

**CITY OF SEATAC  
PLANNING COMMISSION MEETING**

**March 8, 2004**

**Council Chambers, SeaTac City Hall, 4800 S. 188<sup>th</sup> Street  
5:30 p.m. to 7:00 p.m.**

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**MEETING AGENDA**

1. Call to Order/Roll Call – 5:30 P.M.
2. Approve Minutes of February 23, 2004 – 5:30 to 5:35 P.M.
3. Old Business – 5:35 to 6:15 p.m.
  - Update on South Military Road Rezone Public Meeting
  - Continued Discussion about the Planning Commission's 2004 Goals
4. New Business – 6:15 to 6:45 P.M.
  - Discussion about Items to be Presented at the March 30, 2004 Joint City Council/Planning Commission Meeting
  - Initial Review of Comprehensive Plan Update Assessment Report and Schedule
5. Commission Liaison's Report – 6:45 to 6:55 P.M.
6. Planning Director's Report – 6:55 to 7:00 P.M.
7. Adjournment – 7:00 P.M.

**CITY OF SEATAC  
PLANNING COMMISSION MEETING**

**March 22, 2004**

**Council Chambers, SeaTac City Hall, 4800 S. 188<sup>th</sup> Street  
5:30 p.m. to 8:00 p.m.**

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**MEETING AGENDA**

1. Call to Order/Roll Call – 5:30 P.M.
2. Approve Minutes of March 8, 2004 – 5:30 to 5:35 P.M.
3. Old Business – 5:35 to 6:30 p.m.
  - Continued Discussion about Wireless Telecommunications Facility (WTF) Consultant's Work
  - Continued Discussion about Items to be Presented at the March 30, 2004 Joint City Council/Planning Commission Meeting
4. New Business – 6:30 to 7:45 P.M.
  - Initial Review of Draft Planning Commission Web Page
  - Initial Review of Comprehensive Plan Update Assessment Report and Schedule
  - Initial Review of Minor Amendments to the Zoning Code
5. Commission Liaison's Report – 7:45 to 7:55 P.M.
6. Planning Director's Report – 7:55 to 8:00P.M.
7. Adjournment – 8:00 P.M.

**Mayor**  
Frank Hansen

**Deputy Mayor**  
Terry Anderson

**Councilmembers**  
Gene Fisher  
Chris Wythe  
Ralph Shape  
Joe Brennan  
Don DeHan



**City Manager**  
Bruce A. Rayburn

**Assistant City Manager**  
Craig R. Ward

**City Attorney**  
Mary E. Mirante Bartolo

**City Clerk**  
Judith L. Cary

*"The Hospitality City"*

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## **Joint City Council/Planning Commission Work Session**

**Tuesday, March 30, 2004**

**5:00 to 6:00 P.M.**

**Council Chambers, SeaTac City Hall**

### Meeting Agenda

**(Revised 3/29/04: Executive Session added.)**

- 1. Review and Discussion about the Planning Commission's 2003 Accomplishments and Goals for 2004**
- 2. Discussion about Some Issues Raised at the Recent Community Meetings**
  - City Center Concept**
  - Senior Center Status**
- 3. Discussion about Application of City Development Regulations (for example, landscaping and parking standards) for a "Change of Use" of an Existing Business**
- 4. Discussion about New "Park 'n Fly" Parking Lots in the City Center**
- 5. Discussion about Whether or Not the Planning Commission Should Be Involved in the Review of Proposed Development Agreements**
- 6. General Discussion about Any Other City Council / Planning Commission Issues (Time Permitting)**
- 7. Adjournment**

**Executive Session: Contract Negotiations (30 minutes)**

**CITY OF SEATAC  
PLANNING COMMISSION MEETING**

**April 19, 2004**

**Council Chambers, SeaTac City Hall, 4800 S. 188<sup>th</sup> Street**

**Open House - 5:00 p.m. to 6:00 p.m.**

**Regular Meeting - 6:00 p.m. to 8:00 p.m.**

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**MEETING AGENDA**

1. Call to Order/Roll Call – 6:00 P.M.
2. Approve Minutes of March 22, 2004 and March 30, 2004 – 6:00 to 6:05 P.M.
3. Public Hearing – 6:05 to 6:45 P.M.
  - Public Hearing on Minor Amendments (“Set #1”) to the Zoning Code
4. Old Business – 6:45 to 7:15 P.M.
  - Overview of Potential 2004 Comprehensive Plan Amendments and the Comprehensive Plan Update Assessment Report
  - Continued Discussion about Wireless Telecommunications Facility (WTF) Consultant’s Work
5. New Business – 7:15 to 7:45 P.M.
  - Presentation on School District Property Disposition by Alan Schmidt, Director of Facilities and Planning, Highline School District
  - Initial Review of Minor Amendments (“Set #2”) to the Zoning Code
6. Commission Liaison's Report – 7:45 to 7:55 P.M.
7. Planning Director's Report – 7:55 to 8:00 P.M.
8. Adjournment – 8:00 P.M.

**5:00 to 6:00**    **OPEN HOUSE TO DISCUSS THE COMPREHENSIVE PLAN & DEVELOPMENT REGULATION AMENDMENT PROCESS.**

**CITY OF SEATAC  
PLANNING COMMISSION MEETING**

**May 3, 2004**

**Council Chambers, SeaTac City Hall, 4800 S. 188<sup>th</sup> Street  
5:30 p.m. to 7:00 p.m.**

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**MEETING AGENDA**

1. Call to Order/Roll Call – 5:30 P.M.
2. Approve Minutes of April 19, 2004 – 5:30 to 5:35 P.M.
3. Public Hearing – 5:35 to 5:45 P.M.
  - Staff Presentation on the Proposed Comprehensive Plan Update Assessment Report
  - Public Hearing on the Proposed Comprehensive Plan Update Assessment Report
4. Old Business – 5:45 to 6:15 P.M.
  - Brief Review of 2004 Proposed Comprehensive Plan Amendments
  - Continued Discussion about Proposed Amendments to the Wireless Communications Facility (WCF) Regulations
5. New Business – 6:15 to 6:45 P.M.
  - Presentation on School District Property Disposition by Alan Schmidt, Director of Facilities and Planning, Highline School District
6. Commission Liaison's Report – 6:45 to 6:55 P.M.
7. Planning Director's Report – 6:55 to 7:00 P.M.
8. Adjournment – 7:00 P.M.

**CITY OF SEATAC  
PLANNING COMMISSION MEETING**

**May 17, 2004**

**Council Chambers, SeaTac City Hall, 4800 S. 188<sup>th</sup> Street  
5:30 p.m. to 7:00 p.m.**

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**MEETING AGENDA**

1. Call to Order/Roll Call – 5:30 P.M.
2. Approve Minutes of May 3, 2004 – 5:30 to 5:35 P.M.
3. Public Hearing – 5:35 to 5:45 P.M.
  - Staff Presentation on the Proposed Minor Amendments to the Zoning Code (“Set #2”)
  - Public Hearing on the Proposed Minor Amendments to the Zoning Code (“Set #2”)
4. Old Business – 5:45 to 6:45 P.M.
  - Recommendation to the City Council regarding the Comprehensive Plan Update Assessment Report
  - Continued Review of 2004 Proposed Comprehensive Plan Amendments
  - Continued Discussion about Proposed Amendments to the Wireless Communications Facility (WCF) Regulations
5. Commission Liaison's Report – 6:45 to 6:55 P.M.
6. Planning Director's Report – 6:55 to 7:00 P.M.
7. Adjournment – 7:00 P.M.

**CITY OF SEATAC  
PLANNING COMMISSION MEETING**

**June 7, 2004**

**Council Chambers, SeaTac City Hall, 4800 S. 188<sup>th</sup> Street  
5:30 p.m. to 8:30 p.m.**

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**MEETING AGENDA**

1. Call to Order/Roll Call – 5:30 P.M.
2. Approve Minutes of May 17, 2004 – 5:30 to 5:35 P.M.
3. Old Business – 5:35 to 6:45 P.M.
  - Recommendation to the City Council regarding the Proposed Minor Amendments to the Zoning Code (“Set #2”)
  - Continued Review of 2004 Proposed Comprehensive Plan Amendments
  - Continued Discussion about Proposed Amendments to the Wireless Communications Facility (WCF) Regulations
4. New Business – 6:45 to 8:15 P.M.
  - Presentation on the Airport’s Comprehensive Development Plan and Local Access Issues – Michael Cheyne, Planning Director, Aviation Division, Port of Seattle
  - Presentation on City’s Proposed 2005 – 2014 Transportation Improvement Program (TIP) – Tom Gut, City Engineer
  - Preliminary Discussion about the Zoning Code’s Domestic Animal Standards Regarding Roosters
5. Commission Liaison's Report – 8:15 to 8:25 P.M.
6. Planning Director's Report – 8:25 to 8:30 P.M.
7. Adjournment – 8:30 P.M.

**CITY OF SEATAC  
PLANNING COMMISSION MEETING**

**June 28, 2004**

**Council Chambers, SeaTac City Hall, 4800 S. 188<sup>th</sup> Street  
5:00 p.m. to 8:00 p.m.**

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**MEETING AGENDA**

1. Call to Order/Roll Call – 5:00 P.M.
2. Approve Minutes of June 7, 2004 – 5:00 to 5:05 P.M.
3. Old Business – 5:05 - 5:45 P.M.
  - Overview of 2004 Comprehensive Plan Amendments' "Preliminary Docket"
  - Continued Discussion about Proposed Amendments to the Wireless Communications Facility (WCF) Regulations
4. Commission Liaison's Report / Planning Director's Report – 5:45 to 6:00 P.M.
5. Joint Meeting with the Burien Planning Commission – 6:00 to 8:00 P.M.
  - Introductions
  - Presentations about Each City and Their Major Planning Issues
  - Discussion about Specific Issues, such as:
    - ✓ Comprehensive and Subarea Planning (e.g., SeaTac's City Center; Burien's Town Square and Northeast Special Planning Area);
    - ✓ Wireless Communication Facility Regulations;
    - ✓ Crime Prevention Through Environmental Design Regulations;
    - ✓ Small Lot/Cottage Housing Development Regulations; and
    - ✓ Disposition of Highline School District's Vacant and Underutilized Properties
  - Discussion about Other Issues
6. Adjournment – 8:00 P.M.



**CITY OF SEATAC  
PLANNING COMMISSION MEETING**

**July 19, 2004**

**Council Chambers, SeaTac City Hall, 4800 S. 188<sup>th</sup> Street  
5:30 p.m. to 7:00 p.m.**

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**(REVISED) MEETING AGENDA**

1. Call to Order/Roll Call – 5:30 P.M.
2. Approve Minutes of June 28, 2004 – 5:30 to 5:35 P.M.
3. Old Business – 5:35 to 6:45 P.M.
  - Continued Review of 2004 Proposed Comprehensive Plan Amendments' "Preliminary Docket" (Including Phasing Map) / Recommendation to the City Council about Establishing the "Final Docket"
4. Commission Liaison's Report – 6:45 to 6:55 P.M.
5. Planning Director's Report – 6:55 to 7:00 P.M.
6. Adjournment – 7:00 P.M.

**CITY OF SEATAC  
PLANNING COMMISSION MEETING**

**July 26, 2004**

**Council Chambers, SeaTac City Hall, 4800 S. 188<sup>th</sup> Street  
5:30 p.m. to 7:30 p.m.**

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**MEETING AGENDA**

1. Call to Order/Roll Call – 5:30 P.M.
2. Approve Minutes of June 28, 2004 – 5:30 to 5:35 P.M.
3. Old Business – 5:35 to 7:00 P.M.
  - Continued Discussion about Proposed Amendments to the Wireless Communications Facility (WCF) Regulations
  - Continued Review of 2004 Proposed Comprehensive Plan Amendments
4. New Business – 7:00 to 7:15 P.M.
  - Review of Proposed Planning Commission Schedule for the Rest of 2004
  - Discussion about Potential Zoning Code Amendments Regarding Security Wire
5. Commission Liaison's Report – 7:15 to 7:25 P.M.
6. Planning Director's Report – 7:25 to 7:30 P.M.
7. Adjournment – 7:30 P.M.

**CITY OF SEATAC  
PLANNING COMMISSION MEETING**

**August 30, 2004**

**Council Chambers, SeaTac City Hall, 4800 S. 188<sup>th</sup> Street  
5:30 p.m. to 7:30 p.m.**

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**MEETING AGENDA**

1. Call to Order/Roll Call – 5:30 P.M.
2. Approve Minutes of June 28, 2004 – 5:30 to 5:35 P.M.
3. Old Business – 5:35 to 6:30 P.M.
  - Continued Discussion about Proposed Amendments to the Wireless Communications Facility (WCF) Regulations
  - Continued Review of 2004 Proposed Comprehensive Plan Amendments' "Final Docket" (*with a focus on the Glossary, Land Use Plan Map Amendments 1-5, Informational Map Amendments 7-27, and Economic Vitality*)
4. New Business – 6:30 to 7:15 P.M.
  - Initial Review of Several Proposed Zoning Code Amendments Related to:
    - Clarifying the Parking Garage Standards within the City Center
    - Adding an Exception for Front Yard Setbacks in the Urban Center
    - Creating a New Definition for a "Mural"
  - Quarterly Review of the Planning Commission's 2004 Goals
5. Commission Liaison's Report – 7:15 to 7:25 P.M.
6. Planning Director's Report – 7:25 to 7:30 P.M.
7. Adjournment – 7:30 P.M.

**CITY OF SEATAC  
PLANNING COMMISSION MEETING**

**September 27, 2004**

**Council Chambers, SeaTac City Hall, 4800 S. 188<sup>th</sup> Street  
5:30 p.m. to 7:30 p.m.**

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**MEETING AGENDA**

1. Call to Order/Roll Call – 5:30 P.M.
2. Approve Minutes of August 30, 2004 – 5:30 to 5:35 P.M.
3. Public Hearing – 5:35 to 5:45 P.M.
  - Staff Presentation on Proposed Zoning Code Amendments Related to Clarifying the Parking Garage Standards within the City Center and Creating a New Definition for a “Mural” and a “Mural sign”
  - Public Hearing on the Proposed Zoning Code Amendments
  - Discussion about Possible Recommendation to the City Council Regarding the Proposed Zoning Code Amendments
4. Old Business – 5:45 to 7:00 P.M.
  - Continued Review of 2004 Proposed Comprehensive Plan Amendments’ “Final Docket” *(with a focus on Transportation, Community Image, and Environmental Management)*
  - Continued Discussion about Proposed Amendments to the Wireless Communications Facility (WCF) Regulations
5. New Business – 7:00 to 7:15 P.M.
  - Initial Review of Potential Zoning Code Amendments regarding Accessory Dwelling Units (ADU’s)
6. Commission Liaison's Report – 7:15 to 7:25 P.M.
7. Planning Director's Report – 7:25 to 7:30 P.M.
8. Adjournment – 7:30 P.M.

**CITY OF SEATAC  
PLANNING COMMISSION MEETING**

**October 11, 2004**

**Council Chambers, SeaTac City Hall, 4800 S. 188<sup>th</sup> Street  
5:30 p.m. to 7:30 p.m.**

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**MEETING AGENDA**

1. Call to Order/Roll Call – 5:30 P.M.
2. Approve Minutes of September 27, 2004 – 5:30 to 5:35 P.M.
3. Public Hearing – 5:35 to 5:45 P.M.
  - Brief Staff Presentation on Proposed Zoning Code Amendments Related to Clarifying the Parking Garage Standards within the City Center and Creating a New Definition for a “Mural” and a “Mural sign”
  - Public Hearing (Continued from September 27, 2004) on the Proposed Zoning Code Amendments
  - Discussion about Possible Recommendation to the City Council Regarding the Proposed Zoning Code Amendments
4. Old Business – 5:45 to 7:15 P.M.
  - Continued Review of 2004 Proposed Comprehensive Plan Amendments’ “Final Docket” (*with a focus on Land Use, Utilities, Housing & Neighborhoods, and Remaining Informational Maps*)
  - Continued Discussion about Proposed Amendments to the Wireless Communications Facility (WCF) Regulations
5. Commission Liaison's Report – 7:15 to 7:25 P.M.
6. Planning Director's Report – 7:25 to 7:30 P.M.
7. Adjournment – 7:30 P.M.

**CITY OF SEATAC  
PLANNING COMMISSION MEETING**

**October 25, 2004**

**Council Chambers, SeaTac City Hall, 4800 S. 188<sup>th</sup> Street  
5:30 p.m. to 7:30 p.m.**

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**MEETING AGENDA**

1. Call to Order/Roll Call – 5:30 P.M.
2. Approve Minutes of October 11, 2004 – 5:30 to 5:35 P.M.
3. Public Hearings – 5:35 to 6:00 P.M.
  - Brief Staff Presentation on Proposed Wireless Telecommunications Master Plan and Proposed Zoning Code Amendments Related to Wireless Communication Facilities (WCF)
  - Public Hearings on the Proposed Wireless Telecommunications Master Plan and Proposed Zoning Code Amendments Related to Wireless Communication Facilities (WCF)
  - Planning Commission Discussion about the Proposed Plan and Zoning Code Amendments
4. Old Business – 6:00 to 6:30 P.M.
  - Continued Review of 2004 Proposed Comprehensive Plan Amendments’ “Final Docket” (*with a focus on Capital Facilities, Utilities Background Report, and Parks, Recreation & Open Space*)
5. New Business – 6:30 to 7:15 P.M.
  - Initial Review of Potential Zoning Code Amendments regarding Limiting the Use of Barbed Wire and Prohibiting the Use of Other Security Wire, Within Residential Areas
6. Commission Liaison's Report – 7:15 to 7:25 P.M.
7. Planning Director's Report – 7:25 to 7:30 P.M.
8. Adjournment – 7:30 P.M.

**CITY OF SEATAC  
PLANNING COMMISSION MEETING**

**November 1, 2004**

**Council Chambers, SeaTac City Hall, 4800 S. 188<sup>th</sup> Street  
6:00 p.m. to 8:00 p.m. [*Note Different Start Time*]**

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**MEETING AGENDA**

1. Call to Order/Roll Call – 6:00 P.M.
2. Approve Minutes of October 25, 2004
3. Public Hearings
  - Brief Staff Presentation on Potential Zoning Code Amendments regarding Accessory Dwelling Units (ADUs)
  - Public Hearing on the Potential Zoning Code Amendments regarding Accessory Dwelling Units (ADUs)
  - Planning Commission Recommendation Regarding Potential Zoning Code Amendments regarding Accessory Dwelling Units (ADUs)
  - Brief Staff Presentation on 2004 Proposed Comprehensive Plan Amendments' "Final Docket"
  - Public Hearing on the 2004 Proposed Comprehensive Plan Amendments' "Final Docket"
4. New Business
  - Initial Review of Potential SMC Amendments Regarding SeaTac's Domestic Animals Regulations and King County (KC) Animal Control Division's Requirements
5. Commission Liaison's Report
6. Planning Director's Report
7. Adjournment – 8:00 P.M.

**OPEN HOUSE  
TO DISCUSS COMPREHENSIVE PLAN AMENDMENTS**

**5:00 – 6:00 p.m.  
Council Chambers, SeaTac City Hall**

**CITY OF SEATAC  
PLANNING COMMISSION MEETING**

**November 15, 2004**

**Council Chambers, SeaTac City Hall, 4800 S. 188<sup>th</sup> Street  
5:30 p.m. to 7:00 p.m.**

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**MEETING AGENDA**

1. Call to Order/Roll Call – 5:30 P.M.
2. Approve Minutes of November 1, 2004 – 5:30 to 5:35 P.M.
3. Old Business – 5:35 to 6:30 P.M.
  - Planning Commission Recommendation to the City Council Regarding the 2004 Proposed Comprehensive Plan Amendments' "Final Docket"
4. New Business – 6:30 to 6:45 P.M.
  - Quarterly Review of the Planning Commission's 2004 Goals
5. Commission Liaison's Report – 6:45 to 6:55 P.M.
6. Planning Director's Report – 6:55 to 7:00 P.M.
7. Adjournment – 7:00 P.M.



**CITY OF SEATAC  
PLANNING COMMISSION MEETING**

**November 15, 2004**

**Council Chambers, SeaTac City Hall, 4800 S. 188<sup>th</sup> Street  
5:30 p.m. to 7:00 p.m.**

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**MEETING AGENDA**

1. Call to Order/Roll Call – 5:30 P.M.
2. Approve Minutes of November 1, 2004 – 5:30 to 5:35 P.M.
3. Old Business – 5:35 to 6:30 P.M.
  - Planning Commission Recommendation to the City Council Regarding the 2004 Proposed Comprehensive Plan Amendments' "Final Docket"
4. New Business – 6:30 to 6:45 P.M.
  - Quarterly Review of the Planning Commission's 2004 Goals
5. Commission Liaison's Report – 6:45 to 6:55 P.M.
6. Planning Director's Report – 6:55 to 7:00 P.M.
7. Adjournment – 7:00 P.M.

**CITY OF SEATAC  
PLANNING COMMISSION MEETING**

**December 20, 2004**

**Council Chambers, SeaTac City Hall, 4800 S. 188<sup>th</sup> Street  
5:30 p.m. to 6:30 p.m.**

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**MEETING AGENDA**

1. Call to Order/Roll Call – 5:30 P.M.
2. Approve Minutes of November 15, 2004 – 5:30 to 5:35 P.M.
3. Public Hearing – 5:35 to 6:00 P.M.
  - Staff Presentation on Potential Zoning Code Amendments regarding Limiting the Use of Barbed Wire and Prohibiting the Use of Other Security Wire, Within Residential Areas
  - Public Hearing (Continued from November 15, 2004) on Potential Zoning Code Amendments regarding Limiting the Use of Barbed Wire and Prohibiting the Use of Other Security Wire, Within Residential Areas
  - Staff Presentation on Potential Municipal Code Amendments Regarding Domestic Animals Regulations
  - Public Hearing on Potential Municipal Code Amendments Regarding Domestic Animals Regulations
4. Old Business – 6:00 to 6:10 P.M.
  - Status Report on Wireless Communications Facilities (WCF) Regulations
5. New Business – 6:10 to 6:15 P.M.
  - Discussion about 2005 Planning Commission Schedule
6. Commission Liaison's Report – 6:15 to 6:25 P.M.
7. Planning Director's Report – 6:25 to 6:30 P.M.
8. Adjournment – 6:30 P.M.