordan

Staff Present: Steve Butler, Planning Director; Mike Scarey, Senior Planner

1. Call to Order:

The meeting was called to order at 5:30 p.m.

2. Approve Minutes of the March 7, 2005, Meeting:

A motion was made, seconded, and unanimously passed to approve the minutes of the March 7, 2005, meeting as presented.

3. Old Business:

A. Continued Discussion about Potential Joint Meeting with City Council

The Commissioners outlined their priority items as follows:

- Commissioner Siegel: What would the City Council like from the Planning Commission.
- Commissioner Dixon: What would the City Council like from the Planning Commission using the 2005 proposed goals. He would also recommend discussion about the Tukwila South Project, and the high capacity transit connector study.
- Commissioner Dantzler: the Planning Commission could attend a City Council meeting when a briefing is scheduled on an issue of interest to both the City Council and the Planning Commission to better partner with the Council and provide input. He specifically pointed to issues concerning high capacity transit centers potentially sited in adjacent jurisdictions.
- Commissioner Jordan: How the Planning Commission can assist the City Council in making the City more business friendly, and assist the Highline School District to upgrade the quality of City schools.
- Commissioner Lucas: Review and potential amendment to the Port Interlocal Agreement process.

Commissioner Siegel summarized the priority items as follows: (1) What does the City Council want from the Planning Commission; (2) How does the City Council want the Planning Commission to function to be of benefit to the Council and the City; (3) Neighborhood Revitalization/Schools; (4) Attending STEP and other various meetings in lieu of scheduled Planning Commission meetings; (5) Economic

Development; (6) The Urban Center and how it impacts transportation; (7) Promoting a business-friendly City; (8) Port Interlocal Agreement process; (9) Discussions regarding the Tukwila South Project, the high capacity transit connector study, and high capacity transit centers which could be sited in adjacent jurisdictions.

4. New Business:

A. Identification of Potential Comprehensive Plan Amendments by Staff and the Planning Commission

Mike Scarey presented a preliminary list of 2005 Comprehensive Plan Amendments for discussion as follows:

Map Amendments

- Land Use Plan Map – Amend location of HCT District circle for City Center LINK Station to reflect new location at South 176th Street.
- Update Preferred LRT Alignment and station location (map and text) to reflect new South 176th Street location.
- Miscellaneous amendments to remaining Informational Maps

Text Amendments

- Land Use Element - Include “placeholder” to accommodate any Station Area Planning-related changes.
- Transportation Element – Update Transportation “Major Issues” section to reference Airport/City Center Station; Include “placeholder to accommodate HCT Study recommendations, including changing or eliminating PRT references.
- Capital Facilities Element – Amend LOS Policy for transit facilities; Consider amending LOS Policy for City Center LRT Station “automated pedestrian conveyance system”; Consider adding LOS Policy for pedestrian facilities; annual update to Capital facilities Plan.
- Economic Vitality Element – Change SASA references to SADA. This represents a change in the Port’s plans for the function of this area.
- Community Image Background Report – Delete various text.
- Glossary of Terms – Developed in 2004, to be included in the 2005 amendment process.

In answer to a concern raised by Commissioner Dixon regarding discrepancies between definitions in the Comprehensive Plan and definitions in the Zoning Code, Mike Scarey explained that the glossary in the Comprehensive Plan is intended only as supplemental information, and is not considered the City’s “legal definitions” as they are stated in the Zoning Code.

The 2005 schedule requires that amendment proposals be submitted by Friday, May 13, 2005. It is appropriate that staff or Planning Commission generated proposals adhere to the same timeline.

Commissioner Lucas raised a concern that potential development implications resulting from the Port's change from SASA to SADA may negatively impact City business owners.

Steve Butler advised that zoning is outlined in the Interlocal Agreement. Staff, the City Council, and the Port are currently negotiating a second version of the ILA, including the issue of commercial development on Port property

Commissioner Dantzler asked whether or not an environmental impact statement would be required for SADA, and that concurrency capacity may be consumed by the Port along 24th/28th Avenue through commercial development.

Steve Butler explained that projects identified in the Port's Master Plan Update wouldn't be subject to additional SEPA review. However, Mr. Butler advised that SADA may be different enough from SASA as it was described in the Master Plan Update that additional SEPA review may be necessary, and this issue will be carefully reviewed in the Comprehensive Development Plan (draft to be issued within the month, with a Draft EIS to be issued mid-summer).

5. Detailed Commission Liaison's Report:

Discussion was held, and it was agreed that the council committee liaison's role, in the capacity of the Planning Commission representative, is to provide a report of the proceedings to the Commission; however, at the Commission's direction, the liaison may present their comments and recommendations. The liaison may, with the caveat of speaking as a citizen of the community, provide personal input and express concerns.

The March 22, 2005, Transportation & Public Works Committee meeting agenda included the following: (1) Surplus vehicles and equipment; (2) Digitizing the Engineering and Building plans for archive purposes; (3) International Boulevard right-of-way vacation (WSDOT) for Master Park Lot A; (4) Pro-active code enforcement cases; (5) Colello Produce Stand status; (6) Seismic analysis – fire station; (7) Update on House Transportation HR-3 reauthorization bill; (8) Update on King Conservation District Senate Bill ESB5094.

6. Planning Director's Report

Steve Butler advised that the next Land Use & Parks Committee meeting is tentatively scheduled for April 14.

The Tukwila South Draft EIS is scheduled for publication on April 5, with a 30 day comment period. The Commissioners requested they each be provided with a cd of the document for review.

He further stated that a joint Planning Commission meeting with Tukwila will tentatively be scheduled for May or June.

7. Planning Commission Comments:

Commissioner Lucas reported that at the last South King County Chamber of Commerce meeting, he had questioned letters presented by the Burien City Manager for Chamber approval because issues impacting the City of SeaTac were addressed, but SeaTac had not been given an opportunity to comment. He was outvoted, and the letters were approved. He recommended future joint Planning Commission meetings with Tukwila and Burien.

It was agreed that the next meeting would be scheduled for April 25.

8. Adjournment:

The meeting was adjourned at 7:00 p.m.

PLANNING COMMISSION
Minutes of April 25, 2005, Meeting

Members Present: Mark Siegel, Rick Lucas, Tom Dantzler, Joseph Dixon

Staff Present: Steve Butler, Planning Director; Holly Anderson, Senior Planner

1. Call to Order:

The meeting was called to order at 5:30 p.m.

2. Approve Minutes of April 4, 2005, Meeting:

A motion was made, seconded, and unanimously passed to approve the minutes of the April 4, 2005, meeting as presented.

3. Old Business:

A. Continued Discussion about Potential Joint Meeting with City Council

At the last meeting, the Commissioners presented their priority discussion items for a joint meeting with the City Council. Discussion was held about how best to advise the City Council of those priorities, and if a joint meeting should be requested before or after the August break.

In answer to a question about new legislation raising the gas tax and how that may affect SeaTac, Steve Butler advised that the Public Works Director would be reviewing the details, but approximately \$50 million has been allocated to continue with the State Route 509 right-of-way acquisition, with money earmarked for one or two other projects that would benefit SeaTac.

4. New Business:

A. Initial Discussion about Proposed Zoning Code Amendments Relating to Exceptions for Front Yard Setbacks in the Urban Center and Buffer Types in the Landscaping Standards

- **Proposed Amendments Relating to Exceptions for Front Yard Setbacks in the Urban Center**

Holly Anderson stated that the proposed amendments were developed because, primarily for safety reasons, Puget Sound Energy (PSE) is requesting a 15' utility easement along International Boulevard for high tension utility lines as part of Phase IV

Improvements, current regulations require a maximum 10' setback. The proposed amendment language states:

Exceptions to the maximum building setback shall be granted for Utility easements; provided the area within such easements is used for pedestrian streetscape, or landscaping. In such cases 50% of the edge of the primary building shall be located at the edge of the easement, and the remainder of the building no more than 20' from the easement. Any setback from the easement shall be landscaped or used for pedestrian streetscape.

Discussion was held about potential negative impacts to property owners, particularly those with whom PSE is still negotiating for compensation. Staff is not opposed to delaying the proposal until negotiations have been completed. The Commission agreed to table the issue, and requested additional information on the PSE easement.

- **Changes to Landscaping Buffer Types and Widths**

Holly Anderson then presented proposed changes to landscaping buffer types and widths. The proposal was developed primarily to promote visibility of businesses by decreasing the density of landscaping in the front yard, and also, in certain cases, decrease the density of the landscaping on the side yard to allow more visibility between adjacent uses for CPTED purposes.

B. Update on the City's Review of the Tukwila South (Segale) Draft Environmental Impact Statement (DEIS)

Steve Butler stated that Tukwila had issued the Draft Environmental Impact Statement (DEIS) on the Tukwila South Project, comments are due May 5. Concerns focus primarily on transportation, specifically the traffic analysis on the intersections of I-5/Orillia Road/South 188th Street, and South 176th Street and Military Road. The City believes these two intersections will be greatly impacted by the project, however no mitigation measures are outlined in the DEIS. An additional concern is that interim surface park n' fly may be employed until development is complete with access to the airport via South 176th Street through a SeaTac residential neighborhood. The City may appeal the issuance of the DEIS if satisfactory mitigation is not implemented.

A public meeting is scheduled for Wednesday, April 27 at 6:00 p.m. at Tukwila City Hall. Staff from Planning, Public Works, and Fire will be in attendance to make comments.

B. Reminder about the Comprehensive Plan Amendment Open House from 5:00 to 6:00 p.m. on May 2, (resulting in the regular meeting's start time changing from 5:30 to 6:00 p.m.)

Steve Butler advised the Commission they were invited to attend the open house, and that their regular meeting would begin at 6:00 p.m.

5. Detailed Commission Liaison's Report:

Commissioner Dixon raised concerns that his position as Planning Commission liaison to the Transportation & Public Works Committee conflicted with his privilege to comment and raise concerns at the meetings as a private citizen. He respectfully resigned as liaison to that Council committee. A motion was made, seconded, and passed, three in favor and one abstention, to accept his resignation. Commissioner Dixon agreed to continue attending the meetings and report any issues of interest to the Commission.

6. Planning Director's Report:

Steve Butler stated that the April 26 City Council agenda included hobby kennels and catteries, and ratification of the Countywide Planning Policies.

7. Planning Commission Comments:

Steve Butler and Mark Siegel will write a letter to Holly Anderson acknowledging her exemplary service to the Planning Commission, as she has accepted a position with the City of Seattle.

8. Adjournment:

The meeting was adjourned at 6:45 p.m.

PLANNING COMMISSION
Minutes of May 2, 2005, Meeting

Members Present: Rick Lucas, Tom Dantzler, Joseph Dixon, Richard Jordan
Staff Present: Jack Dodge, Principal Planner; Mike Scarey, Senior Planner

1. Call to Order:

The meeting was called to order at 6:00 p.m.

2. Approve Minutes of April 25, 2005, Meeting:

Commissioner Dixon stated that he was the Transportation & Public Works Committee liaison, and resigned from that Council committee; he had never been appointed as liaison to the Land Use & Parks Committee. The minutes will be amended accordingly. A motion was made, seconded, and unanimously passed to accept the minutes of the April 25, 2005, meeting as amended.

3. Old Business:

A. Continued Discussion about Proposed Zoning Code Amendments Relating to Buffer Types in the Landscaping Standards

Jack Dodge distributed and briefly reviewed revised landscaping and land use charts. The purpose of the proposed amendments is to reduce landscape density and buffer widths, thereby providing greater visibility for businesses as part of CPTED standards. He explained that Type I landscaping is “full screen”, Type II is “filtered screen”, and Type III is “see-through buffer”.

A motion was made, seconded, and unanimously passed to recommend approval of the Proposed Zoning Code Amendments Relating to Buffer Types in the Landscaping Standards.

4. New Business:

A. Discussion about Potential Comprehensive Plan Amendments by Staff and the Planning Commission

Mike Scarey reviewed an addition to the Preliminary List of 2005 Amendments to the City of SeaTac Comprehensive Plan, i.e. an amendment proposal submitted by a property owner “To change portion of parcel at 21104 International Boulevard from Residential High Density to Commercial High Density”. Currently, a portion of the property (approximately 60’) is being used as a park n’ fly, but the zoning does not

allow that use. Staff has not yet reviewed this proposal in depth as the deadline for proposal submittal is May 13.

Commissioner Dantzler addressed Map Amendment #2, "Update Preferred LRT Alignment and station location (map & text) to reflect new S. 176th St. location, and Text Amendment #3, Transportation Element, "Include placeholder to accommodate HCT Study Recommendations, including changing or eliminating PRT references." His recommendation is that map and text references to "PRT" not be eliminated. At this time, only the high capacity transit station at South 176th Street is funded, and it is important to ensure that language allows for future implementation of the findings of the various transit studies linking the SeaTac transit station to other modes of transportation in the region, including to the Sounder station in Tukwila.

Mike Scarey agreed to develop revised language and present it to the Commission for their review.

In answer to a question about the open house, Mike Scarey stated that his impression from questions and brief discussions was that property owners in the area of 32nd Avenue South between South 168th Street and South 176th Street are eager to sell their property and move on. It may not be appropriate for property owners to go through the rezone process simply to sell at a higher price, as Hearing Examiner approval is based largely on a plan for subsequent use of the property. Most likely, a developer would offer to purchase property, and then submit the rezone application.

Discussion was held about the overhead walkway across International Boulevard from the proposed transit station at South 176th Street to the City side. Mike Scarey explained it was his understanding the decision to include the walkway in the station design was firm, and would be funded by Sound Transit.

Commissioner Lucas stated that it was important for the City to monitor progress of the transit station to ensure the residents of SeaTac are adequately accommodated.

B. Presentation on SeaTac's 2004 Buildable Lands Report

Mike Scarey advised that State law requires counties and cities to adopt a review and evaluation program to determine whether or not urban densities are being achieved (4 dwelling units per acre), ensure sufficient capacity of land suitable for development exists to accommodate the forecast level of growth, and identify inconsistencies between actual growth and adopted regulations. Cities report to their respective County annually; the County then summarizes the data and reports to the State every five years (the next report is due in 2007). The 5-year report requires a more in-depth analysis involving a parcel by parcel review, taking into account environmental constraints such as steep slopes and stream/wetland buffers. We will undertake this study in 2006, and it will be a major work plan item.

Mike Scarey briefly reviewed the City's 2004 Buildable Lands Report: Eight short plats were approved in 2004 (average achieved density of 4.8 dwelling units per acre), and 39 single family housing units were approved (achieved density of exactly 4 dwelling units per acre). Demolitions are also tracked, with five residential demolitions and one conversion from residential to commercial outlined in the report. SeaTac is producing less housing than the forecasts indicate (along with other jurisdictions); however, that is largely a function of the market, and the regional growth management bodies are aware of this dynamic.

5. Detailed Commission Liaison's Report:

None

6. Planning Director's Report:

None

7. Planning Commission Comments:

Discussion was held about the Tukwila South Project DEIS public meeting. Dale Schroeder, Public Works Director, Steve Butler, Planning Director, and Bob Meyer, Fire Chief represented the City. The Commissioners will be provided with a copy of the City's comment letter, due May 5.

Commissioner Dixon reported that the March 22 Transportation & Public Works Committee meeting agenda included a presentation by the two City Code Enforcement officers. A policy decision was requested regarding whether or not they should be proactive or reactive regarding code violations. The Council Members in attendance directed that they address major violations and use their judgment regarding minor violations.

Commissioner Lucas recommended the City implement a timely, equitable process for businesses to correct violations, as well as a mitigation or appeal process. Jack Dodge replied that there is a process in place for correcting violations, and an opportunity to appeal code violations to the Hearing Examiner.

8. Adjournment:

The meeting was adjourned at 7:05 p.m.

PLANNING COMMISSION
Minutes of May 16, 2005, Meeting

Members Present: Rick Lucas, Tom Dantzler, Joseph Dixon, Richard Jordan

Staff Present: Steve Butler, Planning Director; Mike Scarey, Senior Planner; Brian Galloway, Associate Planner; Tom Gut, City Engineer

1. Call to Order:

The meeting was called to order at 5:30 p.m.

2. Approve Minutes of May 2, 2005, Meeting:

A motion was made, seconded, and unanimously passed to approve the minutes of the May 2, 2005, meeting as presented.

3. Old Business:

A. Review of Comprehensive Plan Amendment Proposals Received from the Public (Deadline for submittals: Friday, May 13)

Mike Scarey reported that the following 2005 Comprehensive Plan Amendment proposals have been submitted to date:

- Tom Roush, 21000 & 21010 International Boulevard
Proposal is to shift the Urban Center boundary approximately 90' to run along the southern boundary of property (the Urban Center boundary currently runs through the property as a result of a lot line adjustment).
- T. R. Johnson/TRJ Development, 21104 International Boulevard
Proposal is to change the Comprehensive Plan land use designation on a 60' x 105' portion of the subject parcel to Commercial High Density to allow for rezone to a classification that allows public/private parking.
- Baljit Sohal, South 188th Street & Des Moines Memorial Drive
Proposal is to change the Comprehensive Plan land use designation to Industrial, and maintain the current Industrial zoning.
- Port of Seattle
Proposal is to change the Comprehensive Plan land use designation for numerous properties to Airport to allow for rezone to Aviation Commercial.

After the May 13 deadline, all proposals will be reviewed in-depth as part of the Preliminary Docket process. Commissioners will be provided with a map identifying existing/proposed land use designations submitted by the Port.

B. Continued Discussion about Proposed Comprehensive Plan Amendments by Staff

Text amendment proposals relative to transportation and parks will be forthcoming.

4. New Business:

A. Presentation on City's Proposed 2006 – 2015 Transportation Improvement Program (TIP) by Tom Gut, City Engineer

Tom Gut stated that the Transportation Improvement Program (TIP), required by State law, is prepared by the Public Works Department annually to propose capital improvement projects for the next ten years (projects must be listed on the TIP to be considered for competitive grants). The draft TIP is presented to various Council Committees, and is tentatively scheduled for a public hearing and adoption by the City Council on June 28. Mr. Gut provided a power point presentation and reviewed the first two years of the 2006-2015 TIP as follows:

2006

ST-042 International Blvd. Phase IV (S 200 ST to S 216 ST) – Widen to 6 lane urban arterial with curbs, gutters, sidewalks, medians, street lighting, storm drainage, channelization, signalization, paving, landscaping, consolidate driveways, and underground utility lines. It is anticipated this project will be completed in 2006.

ST-078 Military Road (S 176 ST to S 188 ST) – Reconstruct roadway to provide for drainage and pedestrian facilities. Improvements include curb, gutter, sidewalk, storm drainage, landscaping, street lighting, channelization, paving, and undergrounding of utility lines. This project is currently in the design phase, with construction to be completed in 2007.

In answer to questions regarding the exact parameters of the project and budgeted costs, Tom Gut explained that the project was officially listed as South 176th Street to South 188th Street to provide flexibility to ensure that as the design phase is refined, all improvements can be included. Regarding budget concerns, the TIP is primarily a planning tool not directly tied to the annual City budgeting process. Apparent discrepancies may be due to denied grant funding; Mr. Gut will research the issue and provide additional information to the Commission.

ST-120 Des Moines Memorial Signal Rebuild at S 156 ST – Includes complete signal rebuild, sidewalk, curb and gutter returns at the intersection. This project is currently in the design phase.

ST-015 34 AVE S (S 160 ST to S 176 ST) – Reconstruct roadway. Install drainage, curb, gutter, sidewalks, traffic calming measures, and underground utility lines.

Tom Gut explained this project has been listed on the TIP for several years. As a result of scoring methods used, grant funds have not been awarded; however, the improvements are important for the community and the City would like to see the project move forward.

ST-079 S 144 ST (24 AVE S to Military RD S) – Reconstruct roadway to provide for drainage and pedestrian facilities. Improvements include curb, gutter, sidewalk, storm drainage, landscaping, street lighting, channelization, paving, and undergrounding of utility lines.

ST-121 International Blvd (S 152 ST to S 154 ST) – In conjunction with Sound Transit station area improvements, preliminary design for utility undergrounding.

Additional 2006 projects include Commute Trip Reduction Annual Element, 2006 Citywide Pedestrian Program, 2006 Annual Street Overlays, and the Westside Trail (S 188 ST to North SeaTac Park) to construct pedestrian/bicycle path along Des Moines Memorial Drive S.

2007

ST-122 Military Road S (S 160 ST to S 176 ST) – Route study to define use of Military Road and recommend alternatives for improvements.

MP-XXX Link Light Rail (S 154 ST Station to Airport Station) – Construct separated rail tracks. New station with pedestrian overpass connection to east side of International Boulevard. New passenger drop-off and bus station on east side of International Boulevard.

Other 2007 projects include Commute Trip Reduction Annual Element, 2007 Citywide Pedestrian Program, and 2007 Annual Street overlays.

Port of Seattle projects include the South 160th Street return-to-terminal loop and the express lane/access ramp from the new rental car facility to the airport. City of Des Moines projects include continuation of the Des Moines Creek path and improvements to Des Moines Memorial Drive from South 208th Street to South 216th Street.

A. Update about Station Area Planning Process and Discussion about Planning Commission's Role

Steve Butler advised that four consultant teams were interviewed; the City's decision will be announced soon. Discussion was held during the interviews about increasing public involvement and including various groups in the process. The Planning Commission may act in an advisory capacity by providing input following staff presentations. Affected areas are those within SeaTac adjacent to the South 154th Street station, and the South 176th Street Station. The main focus of the studies will be transit-oriented development infrastructure and capital improvements needed to achieve the City's goals around the two station areas.

Commissioner Dantzler agreed to act as liaison.

5. Detailed Commission Liaison's Report:

Commissioner Dantzler reported that it was revealed at the 509 Steering Committee meeting that out of an \$8 billion transportation package approved by the State, the State Route 509 project got \$30 million. Additional funds may become available upon passage of a federal transportation package. The Port of Seattle is purchasing mobile home parks along the proposed State Route 509 right-of-way for resale to the State. It appears the Port may be unable to meet their commitment due to budget constraints. An executive committee meeting with elected officials is scheduled for late May.

Commissioner Lucas raised a concern about the Port's funding sources to construct impact mitigation road improvements, etc. The STEP Committee, in conjunction with the Hotel/Motel Committee, is attempting to create new positions within the City, specifically to inventory City businesses and attract new business.

Commissioner Dixon reported that at the last Public Safety & Justice Committee meeting, the Police Chief stated that most SeaTac patrol officers now carry tazer guns. Their use has cut down on officer injuries and litigation costs.

6. Planning Director's Report:

The next Planning Commission meeting is scheduled for Monday, June 6.

7. Planning Commission Comments:

None.

8. Adjournment:

The meeting was adjourned at 7:15 p.m.

PLANNING COMMISSION
Minutes of June 6, 2005, Meeting

Members Present: Mark Siegel, Rick Lucas, Tom Dantzler, Joseph Dixon, Richard Jordan

Staff Present: Steve Butler, Planning Director; Jack Dodge, Principal Planner; Mike Scarey, Senior Planner

1. Call to Order:

The meeting was called to order at 5:30 p.m.

2. Approve Minutes of May 16, 2005, Meeting:

A motion was made, seconded, and unanimously passed to approve the minutes of the May 16, 2005, as presented.

3. Old Business:

A. Continued Discussion about Proposed 2005 Comprehensive Plan Amendments (with a Focus on the Land Use Plan Map Proposals)

Mike Scarey explained that four maps were included for each map amendment i.e. a black and white map, an aerial photograph, a colored map outlining the Comprehensive Plan land use designation, and a colored map outlining the Zoning designations (each colored map includes an abbreviated legend). He then reviewed the amendments as follows:

- **Map Amendment #1**

Proposal is to shift the Urban Center boundary approximately 90' to run along the southern boundary of property located in the vicinity of 21000 & 21010 International Boulevard.

It was suggested the City continue the Urban Center boundary south to South 211th Street. This possibility will be considered and various issues researched to determine feasibility.

- **Map Amendment #2**

Proposal is to change the Comprehensive Plan land use designation on a 60' x 105' portion of 21104 International Boulevard to Commercial High Density to allow for rezone to a classification that allows public/private parking.

Mike Scarey stated that, in the interest of consistency, staff could recommend that the applicant modify the proposal to change the Comprehensive Plan land use designation of the entire property to Commercial High Density. If it is approved, the applicant could then apply for a rezone of the entire property to Community Business.

Lengthy discussion was held regarding this amendment. The Commission agreed to support the staff recommendation. It was suggested that the section between South 208th Street and South 211th Street be included.

- **Map Amendment #3**

Proposal is to change the Comprehensive Plan land use designation to Industrial, and maintain the current Industrial zoning.

Staff does not support a Comprehensive Plan land use change to Industrial.

- **Map Amendments #4 - #9 (Port of Seattle)**

Proposal is to change the Comprehensive Plan land use designation for numerous properties to Airport to allow for rezone to Aviation Commercial.

Commissioner Lucas expressed concern about the Port submitting an amendment proposal that includes properties they do not currently own. An amendment proposal submitted last year was withdrawn because they were unable to acquire properties before the Council took action on all amendments.

Mike Scarey stated that an amendment proposal would be accepted by the City, provided that a purchase agreement contingent on the amendment being approved, was in place.

Barbara Rudge, representing the Port, stated there is no State requirement that an amendment proposal be submitted only by the property owner; this is a City policy; further, last year's Port proposal was actually generated by the City. Ms. Rudge also stated that the Port would withdraw any amendment proposals where the Port had not completed property acquisition prior to Council action.

- **Map Amendment #10**

Proposal is to position the HCT District circle to be consistent with Sound Transit's new station location at South 176th Street.

Mike Scarey advised that the revision is intended to depict where Sound Transit will actually construct the station and provide an indication of a planning area. The City and Sound Transit have worked together for several years to come to agreement between Sound Transit, the Port, and the City.

Commissioner Dantzler, in anticipation of being absent, outlined his recommendations as follows: Map Amendment #1 – Concur with Commissioners to enlarge Urban Center to South 211th Street; Map Amendment #2 – Concur with staff recommendation; Map Amendment #3 – Concur with staff and recommend this item not be included on the Final Docket; Map Amendments #4 thru #9 – Concur with Port’s requests, provided proposals be withdrawn if the Port does not secure ownership of subject properties; Map Amendment #10 - Concur with staff recommendation.

B. Continued Discussion about City’s Proposed 2006-2015 Transportation Improvement Program

Steve Butler invited comments on the document prepared by Tom Gut to answer questions and concerns brought up at the last meeting when he presented the Ten Year Transportation Improvement Program.

Commissioner Dixon expressed concern regarding the method of estimating a project’s cost based on extrapolating from previous roadway improvements based on project length. Other questions were answered to Commissioner Dixon’s satisfaction.

C. Update about Station Area Planning Process and Discussion about Planning Commission’s Role

Steve Butler explained that staff will be recommending that the City Council hire a team led by the consulting firm Makers Architecture & Urban Design. Sub-consultants include an economic real estate analyst firm named Burke and Associates, and Transpo, who will assist with transportation related analysis. The current schedule indicates work will begin in early June.

The Planning Department will be staffing a table at a Sound Transit public meeting to be held next week. Station design, and the essential public facilities permitting process are issues to be considered for both the South 154th Street station and the Airport/SeaTac City center Station. Mr. Butler further stated that the City is not considering land use alternatives on the Tukwila or Port side of the stations; however coordination with both agencies will be encouraged.

4. New Business:

A. Review of Miscellaneous Proposed Amendments to the Zoning Code

Jack Dodge reviewed the proposed Zoning Code amendments as follows:

Revisions

Section 15.12.020 Residential Uses

- Allows “Home Occupations” in the Mobile Home Park (MHP) zone. Currently, home occupations are not allowed.

Section 15.12.040 General, Education, Health Services

- Allows Day Care I and II in MHP zone. Currently, Day Cares are not allowed.

Section 15.13.010 Standards Charts

- Currently, all accessory structures on a site are allowed five (5) feet from the rear property line. The amendment would require the second or third accessory structure to be located 15’ from the rear property line.

Section 15.14.130 Street Landscaping

- The amendment clarifies the requirement for street trees.

Sub-Section 15.16.115B Electronic Signs

- This is a proposed amendment to the timing of the display on an electronic sign. The proposed change would not allow a change in display in less than 2 seconds. Currently, the standard is 1 ½ seconds.

Section 15.35.130 General, Educational, Health Services Uses (City Center Uses)

- The land use table is being amended regarding Wireless Communication Facilities to make the use table for the City Center consistent with the new Wireless Communication Chapter of the Zoning Code.

New Sections

15.14.240 Departure of Landscaping – Crime Prevention Through Environmental Design (CTPED)

- A new section is added to allow departures to the landscape codes subject to criteria, to implement CPTED principles. The criteria are summarized below:

Physical conditions on the site

The elimination of concealment areas

Does not diminish the intent of screen landscaping between dissimilar land uses

15.19.770 Departures from the Small Lot Single-family Standards

- A new section would allow departures from the Small Lot Single-family Standards subject to criteria. The criteria are summarized below:

Physical, sensitive areas on the site

No more than one (1) departure allowed

The project still meets the intent of the Small Lot Single-family Standards

B. Review of Interim Homeless Encampment Regulations

Jack Dodge advised the Commission that the City Council adopted Interim Homeless Encampment regulations on May 24 to provide a process to allow homeless encampments, basic rules to govern the appearance of encampments, basic regulations protecting adjacent property owners, and basic regulations to protect the encampment inhabitants. Site criteria includes that the property must be of sufficient size to accommodate the encampment, no permanent structures allowed, adequate parking must be provided, must be within a ¼ mile of public transportation, screened from adjacent residential properties and right-of-ways, portable toilets shall be screened, no persons with outstanding warrants would be allowed, encampment shall be self-policed. The encampment would be allowed for 90 days subject to the City's Temporary Use Permit process and may be terminated if the sponsoring agency does not comply. The City Manager or designee would approve the TUP, following a public meeting in the neighborhood. Temporary structures must conform to all building and fire codes, all property owners within 1000' would be notified, and at least one public hearing would be required 30 days prior to the establishment of the encampment.

5. Detailed Commission Liaison's Report:

Commissioner Dantzler reported that an executive committee meeting of the 509 Steering Committee was held, primarily to determine how best to gain funding for the SR 509 extension. (Current focus centers on the Alaskan Way Viaduct and Interstate 405.)

6. Planning Director's Report:

A Land Use & Parks Committee meeting is scheduled for Thursday, June 9. Due to the number of agenda items, a second June meeting will be scheduled.

It was agreed that a Planning Commission meeting would be held on June 20. One meeting is anticipated in July, on the 18th, with the Commission taking summer recess during the month of August.

7. Planning Commission Comments:

Commissioner Dixon reported that a meeting was held on May 17 with the commercial parking operators to review the \$1.00 per transaction tax.

Commissioner Dantzer stated that the per transaction tax of \$1.00 may be raised to pay for additional roads, and expressed concern that the private sector may be required to absorb the majority of the tax increase. He suggested that the Planning Commission review economic development impacts to the private sector to ensure a level playing field and that all agencies and jurisdictions pay their fare share.

8. Adjournment:

The meeting was adjourned at 7:45.

PLANNING COMMISSION
Minutes of June 20, 2005, Meeting

Members Present: Mark Siegel, Rick Lucas, Tom Dantzler, Joseph Dixon, Richard Jordan

Staff Present: Jack Dodge, Principal Planner; Mike Scarey, Senior Planner

1. Call to Order:

The meeting was called to order at 5:30 p.m.

2. Approve Minutes of June 6, 2005, Meeting:

A motion was made, seconded, and unanimously passed to approve the minutes of the June 6, 2005, meeting as presented.

3. Public Hearing:

A. Staff Presentation about Miscellaneous Proposed Amendments to the Zoning Code

Jack Dodge reviewed the proposed Zoning Code changes as follows:

Revisions

Section 15.12.020 Residential Uses

- Allows "Home Occupations" in the Mobile Home Park (MHP) zone. Currently, home occupations are not allowed.

Section 15.12.040 General, Educational, Health Services

- Allows Day Care I and II in the MHP zone. Currently, day cares are not allowed.

Approval by the mobile home park manager is required as part of the home occupation/day care application process.

Section 15.13.010 Standards Charts

- Currently, all accessory structures on a site are allowed five (5) feet from the rear property line. The amendment would require the second or third accessory structure to be located 15' from the rear property line.

Section 15.14.060 Landscape Width and Type Charts

- The charts regarding the type and width of landscaping for specific uses is proposed to be amended to allow greater visibility of a business to implement CPTED (Crime Prevention Through Environmental Design) standards.

Section 15.14.130 Street Landscaping

- The amendment clarifies the requirements for street trees.

Sub-Section 15.16.115B Electronic Signs

- This is a proposed amendment to the timing of the display on an electronic sign. The proposed change would not allow a change in display in less than 2 seconds. Currently, the standard is 1½ seconds.

Commissioner Lucas raised concerns about the cost of reprogramming the signs, the regulations being retroactive, and the advisability of amending them for ½ second.

Jack Dodge explained that the regulations would be retroactive, and that electronic signs are attached to a computer program that is easily adjusted. Code enforcement is scheduled to focus on electronic signs later this year, the additional ½ second would allow for more efficient monitoring.

Section 15.35.130 General, Educational, Health Services Uses (City Center Uses)

- The land use table is being amended regarding Wireless Communication Facilities to make the use table for the City Center consistent with the new Wireless Communication chapter of the Zoning Code.

New Sections

15.14.240 Departure of Landscaping – Crime Prevention Through Environmental Design (CPTED)

- A new section is added to allow departures from the landscape codes, subject to criteria, to implement CPTED principles. The criteria are (1) Physical conditions on the site, (2) Elimination of concealment areas, and (3) Does not diminish the intent of screen landscaping between dissimilar land uses.

15.19.770 Departures from the Small Lot Single-Family Standards

- A new section would allow departures from the Small Lot Single-Family Standards subject to criteria. The criteria are (1) Physical, sensitive areas on the

site, (2) No more than one departure allowed, (3) The project still meets the intent of the Small Lot Single-Family Standards.

B. Public Hearing on Miscellaneous Proposed Amendments to the Zoning Code

The public hearing was opened at 5:55 p.m.

James Greif, 21231 42nd Avenue South – Mr. Greif was concerned about being allowed to site accessory structures on his property.

Jack Dodge explained that, in his case, the accessory structures would be along the side property line at a 5' setback.

The public hearing was closed at 5:58 p.m.

C. Discussion/Recommendation to City Council about Miscellaneous Proposed Amendments to the Zoning Code

A motion was made, seconded, and unanimously passed to recommend that the City Council approve all proposed Zoning Code amendments except the one relative to electronic signs.

After some discussion, a motion was made, seconded, and unanimously passed to recommend to the City Council that, regarding Sub-section 15.16.115 B, the timing of the display on an electronic sign shall be no less than ten seconds.

4. Old Business:

A. Continued Discussion about Proposed 2005 Comprehensive Plan Amendments (with a Focus on the Land Use Plan Map Proposals)

In answer to a question, Mike Scarey stated that it was acceptable for the Commission to make recommendations on various amendment proposals before the July 18th meeting, when the Commission will make their final recommendations on which proposals should be carried forward from the Preliminary Docket to the Final Docket. The City Council is scheduled to take action on the Final Docket at their July 26 meeting. He then reviewed Map Amendment #1 and Map Amendment #2 as follows:

Map Amendment #1

Countywide Planning Policy criteria relative to urban centers require they be up to 1.5 square miles. The current size of SeaTac Urban Center is 1.38 square miles or 885.7 acres; therefore, extending the urban center boundary (adding 0.7 acres) as proposed by the applicant, is a feasible option. Extending the Urban Center boundary to South

211th Street, as proposed by the Planning Commission and pending approval by the affected property owners, would make the Urban Center 1.39 square miles.

Discussion was held about the rationale and advisability of extending the Urban Center boundary to South 211th Street. A motion was made, seconded, and unanimously passed to recommend that the City Council approve Map Amendment #1 Alternative A subject to approval by affected property owners. If the property owners do not approve, the original Map Amendment #1 amendment proposal as proposed by the applicant will be recommended by the Planning Commission.

Map Amendment #2

Mike Scarey reiterated that this proposal is to change a small portion of the subject property with a Comprehensive Plan Land Use designation of Residential High Density to Commercial High Density which would then allow for a rezone from Community Business to Commercial Medium Density.

Map Amendment #2 – Staff Proposal (Alternative A)

Staff has proposed that the Comprehensive Plan Land Use designation for the entire property be changed to Commercial High Density, which would then allow for a rezone of the small portion of the property to Community Business (CB), as proposed by the applicant. It would also make the existing Zoning and Comprehensive Plan consistent. The Land Use & Parks Committee indicated they would support this alternative, and the property owner is also supportive. (This amendment proposal would then be identified as Map Amendment #2)

Map Amendment #2 – Planning Commission Proposal (Alternative B)

This alternative would amend the Comprehensive Plan Land Use designations for various properties north of South 211th Street from Commercial Medium Density to Commercial High Density. These properties are currently zoned CB and CB-C (Community Business in the Urban Center). The proposed Comprehensive Plan amendment would make the Comprehensive Plan consistent with the existing zoning. The Land Use & Parks Committee recommended that these properties not be included in the proposal.

Discussion was held, and it was agreed that staff would contact the affected property owners, and this issue will be revisited at the July 18 meeting.

Mike Scarey advised that proposed text amendments to the Transportation Element and the Parks & Recreation Elements were identified by strike-out and underlines, and that most revisions were clarifications and updates.

Transportation Element

There were no issues relative to the Transportation Element

Parks & Recreation Element

Commissioner Dixon had the following questions and comments:

- Policy 9.1A, deletion of the sentence reading, “The Arts and Recreation Advisory Board and other citizen advisory committees are an effective means to include public participation.” This sentence should be reinstated without the reference to “The Arts and Recreation Advisory Board” i.e. “Other citizen advisory committees are an effective means to include public participation.”
- Strategy 9.3A, reference to “Master Plan for Angle Lake”. In another area, a reference is made to the “Angle Lake Master Plan”. Mike Scarey explained there was only one plan that should be called”Angle Lake Park Master Plan”.
- Duplicate language in Policy 9.3A and 9.7B.
- Language in the Background report that deletes, “The possibility of a public easement along streams through Port property should be explored.” This statement should be reinstated without the reference to “Port” i.e. “The possibility of public easements along streams should be explored.”
- Language in the Background Report that deletes, “Two neighborhood parks have been funded within the North SeaTac Park Phase I development, which will reduce the local deficiency.” Mike Scarey stated that neighborhood parks need to be counted consistent with the Capital Facilities Plan.

Commissioner Jordan added that the City should consider providing additional restroom facilities at parks in the McMicken Heights area.

Mike Scarey will review the above referenced issues with the Parks Director.

B. Update about Station Area Planning Process and Discussion about Planning Commission’s Role

Mike Scarey stated the City had hired Makers Architecture and Urban Design as the consultant on the Station Area Planning project. Their team also includes Burke & Associates for economic work and Transpo for transportation work. A revised schedule and scope of work have been prepared outlining the flow of work; station area plans for both stations will be completed in late March, 2006. This matter will come before the City Council on June 28 to approve the City Manager entering into a

contract for consultant services. Staff will keep the Commission apprised of events, particularly those that include public input.

5. Detailed Commission Liaison's Report:

Commissioner Dixon reported that the following issues were discussed at the June 14 Public Safety & Justice Committee meeting: (1) The Olympic Pipeline jet fuel line running through the City was discussed, particularly relative to franchise fees and safety issues; (2) The use of “jakebrakes” by truckers along South 188th Street that disturbs residents. It was decided that signs prohibiting the use of unmuffled compression brakes would be installed along South 188th Street; (3) Staff safety concerns in City Hall; various alternative solutions were identified and reviewed.

Commissioner Dantzler attended a Light Rail Environmental Analysis meeting on June 15, and reported that at this time, Sound Transit doesn't have funds to extend the rail to South 200th Street. Public testimony was taken, and concern was expressed that to ensure the City's future growth, it was important that SeaTac have a substantial light rail station within its jurisdiction, and that only the “kiss ‘n ride” at the Airport/City Center Station was inadequate.

6. Planning Director's Report:

None

7. Planning Commission Comments:

Commissioner Dixon reported on the following issues presented at the June 14 City Council meeting: (1) The Port of Seattle Comprehensive Development Plan relative to the L-shaped parcel. Various alternatives and mitigations were presented. The Council expressed concern about impacts to the ¼ mile circle around the Tukwila South 154th Street light rail station, and the Port's specific plans for that area. (2) The attorney representing Airport Plaza made a presentation outlining a revised plan for the site in which development would not be done in phases but all at one time. The City Council directed that a more detailed plan be presented at the June 28 meeting.

8. Adjournment:

The meeting was adjourned at 7:30 p.m.

PLANNING COMMISSION
Minutes of July 18, 2005, Meeting

Members Present: Mark Siegel, Rick Lucas, Tom Dantzler, Joseph Dixon, Richard Jordan

Staff Present: Steve Butler, Planning Director; Mike Scarey, Senior Planner

1. Call to Order:

The meeting was called to order at 5:30 p.m.

2. Approve Minutes of June 20, 2005, Meeting:

On page five, Parks & Recreation Element, first bullet. Language will be revised to state, Policy 9.1A, deletion of the sentence reading, “The Arts and Recreation Advisory Board and other citizen advisory committees are an effective means to include public participation.” This sentence should be reinstated without the reference to, “The Arts and Recreation Advisory Board” i.e. “Other citizen advisory committees are an effective means to include public participation.”

On page five, Parks & Recreation Element, fourth bullet. Language will be revised to state, “Language in the Background Report that deletes, “The possibility of a public easement along streams through Port property should be explored.” This statement should be reinstated without the reference to “Port” i.e. “The possibility of public easements along streams should be explored.”

A motion was made, seconded, and unanimously passed to accept the minutes of the June 20, 2005, meeting as amended.

3. New Business:

A. Discussion and Recommendation to City Council about Establishing the 2005 Final Docket of Proposed Comprehensive Plan Amendments

Mike Scarey stated that the Preliminary Docket of Proposed 2005 Comprehensive Plan Amendments had been updated to include staff and preliminary Planning Commission recommendations. Tonight, the Commission will recommend which amendment proposals should be carried forward to the Final Docket.

- Map Amendment #1 – Change the Urban Center Boundary on Land Use Plan Map to include the property located at 21000 and 21010 International Boulevard within the Urban Center.

A motion was made, seconded, and unanimously passed to recommend that Map Amendment #1, expanding the Urban Center Boundary, including Alternative A, be carried forward to the Final Docket.

- Map Amendment #2 – Change Comprehensive Plan Designation on Land Use Plan Map, property located at 21104 International Boulevard.

A motion was made, seconded, and unanimously passed to recommend that Map Amendment #2, Amend the Comprehensive Plan designation from Commercial Medium to Commercial High and from Residential High to Commercial High for certain properties in the vicinity of International Boulevard and South 211th Street, including Alternative A, be carried forward to the Final Docket.

- Map Amendment #3 – Change Comprehensive Plan Designation on Land Use Plan Map, properties located at 18220-18432 8th Avenue South.

The Commission's preliminary recommendation is not to forward this proposal to the Final Docket.

Discussion was held about the reasoning behind this recommendation. Steve Butler explained that the Business Park designation has been very successful in promoting the light/clean industrial development the City favors in that part of the City, and serves as a buffer to adjacent properties. The City currently has sufficient area zoned for commercial park and fly use.

Mike Scarey quoted one criteria in the Preliminary Docket that states, "Would the proposal create pressure to change designations of other properties in the area." The answer is yes, due to single family zoning adjacent to the properties outlined in the amendment proposal.

A gentleman from the audience stated three properties in the vicinity of 8th Avenue South and South 188th Street have been purchased, with three additional parcels under contract. He requested the City's support, and expressed the desire to do business in SeaTac.

Larry Hoflen, Real Estate Agent: Mr. Hoflen stated that the former gas station property on Des Moines Way South and 8th Avenue South, and the former Velvet Towing site had been, or were in the process of, being cleaned up. He also provided information regarding other properties in the amendment proposal. Diamond Group is interested in developing the property, and estimates an additional 60 million people traveling through the airport upon completion of the third runway. Parking lot access would be provided by the new State Route 509 extension, thereby easing traffic congestion along International Boulevard.

Discussion was held about long term plans for the property; whether or not the property would be developed by the property owner or leased to Diamond Group; a

possible Development Agreement; ingress and egress; the need for economical parking facilities; and community support for the Business Park designation in that part of the City.

A motion was made and seconded to recommend that Map Amendment #3 be carried forward to the Final Docket. Two yes votes, two no votes, one abstention. The motion fails.

A request for clarification generated further discussion. It was agreed that a second vote would be taken.

A motion was made and seconded to recommend that Map Amendment #3 be carried forward to the Final Docket. Three yes votes, one no vote, and one abstention. The motion passes.

- Map Amendment #4 – Change Comprehensive Plan Designation on Land Use Plan Map for properties north of S. 160th St. at 15653-15845 International Boulevard.

A motion was made, seconded, and unanimously passed to recommend this proposal go forward to the Final Docket.

- Map Amendments #5 – Change Comprehensive Plan Designation on Land Use Plan Map for property at 17001 International Boulevard (S. 170th and International Blvd.).
- Map Amendment #6 – Change Comprehensive Plan Designation on Land Use Plan Map for property at 19215 28th Ave S.
- Map Amendment #7 – Change Comprehensive Plan Designation on Land Use Plan Map for properties at 20229 and 20233 28th Avenue S.
- Map Amendment #8 – Change Comprehensive Plan Designation on Land Use Plan Map for property at 2405, 2424, and 2701 S. 205th St., plus 20425 28th Avenue S.

Commissioner Dantzler raised a question about the Port's purchase of vacant properties. Mike Scarey agreed to request clarification as to the Port's intent for those properties and report back to the Commission.

- Map Amendment #9 – Change Comprehensive Plan Designation on Land Use Plan Map for property at 18624-19119 Des Moines Drive.

A question was raised about the Port purchasing four properties in the vicinity of the runway tunnel on South 188th Street. Mike Scarey agreed to request clarification and report back to the Commission.

Commissioner Lucas raised a question about Port ownership of various properties included in the proposals. Mike Scarey explained that the Port is aware that proposals would have to be withdrawn if ownership is not secured before the City Council is scheduled to take action.

- Map Amendment #10 – Amend location of HCT District circle for City Center LINK Station on Land Use Plan Map to reflect new location at S. 176th Street.
- Map Amendment #11 – Update preferred LRT Alignment and Station Location Map 1.2 to reflect new S. 154th St. location and new S. 176th St. location.

A motion was made, seconded, and unanimously passed to recommend that Map Amendments #5 through #11 be carried forward to the Final Docket.

- Map Amendment #12 – Remove “area(s) to be considered for rezoning only after the year 2005” from the Phasing Map.

A motion was made, seconded, and unanimously passed to recommend that Map Amendment #12 go forward to the Final Docket.

- Map Amendment #13 – Miscellaneous amendments to remaining Informational Maps.
- Text Amendment #1 – Add a Glossary of Terms.
- Text Amendment #2 – Amend text of Land Use Goals & Policies, Strategies, and/or Background Report to address issues that may emerge from the Station Area Planning Process.
- Text Amendment #3 – Amend text of Land Use Goals & Policies, Strategies, and/or Background Report relating to EPF/CUP process as necessary to address issues that may emerge from the Station permitting process.
- Text Amendment #4 – Correct map reference in Policy 1.7A.
- Text Amendment #5 – Amend EPF Policy/Strategy/Background Report to address pipelines, if necessary.
- Text Amendment #6 – Update Transportation “Major Issues” section in reference to the Airport/City Center Station.
- Text Amendment #7 – Amend text of Transportation Goals & Policies, Strategies, and/or Background Report to address issues related to HCT Study Recommendations.

- Text Amendment #8 – Amend LOS Policy for Transit Facilities.
- Text Amendment #9 – Consider amending LOS Policy for City Center LRT Station “automated pedestrian conveyance system”.
- Text Amendment #10 – Consider adding an LOS Policy for Pedestrian Facilities.
- Text Amendment #11 – Annual update to Capital Facilities Plan.
- Text Amendment #12 – Update Utilities “Major Issues” section.
- Text Amendment #13 – Change SASA references (Port’s South Aviation Support Area) to SADA (Port’s South Aviation Development Area). This represents a change in the Port’s plans for the function of this area.
- Text Amendment #14 – Delete text descriptions of Maps A6.3, A6.4 and A6.5 (maps were deleted from Plan in 2004).

A motion was made, seconded, and unanimously passed to recommend that Map Amendment #13, and Text Amendments #1 through #14 be carried forward to the Final Docket.

4. Old Business:

A. Update about Station Area Planning Process

Mike Scarey advised that interviews with property stakeholders are tentatively scheduled for the first two weeks in August. Two one-day Design Charrettes, one for each station area, will be conducted by the City and Makers Architecture and Design, to be scheduled in late September or early October. Property owners, the public, and other interested parties will be invited.

5. Detailed Commission Liaison's Report:

Commissioner Dixon attended the Public Safety & Justice Committee meeting, and had reported previously on discussions regarding court staff safety. Continued discussion generated the probable solution of a police vehicle parked near the City Hall entrance whenever possible.

6. Planning Director’s Report:

Discussion was held about the Commission's upcoming schedule, and it was agreed meetings would be held on September 12, September 26, October 10, and October 24. The regular first and third Monday schedule will resume with the November 7 meeting.

Steve Butler advised various Essential Public Facilities Zoning Code amendments may be necessary to prepare for permitting the light rail to the Airport/City Center station.

It was agreed that staff would continue the attempt to schedule a joint meeting between the SeaTac and Tukwila Planning Commissions.

7. Planning Commission Comments:

Discussion was held about the final version of the Planning Commission Bylaws. Steve Butler agreed to research the issue and determine if the document was approved by the City Council.

8. Adjournment:

The meeting was adjourned at 7:15 p.m.

PLANNING COMMISSION
Minutes of September 12, 2005, Meeting

Members Present: Mark Siegel, Rick Lucas, Tom Dantzler, Joseph Dixon, Richard Jordan

Staff Present: Steve Butler, Planning Director; Mike Scarey, Senior Planner

1. Call to Order:

The meeting was called to order at 5:30 p.m.

2. Approve Minutes of July 18, 2005, Meeting:

On page four, the sentence following the first two bullets will be amended to read, “A motion was made, seconded, and unanimously passed to recommend that Map Amendments #5 through #11 be carried forward to the Final Docket.”

On page five, the final sentence in the New Business section will be revised to state, “A motion was made, seconded, and unanimously passed to recommend that Map Amendment #13, and Text Amendments #1 through #14 be carried forward to the Final Docket.”

A motion was made, seconded, and unanimously passed to recommend approval of the July 18, 2005, minutes with the above referenced corrections.

3. Public Hearing:

A. Staff Presentation on Proposed Zoning Code Amendment Regarding Essential Public Facilities (EPF)

Mike Scarey explained that the Growth Management Act (GMA) requires all county and city comprehensive plans to include a process for identifying and siting Essential Public Facilities (EPFs), defined as facilities typically difficult to site such as airports, state and local correction facilities, solid waste handling facilities, and substance abuse inpatient facilities. The Central Puget Sound Growth Management Hearings Board, a regional judicial body that addresses challenges to growth management land use planning regulations or local laws, recently heard a Snohomish County case, and found that it is “not appropriate for local governments to create criteria that purport to revisit or “second-guess” a siting decision made by a regional or State entity.” Therefore, cities may impose conditions and mitigation measures, but may not preclude the siting of a facility, based on a site they do not support.

Current SeaTac regulations require any agency proposing to site an EPF in SeaTac to show why a site in another city wouldn't be adequate, and a second public hearing if the proponent and City disagree on the site. These two requirements appear to be non-

compliant with GMA, so the proposed EPF amendment strikes non-compliant references.

Discussion was held about interpreting the language as researching alternative sites within SeaTac, rather than sites in other jurisdictions.

Mike Scarey stated that a regional/state agency would have conducted a public process to determine the most appropriate site prior to permit submittal. The proposed amendment language ensures the criteria by which the City is reviewing potential EPF siting submittals is in compliance with GMA regulations.

B. Public Hearing on Proposed Zoning Code Amendment Regarding Essential Public Facilities

The Chair opened the public hearing at 5:49 p.m.

Jason Sullivan, City of Des Moines Land Use Planner: Des Moines is concerned about the elimination of language that requires an applicant to address impacts and propose mitigation measures. This is potentially problematic when a proposed site is near an adjacent jurisdiction, such as the North Hill neighborhood in Des Moines which is zoned RS 7200, and abutts Industrial zoning in SeaTac.

Commissioner Lucas asked if Des Moines had similar language in their code to protect SeaTac and other adjacent jurisdictions. Mr. Sullivan believes so, and will make pertinent code references available to staff.

The Chair closed the public hearing at 5:52 p.m.

C. Discussion about Recommendation to City Council about the Proposed Zoning Code Amendment

In answer to a question, Steve Butler explained that the EPF amendment was developed in anticipation of Sound Transit's permit application to construct light rail from South 154th Street to the Airport/City Center Station. The City Attorney recommended that code revisions be made as soon as possible to avoid a potential appeal.

Discussion was held about not changing current language; the proposed amendment requiring further review and study before making a recommendation to the City Council; how the proposed amendment interfaces with the current/pending Interlocal Agreement between the City and Port; impacts on the ad hoc committee's ability to issue a recommendation; Des Moines' interpretation of the decision, and language in their EPF regulations; whether or not "public agency" applies to the County and State only; the proposed amendment language impacting the City's ability to propose alternate EPF sites within SeaTac; and revising language to allow for negotiating additional mitigation measures.

Mike Scarey quoted a portion of the decision that reads (in reference to Snohomish County's ordinance): "Many of the criteria in that ordinance are directly relevant to the siting decision, including the demonstrated need, investigation of alternative sites, and proportionality. These may be appropriate when applied to a local EPF that is within a county's authority to site; however, it is not appropriate for a local government to create criteria that purport to revisit or "second guess" a siting decision that has been made by a regional or State entity."

Steve Butler agreed to ask a staff member from the City Attorney's Office to brief the Commission on this issue at their next meeting.

A motion was made and seconded to recommend approval of the proposed EPF amendment to ensure the City is in compliance with State law, with additional review by staff to address concerns raised by the Commissioners. The motion carried with four yes votes and one abstention. Legal staff will be consulted, with any revisions presented at the next meeting.

4. New Business:

A. Presentation and Discussion about the 2005 Final Docket of Proposed Comprehensive Plan Amendments (with a focus on Text Amendments 1,3,4,6,7,9,12,13, and 14)

Commissioner Dixon suggested that Essential Public Facilities be added to the glossary, and that "community center" be added to the Public Facilities section of the glossary.

Mike Scarey advised that all text amendment language, as well as map amendments, will be presented to the Commission over the next few meetings, culminating in a public hearing in early November.

B. Discussion about the Port of Seattle's Proposed "Landscape Design Standards"

The 1997 Interlocal Agreement between the City and Port included interim landscape standards until the Port secured Federal and State permits to construct the third runway. Proposed final standards were presented to the Land Use & Parks Committee, who referred the issue to the Planning Commission. Mr. Butler spoke specifically about landscape standards adjacent to single family zoning in the vicinity of the L-Shaped parcel. Proposed language prohibits any development or construction until a letter of agreement relative to a landscape/buffer plan is formalized.

Another issue to be resolved is uses the Port has determined are temporary (three years or less). They maintain it isn't cost effective to meet all the landscape standards, and have requested lesser standards. A case in point is the old Radisson site at South 170th

Street and International Boulevard; the Port wants to use it as a construction lay down area and provide minimal landscaping. The City wants to ensure some level of screening or buffering due to visibility at that location. When agreed upon, the final landscape standards will supercede the interim standards and serve as a stand-alone agreement.

Discussion was held about the Port's compliance requirements; landscape requirements at highly visible versus less visible locations; and impacts to the cemetery and adjacent businesses on International Boulevard.

A motion was made and seconded to approve the addition to the new fifth paragraph to the Landscape Design Standards, Chapter I – Introduction, Section C as stated on Exhibit D-1 on 9-12-05. The motion carried with four yes votes, and one no vote submitted by Commissioner Lucas.

C. Quarterly Review of Planning Commission Goals

Discussion was held about the City Council's directive that the Planning Commission not be involved in the Development Agreement review process, and the possibility of revisiting the issue at a joint meeting in 2006. Commissioner Dantzler suggested that a joint meeting be scheduled to coincide with the release of the revised ILA agreement.

It was agreed that it was important to meet jointly with the Tukwila Planning Commission in the near future to discuss various issues of mutual interest.

It has come to the City's attention that the Highline School District will publish a Request for Proposals in October regarding purchase and development of the Riverton Heights Elementary School site. The Commissioners agreed they would like a presentation from Al Schmidt as soon as possible.

Commissioner Lucas suggested the Planning Commission send a letter to King County expressing concern about Southwest Airlines moving their operations to Boeing Field. The Port could be copied on the letter, or a separate letter prepared requesting they determine if their fees are in line with what other major airports around the country charge.

5. Old Business:

A. Update about Station Area Planning Process

Staff will be hosting all day design workshops on October 6 and 7, and will include a briefing both at mid-day and at the end of the session. The Commissioners are invited to attend the sessions and/or the briefings. Further, an open house from 5:00 to 6:00 p.m. on October 24 has been scheduled prior the regular Planning Commission meeting.

Sound Transit's Environmental Impact Statement will be made available to the Commissioners. Maps of existing conditions at each station, and the existing conditions report will also be made available when they are completed.

6. Planning Director's Report:

The next Planning Commission meeting is scheduled for September 26. It was agreed that a member of the legal staff would be asked to speak about the EPF issue.

Commissioner Dixon requested a Planning Commissioner contact list. He further stated that he had concerns relative to the bylaws, but would make an appointment to review them with Steve Butler.

7. Adjournment:

The meeting was adjourned at 7:15 p.m.

PLANNING COMMISSION
Minutes of September 26, 2005, Meeting

Members Present: Rick Lucas, Tom Dantzler, Joseph Dixon

Staff Present: Jack Dodge, Principal Planner; Mike Scarey, Senior Planner; Albert Torrico, Jr., Senior Planner; Mark Johnsen, City Attorney's Office

1. Call to Order:

The meeting was called to order at 5:30 p.m.

2. Approve Minutes of September 12, 2005, Meeting:

A motion was made, seconded, and unanimously passed to approve the minutes of the September 12, 2005, meeting as written.

3. Public Hearing:

A. Staff Presentation on Proposed Zoning Code Amendments Regarding Final Homeless Encampments

Jack Dodge advised that recent court decisions indicate cities cannot prohibit homeless encampments, but may require permit approval criteria and conditions. The City Council adopted interim homeless encampment regulations in May, 2005, which allow homeless encampments to be sited through the Temporary Use Permit process, and provides basic rules to govern the site. Staff is recommending that the City Council adopt the interim regulations as final.

The interim regulations were provided to all the churches in the City, along with an invitation to attend a public meeting on Wednesday, September 21. To date, there has been no response.

The interim regulations address a variety of issues that include:

- The property has to be of sufficient size to accommodate an encampment;
- No permanent structures are allowed;
- Adequate parking is provided for residents with vehicles;
- The encampment be within one-quarter mile of public transportation or the sponsoring/ host agency must provide access to public transportation;
- The encampment must be screened from adjacent residential properties and right-of ways;
- Portable toilets must be screened;
- Persons with outstanding warrants are prohibited from the encampment;
- The encampment must be self-policed with a check-in and check-out list;

- The encampment will be allowed for a maximum of 90 days, not to exceed 180 days in any two year period;
- No more than one homeless encampment may be located within the City at any time;
- All temporary structures must abide by all building and fire codes;
- All property owners within 1000' must be notified, and at least one public hearing is required 30 days prior to establishment of the encampment;
- Administrative approval of the Temporary Use Permit will be through the city manager or designee.

Concern was raised by Commissioner Lucas that the language regarding the “180 days in any two year period” could be misinterpreted, resulting in a homeless encampment locating within the City for 180 consecutive days. Jack Dodge agreed to revise language to eliminate that possibility.

B. Public Hearing on Proposed Zoning Code Amendments Regarding Final Homeless Encampments

The Chair opened the public hearing at 5:50 p.m.

Hearing no requests to speak, the Chair closed the public hearing at 5:51 p.m.

C. Discussion about Recommendation to City Council about the Proposed Zoning Code Amendments

A motion was made, seconded, and unanimously passed to recommend that the City Council adopt the interim regulations with revisions as discussed.

4. New Business:

A. Discussion about Proposed Zoning Code Amendments Related to Bay Windows and Duplex Design Standards

Albert Torrico stated there were four proposed amendments to the Zoning Code as follows:

- Amend the definition of a “Home Occupation” – SMC 15.10.340
- Provide a definition for “Bay Windows” and amend SMC 15.13.080 Projections Allowed in Setback (Bay Windows)
- Amend the definition for Multifamily Dwelling Unit – SMC 15.10.410
- Amend the Landscape Charts to require landscaping for duplexes – SMC 15.14.060

Home Occupation

The current definition would be replaced by a new definition that states, “A nonresidential use which is clearly incidental and secondary to the use of a dwelling for residential purposes, does not change the character of the dwelling or neighborhood, and is carried on by a member of the family permanently residing within the dwelling.”

The new definition would ensure the home occupation site is owner-occupied. In cases where a renter wishes to have a home occupation, the property owner must provide written approval. Compliance is monitored through the home occupation permit and business license.

Bay Windows

The Zoning Code currently does not address bay windows, which has led to developers interpreting a bay window as more of a “bump out” with a sliding glass or french door that sometimes extends two stories.

The proposed definition of “Bay Window” states: “The combination of three or more individual window units, attached as to project from the building at various angles. The center section is normally fixed, with the end panels operable as single-hung windows, double-hung windows, casement windows, or another type of operable window. The bay window may be rectangular, semi-polygonal, or semi-circular.” In addition, Section 15.13.080 Setbacks – Projections Allowed, will add language to state, “Bay windows shall not include doors of any kind, and shall be limited to one story in height.”

Jack Dodge explained that the additional language in 15.13.080 is applicable ONLY to bay windows that project into the setbacks (20’ front yard, 5’ side yard, 15’ back yard). If a bay window is constructed in compliance with setback regulations, the restrictions in 15.13.080 do not apply.

Discussion was held about whether or not it was appropriate to limit bay windows that project into setbacks to one story. The Commissioners recommended the one-story limitation be stricken from the language.

Multifamily Residential Dwelling Unit

Language will be added to the definition to state, “Multifamily shall also include two or more duplexes on one lot or any combination of three or more dwelling units on one lot.” Landscaping requirements will apply if two or more duplex units are located on one lot (consistent with multifamily landscaping requirements).

Commissioner Lucas suggested that language be revised to state, “multifamily shall be any combination of three or more dwelling units on one lot.”

B. Presentation and Discussion about the 2005 Final Docket of Proposed Comprehensive Plan Amendments (with a focus on Text Amendments 1 and 14, and Map Amendments 1,2,3,8,9,12, and 13

- **Map Amendment #1**

The Planning Commission proposal (Alternative A) would extend the Urban Center boundary to South 211th Street. Mike Scarey met with the affected current and prospective property owners whose preference is that the properties not be included in the Urban Center at this time.

- **Map Amendment #2**

The Planning Commission proposal (Alternative A) to extend the change in the Comprehensive Plan land use designation north to include properties currently designated as Residential High Density/Commercial Medium Density to Commercial High Density. All the affected property owners, with the exception of the northernmost owner, support this proposal. Mike Scarey will meet with the northernmost property owner this week, and report back to the Commission.

- **Map Amendment #3**

Commissioners Dantzler and Dixon support the staff recommendation that the properties remain designated as Business Park, Commissioner Lucas supports the applicant's proposal.

- **Map Amendments #8 & #9**

The Commission had previously raised concerns about whether or not the two vacant parcels on Map Amendment #8 should be included in the amendment proposal, and that City maps accurately reflect which properties the Port owns on Map Amendment #9. The Port's response was that their proposal included only properties they anticipate owning by the end of the year.

- **Map Amendment #12**

The amendment proposal is to strike the area to be considered for rezoning only after the year 2005. Therefore, the map will be removed entirely from the Comprehensive Plan.

- **Map Amendment #13 & Text Amendment #14 (partial)**

The Special Features and Natural & Landscape Features maps have been updated, with corresponding text references in the Community Image Background Report. Commissioner Dixon suggested that the botanical gardens would be more appropriately shown on the Special Features map, with corresponding text in the Special Features section of the Community Image Background Report.

- **Text Amendment #1**

Staff recommends that in the Glossary of Terms, the Essential Public Facilities definition refer to Goal 1.7 in the Comprehensive Plan for more information about EPFs, as well as Figure A1.9 in the Land Use Background Report. The Commission concurred.

5. Old Business:

A. Continued Discussion about the Proposed Amendments to the Zoning Code's EPF Provisions

Mark Johnsen stated that the State legislature codified essential public facility regulations by statute in the Growth Management Act (RCW 36.70A. 200) requiring any issues relative to the Growth Management Act would be heard by the Growth Management Hearings Board (appointed by the Governor) whose findings are binding as a quasi-judicial body in that they follow their own precedent, thereby providing guidance to cities as to how they would rule in a specific situation. It is not the policy of the City to enact or maintain ordinances that could be challenged and ruled against by the Board. The Growth Management Hearings Board has ruled that the City cannot preclude the siting of a essential public facility. The role of the City is to impose conditions to ensure compliance with development regulations.

Mr. Johnsen is currently reviewing the proposed amendments to the City's EPF provisions relative to clarifying the role of the ad hoc committee, and addressing concerns raised by all parties. Further, he anticipates talking with the Des Moines City Attorney to discuss their EPF regulations and their interpretation of the Board's EPF ruling.

Mike Scarey advised that the proposed amendments presentation to the City Council had been pulled from the September 27 agenda, pending further review and language revisions. Revisions will be presented to the Planning Commission at their next meeting on October 10.

Discussion was held about the City's EPF regulations impact on the current renegotiation of the ILA; the ad hoc committee, SeaTac citizens, and its business community having the ability to require mitigation of negative impacts as a result of a new EPF being sited in the City, as well as the ability to require mitigation to offset negative impacts created by an existing EPF.

Mike Scarey stated these concerns could be addressed in renegotiating the ILA or in the environmental review of the Port's Comprehensive Development Plan. He agreed to advise the Commissioners of opportunities for public input.

B. Continued Discussion about the Port of Seattle's Proposed "Landscape Design Standards"

None

C. Update about Station Area Planning Process

Sound Transit is hosting an informational open house regarding the SeaTac City Center/Airport Station on Thursday, September 29 at 6:00 p.m. in the Tyee High School cafeteria.

6. Detailed Commission Liaison's Report:

None

7. Planning Director's Report:

None

8. Planning Commission Comments:

Discussion was held about the Planning Commission Agenda and the timeframes allotted for each issue. It was agreed that the timelines were intended as a guideline and would remain on the agenda.

9. Adjournment:

The meeting was adjourned at 8:13 p.m.

PLANNING COMMISSION
Minutes of October 10, 2005, Meeting

Members Present: Rick Lucas, Tom Dantzler, Joseph Dixon, Richard Jordan

Staff Present: Steve Butler, Planning Director; Mike Scarey, Senior Planner

1. Call to Order:

The meeting was called to order at 5:30 p.m.

2. Approve Minutes of September 26, 2005, Meeting:

A motion was made, seconded, and unanimously passed to approve the minutes of the September 26, 2005, meeting as written.

3. Old Business:

A. Presentation and Discussion about the 2005 Final Docket of Proposed Comprehensive Plan Amendments (with a focus on Text Amendments 9 & 11, and Map Amendment 2)

Mike Scarey reported that the City had received a confirmation letter from the current and prospective owners of the property at 21050 International Boulevard stating their preference that the property not be included within the Urban Center boundary at this time. However, they do support a Comprehensive Plan land use designation change. All affected property owners north of South 211th Street have now been contacted and support the Planning Commission's Map Amendment #2 Alternative A to change the Comprehensive Plan land use designation from Commercial Medium Density to Commercial High Density to be consistent with the existing Zoning Map.

Mr. Scarey then addressed the Capital Facilities Text Amendments as follows:

Text Amendment #8 – Amend LOS Policy for transit facilities.

Staff is recommending this amendment be deferred until next year.

Text Amendment #9 – Consider amending LOS Policy for City Center LRT Station “automated pedestrian conveyance system”.

Current City policy regarding the City Center LRT Station reflects a maximum travel time of 9 minutes via airport terminal automated pedestrian conveyance system with a minimum capacity of 9,000 passengers/hours/direction.

New language states: “The standard for the LRT Station (above) applies only to the permanent pedestrian bridge connecting the SeaTac/Airport Station to the terminal, still in the planning stages, and not to a temporary structure.”

The Port will construct a temporary bridge from the SeaTac/Airport station into the terminal to be in service when the station opens in late 2009. The bridge may be temporary for quite some time as the Port intends to include construction of a permanent bridge in the design of the north parking garage expansion. City policy, developed several years ago, intended that a pedestrian conveyance system be constructed, but as details are being negotiated, the Port appears non-committal about providing a conveyance system for the temporary bridge. The distance from the light rail station through the parking garage to the terminal will be approximately one-quarter mile, which is a long distance to walk for someone carrying luggage or with a handicap.

Commissioner Dantzler stated that, according to the Port’s Comprehensive Development Plan, they anticipate expanding the garage in 2018. He expressed concern that after eight years without a conveyance system, it could be dropped from the permanent bridge design. Commissioner Lucas agreed that it is important the conveyance system be installed by the time light rail service to the airport begins in 2009.

Discussion was held about the ILA negotiations and whether or not this issue was addressed in that document; removing the “temporary” and “permanent” references from the new language and maintaining the minimum capacity requirement; and striking the new language entirely.

Mike Scarey agreed to research current systems to determine whether or not the minimum capacity numbers are still valid.

Sound Transit will be constructing the bridge from the light rail station over International Boulevard to the City side (approximately 100’). Mike Scarey explained that the City had not insisted that they provide an automated pedestrian conveyance system because that bridge is intended as access to the light rail system not the airport (although there is no way to prevent regional airline passengers from using the kiss and ride for that purpose).

It was suggested that a conveyance system should be provided in the bridge over International Boulevard.

Text Amendment #10 – Consider adding an LOS Policy for pedestrian facilities.

Planning and Public Works staff are preparing a proposal that will be presented to the Commission at their next meeting.

Text Amendment #11 – Annual update to Capital Facilities Plan

Mike Scarey distributed four replacement pages that contain Parks & Recreation facility “dash-two” tables reflecting level of service analysis. These tables calculate population estimates against adopted levels of service compared to current facilities available to determine reserve or deficiency. Deficiencies are resolved either by reducing the adopted level of service or creating more facilities. Several years ago, the City Council mandated that to eliminate deficiencies, utility of facilities would be increased rather than new lands purchased and developed. A question was raised about Figure A4.4 in Exhibit B-2 of the packet. Mr. Scarey explained that the existing level of service is a calculation of the quantity of facilities against the population. The adopted level of service is the City’s commitment to provide a given level of service or quantity of facilities. Planning and Parks & Recreation staff are currently developing a method by which to measure level of service against increased utility of existing Parks facilities because the majority of tables are still being measured in terms of quantity of facilities available.

Concern was raised by Commissioner Dixon about the method of calculation, as well as the accuracy of numbers used in the calculations. A review will be conducted, and results reported at the next meeting.

Commissioner Lucas expressed his satisfaction with the method staff has used to explain the various calculations.

The “Sources and Uses of Funds” tables remain incomplete, pending budget figures from the Finance Department. They should be completed and ready for review at the next Planning Commission meeting.

B. Update about Station Area Planning Process

Mike Scarey advised that the City hosted two half-day design workshop sessions; one on Thursday, October 6 regarding the SeaTac/Airport station area, and one on Friday, October 7 regarding the South 154th Street station area. Design of detailed plans for the station areas, and additional public meetings are scheduled to begin in early 2006.

The Commissioners are invited to attend a station area planning open house scheduled for Monday, October 24 from 5:00 to 6:00 p.m. The regular Planning Commission meeting will begin at 6:00, with staff reporting on the October 6 and 7 work sessions at that time.

4. Detailed Commission Liaison's Report:

None

5. Planning Director's Report:

Steve Butler stated that the October 18 City Council agenda includes discussion and probable Council action on the newly negotiated Interlocal Agreement (ILA) between the City and Port.

The Land Use & Parks Committee will meet on Thursday, October 13 at 4:00 p.m.

The Commissioners will be receiving an invitation to the annual Volunteer Appreciation luncheon scheduled for October 27 at 11:30 a.m. in the Holiday Inn Grand Ballroom.

Commissioner Lucas reported that the Tukwila Planning Commission was interested in a joint meeting with the SeaTac Planning Commission, a list of possible dates will be forthcoming.

6. Planning Commission Comments:

None

7. Adjournment:

The meeting was adjourned at 7:00 p.m.

PLANNING COMMISSION
Minutes of October 24, 2005, Meeting

Members Present: Rick Lucas, Tom Dantzler, Joseph Dixon, Richard Jordan

Staff Present: Steve Butler, Planning Director; Jack Dodge, Principal Planner;
Mike Scarey, Senior Planner; Brian Galloway, Associate Planner

1. Call to Order:

The meeting was called to order at 6:00 p.m.

2. Approve Minutes of October 10, 2005, Meeting:

A motion was made, seconded, and unanimously passed to approve the minutes of the October 10, 2005, meeting as presented.

3. New Business:

A. Discussion about Proposed Zoning Code Amendments Regarding “School-Based health Centers” and “Exempt Signage”

Jack Dodge reviewed the proposed revisions, presented in ordinance form, as follows:

School-Based Health Centers – The proposed amendment would allow a medical clinic on a school site within the Urban Low Density zone, specifically at Tyee High School, subject to specific criteria e.g., the clinic is limited to 1,000 square feet, only students of Tyee High School may use the clinic, hours of operation are limited to 8:00 a.m. to 6:00 p.m. weekdays only.

Exempt Signage – Proposed language states, “ Reasonable, nonilluminated temporary decorations and signs for the purpose of announcing or promoting a public sponsored community fair, festival or event.” The intent of the code is to provide the exemption to “public” events, rather than the more broadly defined “non-profit” event.

Discussion was held about the various points made during the school-based medical clinic presentation at the last City Council meeting, and whether or not all issues were adequately addressed; the Lutheran Social Services Community Services building across the street serving the high school; the clinic serving all Highline School District students, and the possibility of including private school students; funding; the square footage limit; students being vaccinated; there being enough students to support such a clinic; and the issue being considered further before making a recommendation.

Steve Butler advised that the City Manager had directed Planning Staff to prepare draft language, to be ready for review and possible action by the City Council by the

end of the year. A public hearing will tentatively be scheduled for the second Planning Commission meeting in November. Staff recommends the Planning Commission consider both proposed ordinance changes.

B. Presentation of Preliminary Results from the Station Area Planning Design Workshops

Julie Bassuk, a member of the City's station area planning consultant team provided a status report, advising that the Sound Transit Link Light Rail Central Link is scheduled to open in July, 2009, with the Airport extension opening in December, 2009. The purpose of the action plan is to encourage transit and pedestrian-friendly redevelopment of station areas, implement the results of stakeholder work sessions, and build upon other planning efforts within a one-quarter mile radius of the stations both at South 154th Street and the Airport/City Center station.

The consultants have conducted an existing conditions analysis of built environment, pedestrian environment, and automobile environment. Analysis of land uses indicate 50% hotels or commercial parking, 16% office, and 11% multifamily. To alleviate level of service issues, future projects for the South 154th Street station area (outlined in the City's Transportation Improvement Plan) include improving all streets and arterials e.g., widening, curb/gutter/sidewalks, street trees, and lighting along International Boulevard (approximately 75% funded).

A market analysis from various perspectives is also being conducted on a range of uses consistent with the City Center Plan and work the City has already done on transit oriented development for both station areas (with a focus on South 176th Street & International Boulevard). Uses include lodging, residential, office, retail, and civic. Findings indicate that hotels, offices, and housing will need to be up-scale to support the structured parking and density envisioned. This may be accomplished through providing a sense of place, additional amenities such as plazas or green spaces, better urban design by encouraging mixed use development to provide a buffer from single family residential, and pedestrian connections to restaurants, etc. The major focus will be to break up megablocks and provide vehicle circulation north and south, perhaps through the construction of a new 30th Avenue South.

The consultants will continue to refine alternatives, meet with developers on November 9, host a public meeting on November 30, prepare draft recommendations, host a public meeting in April, 2006, and submit a final report in May, 2006.

Commissioner Lucas requested zoning information for the station areas so that as future development occurred, the Commission would be aware of what the City is envisioning for those areas. He also requested a list of hotel rooms, both current and potential, to ensure current business owners in the City aren't negatively impacted.

4. Old Business:

A. Presentation and Discussion about the 2005 Final Docket of Proposed Comprehensive Plan Amendments (with a focus on Capital Facilities Element)

Mike Scarey reviewed the Proposed 2005 Comprehensive Plan Amendments as follows:

Text Amendment #9 – Per the Commission’s recommendation, language stating, “The standard for the LRT Station applies only to the permanent pedestrian bridge connecting the SeaTac/Airport Station to the terminal, still in the planning stages, and not to a temporary structure” has been stricken.

After research into types of moving sidewalks currently being manufactured and current technology, it appears that neither has changed significantly. Therefore, the level of service will remain unchanged.

Text Amendment #10 – For City-owned/operated facilities to which concurrency will not be a test for new development, new language has been added to state, “Pedestrian Facilities: Qualitative measure under development similar to Roads LOS.”

Capital Facilities Background Report - The “dash-two” tables were discussed at the last meeting, and corrections have been made. The “dash-three” Sources and Uses of Funds tables have now been updated and reflect current information.

Commissioner Dixon made the following comments:

- Page A4-4, Figure A4.4 – City Hall should be in Figure A4.3, not in Figure A4.4. Further, the column titled, “Existing 2005 LOS” should be deleted as it serves no useful purpose and the far right column should be re-titled “Currently Adopted LOS Standard” for clarity

Mike Scarey stated that the estimate of employees the City will need to serve the citizens over the next years is based on current ratio of employees to City population so it technically is based on population. Regarding the second issue, Mr. Scarey used Facility Badminton Courts as an example, and explained that the far right column, “Adopted LOS Standard” (the City’s commitment to provide service) is 0.1 badminton courts per 1,000 population which translates to three or four courts per 30,000 population and reflects 0.10. The column “Existing 2005 LOS” represents the level of service the City is currently providing to the community and reflects 0.12, which indicates the City is currently providing a higher level of service than the City’s adopted LOS standard. The value of this column is the tracking of this information because the Growth Management Act requires that if the City is not providing its adopted level of service, either new facilities must be constructed or the level of service must be lowered (requires a public hearing and City Council action).

Mr. Scarey provided another example on page A4-44 in Table Prbbo-1 “Inventory of Outdoor Basketball Courts and Table PRF-bbo-2 “Capital Projects LOS Capacity

Analysis for Outdoor Basketball Courts” as follows: The first table provides an inventory of outdoor basketball courts (10) and their location. The second table indicates the adopted level of service is .23 courts per 1,000 population. Column three outlines existing level of service, and calculated against column two reveals a need in 2005 for 5.8 facilities. Table PRF-660-1 shows there are currently ten, meaning a reserve of 4.2 outdoor basketball courts. However, in the year 2011, the projected City-wide population is expected to grow to 27,610 which indicates a need for 6.4 facilities with 10.5 facilities currently available, leaving a 4.1 reserve. This will be accomplished through the construction of a new half-court outdoor basketball court at North SeaTac Park.

Table PRF-3 on page A4-60, Capital Projects and Financial Plan for Park and Recreation Facilities (Sources and Uses of Funds Table) reflects the funding source for a new picnic area and a basketball half-court slated for constructed in 2006.

It was suggested that on Figure A4.4, an additional column be added to refer the reader to additional clarifying information.

- On page A4-8, the reference to Figure A4.6 comparing traditional CIPs to the new CFP should be corrected to Figure A4-5.
- On page A4-21, Figure A4-7, the total in the year 2012 needs to be corrected.
- On Page A4-30, column three addition is incorrect.
- On Page A4-62, Community Center square footage doesn't add up.

It was agreed that Commissioner Dixon would contact Brian Galloway in the Planning Department to review his additional revision requests.

B. Discussion about Joint Meeting with Tukwila Planning Commission

Commissioner Lucas advised that the Tukwila Planning Commission was interested in a joint meeting with the SeaTac Planning Commission. It was agreed to schedule the meeting after the first of the year.

5. Detailed Commission Liaison's Report:

Commissioner Lucas reported that the STEP and Hotel/Motel Committees would be meeting with the City Council on Tuesday, October 25 at 3:30 p.m. to discuss business development within SeaTac.

6. Planning Director's Report:

Steve Butler advised that the Transportation & Public Works Committee was scheduled to meet on October 25.

The next Planning Commission meeting will be held on November 7, to begin at 6:00 p.m. A Proposed 2005 Comprehensive Plan Amendment Open House is scheduled from 5:00 to 6:00 p.m.

The Volunteer Appreciation luncheon is scheduled for Thursday, October 27.

Mr. Butler invited the Commissioners to attend a free Planning Commission Short Course, scheduled for Monday, October 31 at 8:30 a.m. in the Meydenbauer Center in Bellevue. The course is being offered free as part of the Washington Chapter of the American Planning Association conference. A luncheon will be held following the short course intended for elected and appointed officials. The City will cover the cost of lunch for any Commissioner who wishes to attend.

Discussion was held about upcoming Commission meetings, and the following schedule was agreed upon: Meetings to be held on November 7, November 21, December 5. In January, 2006, meetings will be held on January 9 and January 23.

7. Planning Commission Comments:

None

8. Adjournment:

The meeting was adjourned at 7:35 p.m.

PLANNING COMMISSION
Minutes of November 7, 2005, Meeting

Members Present: Rick Lucas, Tom Dantzler, Joseph Dixon, Richard Jordan

Staff Present: Steve Butler, Planning Director; Jack Dodge, Principal Planner;
Mike Scarey, Senior Planner; Brian Galloway, Associate Planner

1. Call to Order:

The meeting was called to order at 6:00 p.m.

2. Approve Minutes of October 24, 2005, Meeting:

A motion was made, seconded, and unanimously passed to approve the minutes of the October 24, 2005, meeting as presented.

3. Public Hearing:

**A. Brief Staff Presentation on 2005 Proposed Comprehensive Plan Amendments’
“Final Docket”**

Mike Scarey gave a brief presentation on the 2005 Proposed Comprehensive Plan Amendments’ “Final Docket” and noted that map amendments #4 and #8 have been withdrawn by the Port. He stated that staff is recommending all remaining map amendments with the exception of #3 be approved. He also noted that staff has withdrawn text amendments #2, #5, #8, and #9, and is recommending that all remaining text amendments be approved.

**B. Public Hearing on the 2005 Proposed Comprehensive Plan Amendments’
“Final Docket”**

The Chair opened the public hearing at 6:40 p.m.
Hearing no requests to speak, the Chair closed the public hearing at 6:41.

**C. Discussion and Recommendation to the City Council regarding the 2005
Proposed Comprehensive Plan Amendments**

LAND USE PLAN MAP AMENDMENTS

Land Use Plan Map Amendment #1 – Adjust the Urban Center boundary on Land Use Plan Map approximately 90 feet to the south, to follow existing parcel boundaries.

Land Use Plan Map Amendment #2 - Change Comprehensive Plan designation on Land Use Plan Map for the area comprising the Park 'n Fly business located at 21104 International Boulevard.

A motion was made, seconded, and unanimously passed to recommend that the City Council accept and adopt Land Use Plan Map Amendment #1 and Land Use Plan Map Amendment #2.

Land Use Plan Map Amendment #3 – Change Comprehensive Plan designation on Land Use Plan Map for properties located at 18220 – 18432 8th Avenue South.

A motion was made and seconded to recommend that the City Council not accept or adopt Land Use Plan Map Amendment #3. Three yes votes, and one no vote submitted by Commissioner Lucas.

Land Use Plan Map Amendment #4 – Change Comprehensive Plan designation on Land Use Plan Map for properties just north of S. 160th Street at 15653 – 15845 International Boulevard.

This amendment proposal was withdrawn by the Port of Seattle via letter submitted to the City on November 7, 2005.

No vote was taken; however, staff will contact the current property owner to determine if he/she concurs with the amendment proposal being withdrawn.

Land Use Plan Map Amendment #5 – Change Comprehensive Plan designation on Land Use Plan Map for property at 17001 International Boulevard (S. 170th and International Blvd.)

Land Use Plan Map Amendment #6 – Change Comprehensive Plan designation on Land Use Plan Map for property at 19215 28th Avenue South.

Land Use Plan Map Amendment #7 – Change Comprehensive Plan designation on Land Use Plan Map for properties at 20229 and 20233 28th Avenue South.

A motion was made, seconded, and unanimously passed to recommend that the City Council accept and approve Land Use Plan Map Amendment #5, Land Use Plan Map Amendment #6, and Land Use Plan Map Amendment #7.

Land Use Plan Map Amendment #8 – Change Comprehensive Plan designation on Land Use Plan Map for property at 2405, 2424, and 2701 S. 205th St., plus 20425 28th Avenue South.

This amendment proposal was withdrawn by the Port of Seattle via letter submitted to the City on November 7, 2005.

No vote was taken.

Land Use Plan Map Amendment #9 – Change Comprehensive Plan designation on Land Use Plan Map for property at 18624 – 19119 Des Moines Drive.

This amendment proposal was modified by the Port of Seattle via letter submitted to the City of SeaTac on November 7, 2005, as follows: “Please modify the proposal to include recently acquired parcel #3223049286 and exclude non-Port owned parcels #3223049296, #3223049307, & #3223049306.”

A motion was made, seconded, and unanimously passed to recommend that the City Council accept and adopt Land Use Plan Map Amendment #9 as modified.

Land Use Plan Map Amendment #10 – Amend location of HCT District circle for City Center LINK station on Land Use Plan Map to reflect new location at S. 176th St.

Land Use Plan Map Amendment #11 – Update preferred LRT Alignment and Station Location Map 1.2 to reflect new S. 154th St. location and new S. 176th St. location.

Land Use Plan Map Amendment #12 – Remove Phasing Map.

Land Use Plan Map Amendment #13 – Miscellaneous amendments to remaining Informational Maps.

A motion was made, seconded, and unanimously passed to recommend that the City Council accept and adopt Land Use Plan Map Amendment #10, Land Use Plan Map Amendment #11, Land Use Plan Map Amendment #12, and Land Use Plan Map Amendment #13.

TEXT AMENDMENTS

Text Amendment #1 – Add a Glossary of Terms and List of Acronyms.

Text Amendment #2 – Amend text of Land Use Goals & Policies, Strategies, and/or Background Report to address issues that may emerge from the Station Area Planning Process.

This amendment proposal has been withdrawn by staff.

Text Amendment #3 – Amend text of Land Use Goals & Policies, Strategies, and/or Background Report relating to EPF/CUP process as necessary to address issues that may emerge from the station permitting process.

Text Amendment #4 – Correct map reference in Policy 1.7A.

Text Amendment #5 – Amend EPF Policy, Strategy, and Background Report to address pipelines, if necessary.

This amendment proposal has been withdrawn by staff.

Text Amendment #6 – Update Transportation “Major Issues” section in reference to the Airport/City Center Station.

Text Amendment #7 – Amend text of Transportation Goals & Policies, Strategies, and/or Background Report to address issues related to HCT Study recommendations.

Text Amendment #8 – Amend LOS Policy for Transit facilities.

This amendment proposal has been withdrawn by staff.

Text Amendment #9 – Consider amending LOS Policy for City Center LRT Station “automated pedestrian conveyance system.”

This amendment proposal has been withdrawn by staff.

Text Amendment #10 – Consider adding an LOS Policy for Pedestrian Facilities.

Text Amendment #11 – Annual update to Capital Facilities Plan.

Text Amendment #12 – Update Utilities “Major Issues” section.

Text Amendment #13 – Change SASA references (Port’s South Aviation Support Area) to SADA (Port’s South Aviation Development Area). This represents a change in the Port’s plans for the function of this area.

Text Amendment #14 – Delete text descriptions of Maps A6.3, A6.4, and A6.5 (maps were deleted from Plan in 2004), and update text for Maps A6.1 and A6.2

A motion was made, seconded, and unanimously passed to recommend that the City Council accept and adopt Text Amendment #1, Text Amendment #3, Text Amendment #4, Text Amendment #6, Text Amendment #7, Text Amendment #10, Text Amendment #11, Text Amendment #12, Text Amendment #13, and Text Amendment #14.

4. New Business:

A. Election of Chairperson and Vice Chairperson

A motion was made, seconded, and unanimously passed to elect a Chairperson and Vice Chairperson at the first meeting in February, 2006, as outlined in the Planning Commission Bylaws.

B. Discussion about the Revised Ad Hoc Committee Report on Sound Transit's Light Rail Proposal for SeaTac

Mike Scarey advised that the City has been working with Sound Transit regarding the "Airport Link" from the Tukwila International Boulevard Station at South 154th Street to the new station at South 176th Street on Port of Seattle property. City regulations require a special CUP/EPF (Conditional Use Permit/Essential Public Facility) permitting process for this type of facility that includes a requirement that a report be submitted by an Ad Hoc Advisory Committee. That report was completed in November, 2000, still stands as the document that fulfills the City's requirement, and most of the conditions specified are still relevant.

Since the station locations and route were changed, staff is updating the report to reflect current information e.g., addition of a section regarding the revision of the locally preferred alternative, adoption of the airport link project, and a development agreement to address numerous issues. The Commission will be provided with a copy of the updated report at their next meeting. The Development Agreement document will become public when the public hearing notice is published.

5. Old Business:

A. Continued Discussion about Proposed Zoning Code Amendments Regarding "School-Based Health Centers" and "Exempt Signage"

Jack Dodge stated that at the last meeting, the Commissioners discussed if the clinics should be limited to Tyee High School students only, limited to students in the Highline School District, or include private high schools.

The first proposed amendment would revise the land use charts to allow clinics as a permitted use in the Urban Low Density zone subject to certain criteria. The clinic would be limited to 600 square feet, and hours of operation limited to 8am to 6pm weekdays only. Additional Option 1 criteria would allow a clinic only at Tyee High School only for students at Tyee High School. Additional Option 2 criteria would allow a clinic only in a public or private high school only for students of the Highline School District.

The second proposed amendment would revise language in Chapter 15.16.090M to read, "Reasonable, nonilluminated temporary decorations and signs for the purpose of announcing or promoting a public sponsored community fair, festival or event. Such

decorations and signs may be displayed no more than twenty-one (21) calendar days prior to and during the fair, festival or event.”

Mr. Dodge request direction from the Commission regarding the medical clinic amendment proposal.

Discussion was held about square footage requirements; language to clearly indicate where clinics may be located and the students who would be allowed to use the clinic; hours of operation being extended to include after hours and weekend sporting events; the purpose for having a clinic at Tyee High School, particularly in light of the new clinic being constructed across the street; funding issues; whether or not the clinic may be open during school activities hours; and that regulations could be revisited in the future as needed.

Commissioner Lucas suggested that the 600 square footage requirement was appropriate. Commissioner Dixon suggested that footnote number nine should state that the clinic(s) be limited to public and private schools in the City of SeaTac and their pupils. He further suggested that the remainder of proposed language in footnote number nine be deleted.

Linda Snider, 18700 36 AVE S: Mrs. Snider is very much against approving a clinic at Tyee High School, in spite of the argument presented at the City Council meeting that students would not go to a regular clinic. She also expressed concern about what services the clinic may provide to students, and whether or not parental consent would be required.

Steve Butler explained that staff had been asked by the City Manager to present this issue to the Planning Commission for their discussion, comments, and recommendation to the City Council. Proposed amendment language is being prepared on the assumption that if the City Council chooses to fund a clinic, the City will have regulations in place. A public hearing will be scheduled for the 11-21 Planning Commission meeting, staff will invite a clinic representative and the principal of Tyee High School to be present.

6. Detailed Commission Liaison's Report:

Commissioner Dixon distributed a map, approved by the City Council, regarding a City of SeaTac/Port of Seattle land trade at South 154th/South 156th Street. At the same Transportation & Public Works Committee meeting, a King County Solid Waste Advisory Committee representative reported that King County will run out of places to dump garbage in approximately 2012. Options include building a new transfer station at Bow Lake for commercial dumping and self-haul, closing the dump at Renton or changing it to self-haul only.

7. Planning Director's Report:

Steve Butler advised that the next Planning Commission meeting is scheduled for November 21. He further congratulated the Commissioners on their hard work on the Proposed 2005 Comprehensive Plan Amendment process.

The November 8 City Council agenda includes a presentation on the 2005 Proposed Comprehensive Plan Amendments, and MasterPark Lot D.

The letter from the Port of Seattle, dated November 7, 2005, regarding withdrawal and modification of Port of Seattle Proposed 2005 Amendments to the City of SeaTac Comprehensive Plan, was marked as Exhibit B-2.

8. Planning Commission Comments:

Commissioner Dantzler requested that the City fill the vacant Planning Commission position as soon as possible.

Commissioner Jordan reported that McMicken Heights hosted a very successful Halloween party, and that assistance from the City Parks & Recreation Department and the YMCA was very much appreciated.

Commissioner Dixon reported that he had received a complaint from Steve Pinto regarding the cutting of trees at the Traditions at Angle Lake subdivision site. Mr. Dixon reviewed the site plan, visited the site, and determined that the City and developer were complying with, and going beyond, all requirements to ensure a subdivision that would be an asset to the neighborhood.

Steve Butler explained that the Hearing Examiner took testimony from all interested parties, including Mr. Pinto, and did require various conditions to meet citizen concerns.

7. Adjournment:

The meeting was adjourned at 7:40 p.m.

PLANNING COMMISSION
Minutes of November 21, 2005, Meeting

Members Present: Rick Lucas, Tom Dantzler, Joseph Dixon, Richard Jordan, Linda Snider

Staff Present: Steve Butler, Planning Director; Jack Dodge, Principal Planner; Mike Scarey, Senior Planner

1. Call to Order:

The meeting was called to order at 5:30 p.m.

2. Approve Minutes of November 7, 2005, Meeting:

On page six, the third paragraph will be amended to read, “ Commissioner Lucas suggested that the 600 square footage requirement was appropriate. Commissioner Dixon suggested that footnote number nine should state that the clinic(s) be limited to public and private schools in the City of SeaTac and their pupils.”

On page seven, under Planning Director’s Report, language will be added to state, “The letter from the Port of Seattle, dated November 7, 2005, regarding withdrawal and modification of Port of Seattle Proposed 2005 Amendments to the City of SeaTac Comprehensive Plan, was marked as Exhibit B-2.”

A motion was made, seconded, and unanimously passed to recommend approval of the November 7, 2005, minutes as amended.

3. Public Hearing:

A. Brief Staff Presentation on Proposed Zoning Code Amendments regarding Home Occupations, Bay Windows, Multifamily Definition, Medical Clinics, and Exempt Signage

Jack Dodge reviewed the various proposed Zoning Code Amendments as follows:

15.12.040 General, Educational, Health Services Uses - Medical Clinics

The proposed amendment would allow medical clinics in the Urban Low Density zone as a permitted use subject to footnote number nine which states, “Allowed only in a public school subject to the following criteria: (1) The clinic is limited to a maximum of 600 square feet; (2) Only students of the Highline School District, attending school within SeaTac may use the clinic; (3) Allowed only during the normal hours of operation.

Commissioner Dixon discussed the medical clinic issue with the City Manager, who suggested they could be allowed as a permitted use subject to a Conditional Use Permit.

Commissioner Snider is against allowing the clinics in the schools, particularly since Lutheran Social Services is constructing a new clinic nearby that the students will have access to free of charge if they qualify for State assistance. There are also numerous unanswered questions regarding the services the school clinic may provide.

Discussion was held and concerns raised about funding. Apparently King County has agreed to match the \$50,000 being requested from SeaTac. If SeaTac chooses not to fund the clinic, the opportunity will be given to another jurisdiction.

A motion was made that the Planning Commission recommend that the City Council not fund the medical clinic at Tyee High School. The motion was seconded.

Discussion was held about there being two separate issues to be considered e.g., the Zoning Code amendment to allow medical clinics in the Urban Low Density Zone with associated conditions and whether or not the City should fund the clinics; sending two separate recommendations to the City Council; and who would staff the clinics and how they would be paid.

A motion was made and seconded to recommend that the City Council approve the proposed Zoning Code Amendment to allow medical clinics only in public and private schools for their students, no further restrictions would be imposed.

A vote was taken. Commissioners Lucas and Dixon voted in favor, Commissioners Snider and Jordan voted against, Commissioner Dantzler abstained.

15.16.090 Exempt Signs or Displays

The proposed language states, “Reasonable, nonilluminated temporary decorations and signs for the purpose of announcing or promoting a public sponsored community fair, festival or event. Such decorations and signs may be displayed no more than twenty-one (21) calendar days prior to and during the fair, festival or event.”

Discussion was held about the exemption applying to public versus non-profit. Jack Dodge explained that the intent of the code was to allow the City to display signs during its annual International Festival, etc. Commissioner Jordan expressed concern that the McMicken Heights Community Club would be prohibited from advertising their events.

It was suggested that the original language be reinstated that states, “ Reasonable, nonilluminated temporary decorations and signs for the purpose of announcing or promoting a nonprofit sponsored community fair, festival or event. Such decorations

and signs may be displayed no more than twenty-one (21) calendar days prior to and during the fair, festival or event.”

A motion was made and seconded to recommend that the City Council approve the proposed Zoning Code Amendment regarding Exempt Signs or Displays as stated above. Four yes votes, Commission Lucas abstained.

Section 15.10.340 Home Occupations

Proposed language states, “A nonresidential use which is clearly incidental and secondary to the use of a dwelling for residential purposes, does not change the character of the dwelling or neighborhood, is carried on by a member of the family permanently residing within the dwelling, with limitations as set forth in Chapter 15.17 SMC. Permanent residency shall be proven by providing a valid Washington State Drivers License, Washington State Identification Card, or a Voter Registration Card.”

Sub-section A of Section 15.13.080 Setbacks – Projections Allowed

Proposed new language would state: Bay windows shall not include doors of any kind, and shall be a minimum of twenty-four (24) inches above the finished grade; There shall be a minimum of ten (10) feet between bay windows on a façade.

Section 15.10.410 Multi-Family Residential Dwelling Unit

Proposed new language would state, “Multi-family shall also include any combination of three (3) or more dwelling units on one (1) lot.”

A motion was made, seconded, and unanimously passed to recommend that the City Council approve the proposed Zoning Code Amendments regarding Home Occupations, Bay Windows, and the Multifamily Definition.

B. Public Hearing on Proposed Zoning Code Amendments regarding Home Occupations, Bay Windows, Multifamily Definition, Medical Clinics, and Exempt Signage

The Chair opened the Public Hearing at 5:35 p.m.

Hearing no requests to speak, the Chair closed the Public Hearing at 5:35 p.m.

4. New Business:

A. Review of Draft “MasterPark Lot D” Development Agreement

In answer to questions, Steve Butler explained that the Development Agreement is scheduled to go before the City Council on Tuesday, November 22 for a public hearing and action. The project, located on International Boulevard north of 170th Street, consists of a parking structure set back approximately 100’ from International Boulevard, with approximately 1,050 parking stalls and 5,000 square feet of retail and offices in the front portion. Houses along 31st Avenue South at the rear of the project will be demolished.

City Center standards allow a base number of 300 parking stalls. The developer is asking that the base number be raised to 600 parking stalls and in exchange will conduct environmental remediation on the site, provide enhanced design along International Boulevard, and install additional landscaping.

Steve Butler agreed to consult with the City Attorney’s Office regarding language in 7.4 Transfer of Ownership and 7.10 Disclosure Upon Transfer.

B. Initial Discussion about Proposed Code Change Allowing for a SEPA Exemption in SeaTac’s City Center

Mike Scarey advised that proposed language added to Section 16A.23.060 Determination of Categorical Exemption would be as follows:

Redevelopment of properties in the SeaTac City Center and in that portion of the City’s Urban Center located north of SR 518 as designated on the SeaTac Comprehensive Plan and Zoning maps, as new residential or mixed-use development,* consistent with the goals, policies, density and intensity of use called for in the SeaTac Comprehensive Plan and development regulations, is categorically exempt from the requirements of RCW 43.21C, pursuant to RCW 43.21C.229.

* For purposes of this subsection, mixed-use is defined as a combination of at least three of the following uses: residential, office, retail/commercial, and/or service, where no one use is greater than 40% nor less than 30% of the total building square footage.

Mike Scarey advised that the exemption would apply within the City Center, as well as a portion of the Urban Center, north of SR 518, in the vicinity of the light rail station at South 154th Street. The State Legislature recently passed an amendment that under certain circumstances cities may adopt exemptions to SEPA regulations; the City meets all State requirements. This exemption is being proposed to encourage development in the subject areas, and allow the City to review development proposals under the normal permit review process, without environmental review.

Concerns were raised about adjacent property owner notification and the ability to submit comments. Steve Butler explained that the exemption would only eliminate the

ability to file an appeal. This issue will come before the Planning Commission for a public hearing at their next meeting.

C. Review of Proposed 2006 Planning Commission Meeting Schedule

Commissioner Lucas advised that the meeting schedule was simply a guideline, and revisions may be made by the Commissioners as needed.

5. Old Business:

A. Continued Discussion and Recommendation to the City Council about the Revised Ad Hoc Committee Report on Sound Transit's Light Rail Proposal for SeaTac

Mike Scarey reviewed the Revised Ad Hoc Committee Report and answered various questions. Concurrence letters between the City of SeaTac, Sound Transit, and the Port of Seattle have been negotiated to address fire and life safety issues.

Commissioner Dantzler recommended that language be revised as follows:

Assumptions About Conditions when the Light Rail System Opens in 2009:

- The light rail is constructed to the SeaTac City Center and Sea-Tac International Airport along a route that substantially follows the Airport's North Access Freeway, and is opened for service by December of 2009 as planned, and at S. 200th Street assumed to be built after 2009, as planned in the Central Link Light Rail Project
- The SR 509 extension is assumed to be built and opened after 2009

Revision of the Locally Preferred Alternative and Adoption of the "Airport Link"

- The recommendations in this Ad Hoc Advisory Committee report apply only to the Airport Link and the SeaTac/Airport Station. The Central Link Light Rail Transit Project includes a station at S. 200th St., which is assumed to be completed after 2009, but this report will only address those portions of the Central Link Light Rail Transit Project that are confirmed for construction at this time. Any extensions of the system will undergo a separate CUP/EPF permitting process at the appropriate time.

Discussion was held about the letters of concurrence, and if it would be appropriate to attach them as exhibits to the Ad Hoc Advisory Committee Report. A time-frame schedule will be provided to the Commissioners.

Steve Butler suggested that language be added to Section 8e.1 as follows: Permit Condition: All surface water runoff shall comply with King County SWM standards, related amendments, the Des Moines Creek Basin Plan, and a Hydraulic Project approval (if required by the Washington Dept. of Fish and Wildlife in consultation from Washington Dept. of Ecology), except as modified through provisions of the Development Agreement. Bio-filtration is encouraged as an element that should be integrated into the landscaping.

B. Station Area Planning Update

Mike Scarey reported that City Staff and the Station Area consultants are scheduled to meet with various developers to get their input on proposed regulations. A public meeting, originally scheduled for late November, will be rescheduled to early January, 2006.

6. Detailed Commission Liaison's Report:

None

7. Planning Director's Report:

Steve Butler advised that the December Land Use & Parks Committee meeting has been cancelled. The Planning Commission will meet on December 12, their agenda will include a public hearing on the proposed SEPA exemption, and a second public hearing on the 2005 Proposed Comprehensive Plan Amendments (due to a noticing glitch).

8. Planning Commission Comments:

None

9. Adjournment:

The meeting was adjourned at 7:30 p.m.

PLANNING COMMISSION
Minutes of December 12, 2005, Meeting

NOTE: DUE TO TECHNICAL DIFFICULTIES, THERE IS NO RECORDING OF THE MEETING. MINUTES HAVE BEEN RECONSTRUCTED FROM MEMORY BY ATTENDING PLANNING STAFF

Members Present: Rick Lucas, Tom Dantzler, Joseph Dixon, Linda Snider

Staff Present: Steve Butler, Planning Director; Mike Scarey, Senior Planner

1. Call to Order:

The meeting was called to order at 6:00 p.m.

2. Approve Minutes of November 21, 2005, Meeting:

The language on page 3, Sub-section A of Section 15.13.080 Setbacks – Projections Allowed, will be amended to read, “Proposed new language would state: Bay windows shall not include doors of any kind, and shall be a minimum of twenty-four (24) inches above the finished grade; there shall be a minimum of ten (10) feet between bay windows on a façade.”

An additional correction was made on page 3, B. Public Hearing on Proposed Zoning Code Amendments regarding Home Occupations, Bay Windows, Multifamily Definition, Medical Clinics, and Exempt Signage to state, “Hearing no requests to speak, the Chair closed the Public Hearing at 5:35 p.m.”

A motion was made, seconded, and unanimously passed to recommend approval of the November 21, 2005, minutes as amended.

3. Public Hearing:

A. Brief Staff Presentation on 2005 Proposed Comprehensive Plan Amendments’ “Final Docket”

The Commission determined that a presentation was unnecessary unless a response was warranted to address specific questions or concerns raised by the public hearing audience.

B. Public Hearing on the 2005 Proposed Comprehensive Plan Amendments’ “Final Docket”

The Chair opened the Public Hearing at 6:10 p.m.

Sandra Liedtke, 4807 South 172nd Street: In reference to Map Amendment #1, Ms. Liedtke expressed concern about what effect the proposed amendment would have on her property (Parcel #092204-9229), and if it was possible to request a Comprehensive Plan amendment for her property in the future.

Staff responded that since the Comprehensive Plan amendment wouldn't create any change or potential for change in the zoning, her property would not be affected. Further, she was advised that the Comprehensive Plan Amendment process was opened for the public to submit proposals from approximately mid-February through mid-April each year.

Terry Johnson, 21104 International Boulevard: In reference to Map Amendment #2, Mr. Johnson expressed his support for staff's recommendation for approval.

Lourdes Hernandez, 13221 105th Avenue NE, Kirkland, WA 98034: In reference to Map Amendment #5, Ms. Hernandez asked what effect the proposed amendment would have on her rental property at 16860 31st Avenue South, and whether or not it had anything to do with the proposed parking garage.

Staff explained that Map Amendment #5 dealt with the Radisson Hotel building, which is to be demolished as part of future Sound Transit and Port of Seattle plans. The parking garage is being proposed by MasterPark and is not the subject of any Comprehensive Plan amendment proposals. Ms. Hernandez was told by staff that a Hearing Examiner Public Hearing is scheduled for December 15 to address the rezoning of five residential properties off 31st Avenue South as part of the parking garage project.

Hearing no further requests to speak, the Chair closed the Public Hearing at 6:40 p.m.

C. Discussion and Recommendation to the City Council Regarding the Proposed "Final Docket"

LAND USE PLAN MAP AMENDMENTS

A motion was made, seconded, and unanimously passed to recommend that the City Council accept and adopt Land Use Plan Map Amendment #1 and Land Use Plan Map Amendment #2.

A motion was made and seconded to recommend that the City Council not accept or adopt Land Use Plan Map Amendment #3. The motion carried with three yes votes, and one no vote submitted by Commissioner Lucas.

No vote was taken on Land Use Plan Map Amendment #4; the proposal was withdrawn by the Port via letter submitted to the City on November 7, 2005.

A motion was made, seconded, and unanimously passed to recommend that the City Council accept and adopt Land Use Plan Map Amendment #5, Land Use Plan Map Amendment #6, and Land Use Plan Map Amendment #7.

No vote was taken on Land Use Plan Map Amendment #8; the proposal was withdrawn by the Port via letter submitted to the City on November 7, 2005.

Land Use Plan Map Amendment #9 was modified by the Port via a letter submitted to the City on November 7, 2005, as follows: “Please modify the proposal to include recently acquired parcel #3223049286 and exclude non-Port owned parcels #3223049296, #3223049307, & #3223049306.”

A motion was made, seconded, and unanimously passed to recommend that the City Council accept and adopt Land Use Plan Map Amendment #9, Land Use Plan Map Amendment #10, Land Use Plan Map Amendment #11, Land Use Plan Map Amendment #12, and Land Use Plan Map Amendment #13.

TEXT AMENDMENTS

Text Amendment #2, Text Amendment #5, Text Amendment #8, and Text Amendment #9 were withdrawn by staff.

A motion was made, seconded, and unanimously passed to recommend that the City Council accept and adopt Text Amendment #1, Text Amendment #3, Text Amendment #4, Text Amendment #6, Text Amendment #7, Text Amendment #10, Text Amendment #11, Text Amendment #12, Text Amendment #13, and Text Amendment #14.

D. Brief Staff Presentation on Proposed Code Amendments Related to SEPA Exemption in Designated Areas

Staff gave a short presentation on the rationale for the proposed code amendments, stating that revised regulations would encourage economic development in SeaTac’s City Center and light rail station areas.

E. Public Hearing on Proposed Code Amendments Related to SEPA Exemption in Designated Areas

The Chair opened the Public Hearing at 6:55 p.m.

Hearing no requests to speak, the Chair closed the Public Hearing at 6:56 p.m.

F. Discussion and Recommendation to the City Council Regarding the Proposed Code Amendments

Commissioner Snider expressed concerns about adjacent property owner notification and the ability to submit comments. Steve Butler explained that the exemption would only eliminate the ability to file an appeal, and that for most, if not all projects, a notice would be sent to adjacent property owners as part of the “Notice of Application” process.

Commissioner Dantzler agreed with the benefits of the proposal, but felt that it should be expanded to include a larger geographic area.

After further discussion, it was suggested that the proposed language be revised to state, “ Redevelopment of properties in the SeaTac City Center and all of the City’s Urban Center as designated on the SeaTac Comprehensive Plan and Zoning Maps, as new residential or mixed-use development* consistent with the goals, policies, density and intensity of use called for in the SeaTac Comprehensive Plan and development regulations, is categorically exempt from the requirements of RCW 43.21C, pursuant to RCW 43.21C.229.

* For purposes of this subsection, mixed-use is defined as a combination of at least three of the following uses: residential, office, retail/commercial, and/or service, where no one use is greater than 40% nor less than 30% of the total building square footage.”

A motion was made, seconded, and unanimously passed to recommend that the City Council adopt the proposed amendment as revised.

4. New Business:

A. Review of Draft Development and Transit Way Agreement Between City and Sound Transit

Steve Butler advised that the “Airport Link” includes an elevated and at-grade railway to link the 1.7 miles from the Tukwila International Boulevard light rail station to the SeaTac/Airport light rail station, and be operational in December, 2009. A Development Agreement will ensure that City issues such as improved transit options, transit-oriented development opportunities, and enhanced mitigation of project impacts are addressed. In turn, Sound Transit issues such as expedited plan review and permitting, and vesting under codes and minor code deviations will be addressed. Decisions on the Development Agreement and Essential Public Facilities Conditional Use Permit are expected in January, 2006.

Two options are being explored regarding the “Kiss & Ride”: (1) Option A – City notifies Sound Transit of intent to construct K&R prior to 9/1/06, Sound Transit pays City \$690,000 for K&R construction. (2) Option B – City notifies Sound Transit of intent to construct K&R prior to 3/31/08, no construction payment to City.

As part of either option: (1) The City would complete K&R construction by 12/31/10; (2) Sound Transit would convey property rights within 90 days of City notification; (3) The City pays Sound Transit full value for property based on actual costs incurred; and (4) Rights and responsibilities for operation, maintenance, and use of K&R negotiated under subsequent agreements.

In summary, benefits to the City would include significantly enhanced transit service and capital investments, transit-oriented development opportunities, enhanced mitigations, and shared framework for project management.

Mr. Butler pointed out that this issue is scheduled to come before the City Council for a public hearing and action on January 10, 2006.

5. Old Business:

A. Clarification about Planning Commission's Recommendation on Proposed Zoning Code Amendment Regarding Bay Windows

Staff pointed out that, while this item was discussed at the last meeting, it was unclear what the Planning Commission recommended due to a faulty PowerPoint image. Therefore, clarification of the Planning Commission's action was necessary. A short presentation was then made on staff-recommended conditions.

Discussion was held, and it was agreed that language under Sub-section A of Section 15.13.080 Setbacks – Projections Allowed, A4, The Planning Commission Recommendation would state, "Bay windows shall not include doors of any kind, and shall be a minimum of twenty-four (24) inches above the finished grade; there shall be a minimum of ten (10) feet between bay windows on a façade."

A motion was made, seconded, and unanimously passed to recommend that the City Council adopt the proposed Zoning Code Amendment as revised.

6. Detailed Commission Liaison's Report:

None.

7. Planning Director's Report:

Steve Butler advised that the Commission's next meeting was scheduled for January 9, 2006, and wished them all Happy Holidays.

8. Planning Commission Comments:

Discussion was held about the updating of each Commissioner's Municipal Code Volume II (Zoning Code). It was agreed that updated volumes would be provided.

9. Adjournment:

The meeting was adjourned at 8:30 p.m.