



CITY OF SEATAC

PLANNING COMMISSION MEETING

Riverton Room, SeaTac City Hall, 4800 S. 188th Street
February 16, 2016, 5:30 p.m.

MEETING AGENDA

- 1) Call to Order/Roll Call – 5:30 p.m.
- 2) Approve Minutes of January 19, 2016 Planning Commission meeting (Exhibit A)
- 3) Public Comment: Public comment will be accepted on items not scheduled for a public hearing
- 4) Annual election of officers
- 5) Briefing on GMA Consistency Amendments, Phase 3 (Exhibits B1-B3)
- 6) Briefing on Angle Lake Station Area Implementing Regulations (Exhibit C)
- 7) Review and comment on draft City Vision, Mission and Goals (Exhibit D)
- 8) CED Director's Report
- 9) Planning Commission Comments (including suggestions for next meeting agenda)
- 10) Adjournment

The Planning Commission consists of five members appointed by the Mayor and confirmed by the City Council. The Commission primarily considers plans and regulations relating to the physical development of the city, plus other matters as assigned. The Commission is an advisory body to the City Council.

All Commission meetings are open to the public and comments are welcome. Please be sure to be recognized by the Chair prior to speaking.

**CITY OF SEATAC
PLANNING COMMISSION
Minutes of February 2, 2016
Regular Meeting**

Members present: Joe Adamack, Roxie Chapin, Tom Dantzler, Robert Scully
Members absent: Jim Todd
Staff present: Joseph Scorcio, CED Director; Steve Pilcher, Planning Manager; Mike Scarey, Senior Planner; Al Torrico, Senior Planner; Anita Woodmass, Senior Planner; Justin Rowland, Planning Intern

1. Call to Order

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

2. Approval of minutes

Moved and seconded to approve the minutes of the January 19, 2016 meeting as presented.

Passed 4-0.

3. Briefing on GMA Consistency amendments

Senior Planner Mike Scarey noted that this would be a continuation of a series of briefings concerning updates to the City's wetland regulations, being proposed to ensure consistency with State requirements. The City's approach to wetland buffer requirements is not consistent with Best Available Science (BAS) or guidance found in the Washington Administrative Code (WAC).

Mr. Scarey provided a map of the City that identifies known wetlands and how they are classified per the existing code, which divides wetlands into three (3) classes. (The new guidance provides a system of four (4) wetland categories). Most of the class 1 wetlands found within the city are on Port of Seattle properties and/or were created as mitigation for the 3rd runway at the airport. He noted that the map will need to be made more generic, since existing wetlands have not been rated per the new system.

Mr. Scarey noted that under the new wetlands rating system, "habitat scores" will determine the size of a buffer required. This could result in either an increase or decrease in currently-required buffer widths, depending upon the particular wetland involved. He noted that given SeaTac's built environment, it is unlikely that man wetlands will have a high habitat score. Actual required buffer widths for any wetland will depend upon the results of a wetland study performed by a wetland biologist at the time any adjacent development is proposed.

Mr. Scarey mentioned he will be back at the next Commission meeting with more amendments for review.

4. Briefing on proposed amendments to Business License Code

Senior Planner Al Torrico informed the Commission of the background of this proposal, which is a product of a process improvement effort. CED staff worked with the Finance Department (which is responsible for business licenses) to draft the proposed amendments. Since there were so many changes, a clean copy of the revised chapter has been provided. Mr. Torrico noted that staff is looking for feedback from the Commission, but they are not required to conduct a public hearing and render a formal recommendation to the City Council.

Mr. Torrico highlighted some of the changes, including the proposed appeal process. At this time, it is proposed that appeals would be considered by the Hearing Examiner, in lieu of an administrative appeal process. He also noted that if a business owner fails to get a business license by the prescribed date, they will be cited with an infraction and will need to appear in Municipal Court.

In response to a question, Mr. Torrico noted that staff does not know how many SeaTac businesses do not have a license. He also noted there have been only a few revocations of business licenses over the past decade.

The Commission expressed concern that strict enforcement by levying fines and requiring court appearances could send a negative message to the business community. They also suggested providing a shorter time frame during which a license must be obtained.

5. Angle Lake Station District Implementing Regulations

Senior Planner Anita Woodmass briefed the Commission on this issue, noting that the primary purpose of the discussion would focus on connectivity issues. She reviewed the policies contained in the Station District Plan; what is currently required in the Zoning Code; and potential options of how to address connectivity.

Ms. Woodmass reviewed various options of how to secure increased connectivity. These include providing incentives; allowing departures; granting variances; or entering into development agreements. Staff is recommending the use of either/both incentives and departures, recognizing that any property owner can always request to enter into a development agreement.

The Commission agreed that staff should develop a list of potential incentives and potential departures that could be used to secure new connections within the District.

Ms. Woodmass then reviewed the schedule for completing this work in order to allow Council adoption before the expiration of the Interim Regulations at the end of June 2016.

6. CED Director's Report

Director Joe Scorcio noted that staff will be providing a briefing to the City Council at their February 9th meeting regarding the Comprehensive Plan and Zoning.

Mr. Scorcio provided a report on permit revenues and the number of permits issued in 2015.

Per the request of the Chair, a copy of the recent Council letter to Sound Transit was provided. Mr. Scorcio also passed out a copy of a statement regarding Washington State vesting laws, which was discussed at the last King County Planning Directors' meeting.

Mr. Scorcio showed the Commission a draft map that staff is developing to examine issues of consistency between the Comprehensive Plan and Zoning Map.

Mr. Scorcio also noted that the new Public Works Director will start on February 16. He is Will Appleton, who comes to the City from the City of Federal Way.

7. Planning Commissioner Comments

Commissioner Dantzler provided information regarding the Port of Seattle's plans for the South Airport Support Area. He expressed concern of the potential of large airline hangars being constructed on the west side of 26th Ave. S., across from the light rail station.

8. Adjournment

Moved and seconded to adjourn. Motion passed 4 -0. The meeting adjourned at 7:36 p.m.

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Exhibit B1
02/16/2016

Code Amendments to Implement the 2015 Comprehensive Plan



SeaTac Planning Commission

February 16, 2016

Background

The Dept. of Ecology notified the City last year that

1. “the existing buffers are not consistent with the best available science ...” and
2. The Commerce Dept is tracking compliance with GMA requirements to assess eligibility for certain grant and loan programs

This means our critical area regulations need to meet GMA requirements for best available science to remain eligible for state grants/loans

Tonight's Review – Draft Amendment 6

Amendment 6 essentially does three things:

1. Updates wetland buffer requirements consistent with Dept. of Ecology guidance, as required
2. Relaxes *Buffer Width Averaging* requirements
3. Provides a new allowance for **reduced buffer widths** under certain circumstances

Next Steps

Next Planning Commission meeting, March 1

- Review amendments to wetland mitigation requirements

and

- Introduction to amendments Critical Aquifer Recharge Areas

DRAFT Schedule

For the Critical Areas regulation amendments
which must be adopted by 6/30/16*

All dates in 2016

Planning Commission Review	January – May
1 st Council Review	March 8
Public Hearing	May 3
Planning Commission Recommendation	May 17
Council Review.....	May 10
CSS	May 24
Council Action	June 14

* Council action may occur earlier if work is completed

END OF PRESENTATION

Questions? Comments?



SeaTac Planning Commission

February 16, 2016

Code Amendments to Implement the 2015 Comprehensive Plan

Amendment **Source**

Amendment #6 **ECY Communication**

SMC 15.700.180 Building Setbacks

Building Setbacks Required. Unless otherwise provided, buildings and other structures shall be set back a distance of fifteen (15) feet from the edges of all ~~sensitive~~ **Critical a** Area buffers or from the edges of all ~~sensitive~~ **Critical a** Areas if no buffers are required. The following may be allowed in the building setback area:

- A. Landscaping;
- B. Uncovered decks;
- C. Building overhangs if such overhangs do not extend more than eighteen (18) inches into the setback area; and
- D. Impervious ground surfaces, such as driveways and patios; provided, that such improvements may be subject to special drainage provisions specified in City policies and rules adopted for the various sensitive areas.

Critical Area buffer requirements may be found in the Development Standards section for each type of Critical Area.

The following ~~Sensitive Areas Setback Requirements Chart~~ specifies setback buffers and additional building setbacks. The setback buffers specified are minimum requirements, and may be increased based on special studies completed by qualified professionals pursuant to SMC 15.30.300.

	SETBACK BUFFER	BUILDING SETBACK FROM BUFFER
Class I Wetland	100 feet	15 feet
Class II Wetland	50feet	15 feet
Class III Wetland	35 feet	15 feet
Class 1 Stream	100 feet	15 feet
Class 2 stream with salmonids	100 feet	15 feet
Class 2 Stream	50 feet	15 feet
Class 3 Stream	25 feet	15 feet
Slopes 40% or greater	50 feet from top, toe, or side of slope	N/A
Landslide Hazard Areas	50 feet from all edges of the landslide area	N/A

SMC 15.700.285280 Wetlands – Buffer Requirements ~~Development Standards~~

A development proposal on a site containing a wetland shall meet the following requirements:

- A. ~~The following minimum buffers shall be established from the wetland edge:~~
 - 1. ~~A Class I wetland shall have a one hundred (100) foot buffer~~
 - 2. ~~A Class II wetland shall have a fifty (50) foot buffer~~

3. ~~A Class III wetland shall have a thirty five (35) foot buffer~~

A. Buffers Required. A buffer shall be established adjacent to designated wetland areas. The purpose of the buffer area shall be to protect the integrity, functions and values of the wetland area. Buffer widths shall be appropriate for the sensitivity of the wetland and for the risks associated with land use development.

B. Standard Buffers Comply With BAS. The following standard buffers have been established in accordance with the best available science (codified at WAC 365-195-900 through 925). They are based on the category of wetland and the habitat score as determined by a qualified wetland professional using the Washington state wetland rating system for western Washington.

5. ~~Any wetland within twenty five (25) feet of the toe of a slope thirty percent (30%) or steeper, but less than forty percent (40%), shall have:~~

a. ~~The minimum buffer required for the wetland class involved or a twenty five (25) foot buffer beyond the top of the slope, whichever is greater, if the horizontal length of the slope including small benches and terraces is within the buffer for that wetland class; or~~

Moved to subsection E in this section, and amended

b. ~~A twenty five (25) foot buffer beyond the minimum buffer required for the wetland class involved if the horizontal length of the slope including small benches and terraces extends beyond the buffer for that wetland class~~

Standard Wetland Buffers

The following table specifies standard buffers, which may be modified pursuant to subsections E through H of this section

<u>Wetland Category</u>	<u>Habitat Score</u>			
	<u>3 – 4</u>	<u>5</u>	<u>6 – 7</u>	<u>8 – 9</u>
	<u>Buffer Width in Feet</u>			
<u>Category I:</u> <u>Based on total score</u>	<u>75</u>	<u>105</u>	<u>165</u>	<u>225</u>
<u>Category I:</u> <u>Forested</u>	<u>75</u>	<u>105</u>	<u>165</u>	<u>225</u>
<u>Category II:</u> <u>Based on total score</u>	<u>75</u>	<u>105</u>	<u>165</u>	<u>225</u>
<u>Category III (all)</u>	<u>60</u>	<u>105</u>	<u>165</u>	<u>225</u>
<u>Category IV (all)</u>	<u>40</u>			

C. Impact Minimization Measures Required. The use of the standard buffer widths requires the implementation of the measures in the following table, where applicable, to minimize the impacts of the adjacent land uses. Examples of Activities That Cause Disturbances include but are not limited to those listed. If an applicant chooses not to apply those measures, then a 33% increase in the width of all buffers is required. For example, a 75-foot buffer with the measures would be a 100-foot buffer without them.

Wetland Impact Minimization Measures

<u>Disturbance</u>	<u>Examples of Activities and Uses That Cause Disturbances</u>	<u>Required Measures to Minimize Impacts</u>
<u>Lights</u>	<ul style="list-style-type: none"> • <u>Parking lots</u> • <u>Warehouses</u> • <u>Industrial</u> • <u>Multi-family residential</u> 	<ul style="list-style-type: none"> • <u>Direct lights away from wetland</u>
<u>Noise in excess of limitations as set forth in SMC 15.460.020</u>	<ul style="list-style-type: none"> • <u>Industrial</u> • <u>Parking lots</u> • <u>Multi-family residential</u> 	<ul style="list-style-type: none"> • <u>Locate activity that generates noise away from wetland</u>
<u>Toxic Runoff</u>	<ul style="list-style-type: none"> • <u>Parking lots</u> • <u>Roads</u> • <u>Industrial</u> • <u>Residential</u> • <u>Pesticide application</u> • <u>Landscaping</u> 	<ul style="list-style-type: none"> • <u>Route all new, untreated runoff away from wetland while ensuring wetland is not dewatered</u> • <u>Establish covenants limiting use of pesticides within 150 ft of wetland</u> • <u>Apply integrated pest management*</u>
<u>Stormwater Runoff</u>	<ul style="list-style-type: none"> • <u>Roads</u> • <u>Driveways</u> • <u>Parking Lots</u> 	<ul style="list-style-type: none"> • <u>Retrofit stormwater detention and treatment for roads and existing adjacent development</u> • <u>Prevent channelized flow from lawns that directly enters the buffer</u> • <u>Use Low Intensity Development techniques (per PSAT publication on LID techniques)</u>
<u>Changes in water regime</u>	<ul style="list-style-type: none"> • <u>Impervious Surfaces</u> • <u>Lawns</u> • <u>Tilling</u> 	<ul style="list-style-type: none"> • <u>Infiltrate or treat, detain, and disperse into buffer new runoff from impervious surfaces and new lawns</u>
<u>Pets and human disturbance</u>	<ul style="list-style-type: none"> • <u>Single family residential</u> • <u>Multifamily residential</u> • <u>Leash free dog park</u> 	<ul style="list-style-type: none"> • <u>Use privacy fencing OR plant dense vegetation to delineate buffer edge and to discourage disturbance using vegetation appropriate for the ecoregion</u> • <u>Place wetland and its buffer in a separate tract or protect with a conservation easement</u>
<u>Dust</u>	<ul style="list-style-type: none"> • <u>Excavation</u> • <u>Construction</u> 	<ul style="list-style-type: none"> • <u>Use best management practices to control dust</u>

* Integrated pest management is defined as the careful consideration of all available pest control techniques and subsequent integration of appropriate measures that discourage the development of pest populations and keep pesticides and other interventions to levels that reduce or minimize risks to human health and the environment.

D. **Vegetated Buffer Assumption.** The buffer widths assume that the buffer is vegetated with a native plant community appropriate for the regional ecology. If the existing buffer is sparsely vegetated, or vegetated with invasive species that do not perform needed functions, the buffer shall either be planted to create the appropriate plant community or widened to ensure that adequate functions of the buffer are provided.

~~C.E~~ **Increased Buffers.** Increased buffer widths may shall be required by the City when necessary to protect wetlands. Provisions for additional buffer widths shall be contained in administrative rules promulgated pursuant to this chapter including, but not limited to, provisions pertaining to critical drainage areas, the location of hazardous substances, critical fish and wildlife habitats, ~~landslide or erosion hazard areas contiguous to wetlands,~~ groundwater recharge and discharge areas, and the location of trail or utility corridors, and or when:

1. The buffer is within twenty-five (25) feet of the top or toe of a slope that is greater than thirty percent (30%); or
2. The slope is susceptible to erosion and standard best management practices (BMPs) and erosion-control measures will not prevent adverse impacts to the wetland.

~~B.F.~~ **Buffer Width Averaging.** Buffer width averaging may be allowed by the City in accordance with an approved Critical Area Special Study provided that all of the following criteria are met:

1. if it will not reduce provide additional protection to wetlands or enhance their functions;
2. as long as ~~t~~ The total area contained in the buffer after averaging on the development proposal site does not decrease;
3. The buffer at its narrowest point is not less than either 75 percent of the standard width or 25 feet, whichever is greater; and
4. The Critical Area Special Study shall describe the current functions of the wetland and its buffer, and the measures that will be taken to ensure that there is no loss of wetland function due to averaging.

G. **Reduced Buffer Allowance.** Reduced buffers may be allowed, with enhancements, in accordance with an approved Critical Area Special Study provided:

1. The existing condition of the buffer is degraded, or
2. The existing required buffer width, or portions of it have been impacted by development, and
3. Additional protection to the wetland is provided through the implementation of a buffer enhancement plan.
4. Buffer enhancement may include, but is not limited to:
 - a. Planting native vegetation that would increase value for fish and wildlife habitat, improve water quality, or provide aesthetic or recreational value;
 - b. Enhancement of wildlife habitat by incorporating structures that are likely to be used by wildlife, including wood duck boxes, bat boxes, nesting platforms, snags, rootwads, stumps, birdhouses, and nesting areas;

c. Removing non-native plant species and noxious weeds from the buffer area and replanting the area subject to I.4.a of this subsection.

H. ~~Buffer Reductions Limited~~. Buffer reductions under this Section shall be limited to twenty-five percent (25%) of the standard buffer width or a minimum of twenty-five (25) feet, whichever is greater.

4.I. ~~Buffers on Mitigation Sites~~. All mitigation sites Any wetland restored, relocated, replaced, or enhanced because of a wetland alteration shall have the minimum buffers consistent with the buffer requirements of this Chapter. Buffers shall be based on for the target or expected category of the wetland category involved.; and

J. ~~Determination by Wetland Professional~~. Alterations to ~~buffer width requirements~~ pursuant to this section shall be determined by a qualified wetland professional using established methodologies and approved federal and state manuals.

D, K. ~~Hazardous Substances Prohibited~~. The use of hazardous substances, pesticides and fertilizers in the wetland and its buffer ~~may be~~ are prohibited by the City.

Code Amendments to Implement the 2015 Comprehensive Plan

Amendment #6 - Clean Version (Amended Code – No changes Shown)

SMC 15.700.180 Building Setbacks

Building Setbacks Required. Unless otherwise provided, buildings and other structures shall be set back a distance of fifteen (15) feet from the edges of all Critical Area buffers or from the edges of all Critical Areas if no buffers are required. The following may be allowed in the building setback area:

- A. Landscaping;
- B. Uncovered decks;
- C. Building overhangs if such overhangs do not extend more than eighteen (18) inches into the setback area; and
- D. Impervious ground surfaces, such as driveways and patios; provided, that such improvements may be subject to special drainage provisions specified in City policies and rules adopted for the various sensitive areas.

Critical Area buffer requirements may be found in the Development Standards section for each type of Critical Area.

SMC 15.700.285 Wetlands – Buffer Requirements

A development proposal on a site containing a wetland shall meet the following requirements:

- A. **Buffers Required.** A buffer shall be established adjacent to designated wetland areas. The purpose of the buffer area shall be to protect the integrity, functions and values of the wetland area. Buffer widths shall be appropriate for the sensitivity of the wetland and for the risks associated with land use development.
- B. **Standard Buffers Comply With BAS.** The following standard buffers have been established in accordance with the best available science (codified at WAC 365-195-900 through 925). They are based on the category of wetland and the habitat score as determined by a qualified wetland professional using the Washington state wetland rating system for western Washington.

Standard Wetland Buffers

The following table specifies standard buffers, which may be modified pursuant to subsections E through H of this section

Wetland Category	Habitat Score			
	3 – 4	5	6 – 7	8 – 9
Buffer Width in Feet				
Category I: Based on total score	75	105	165	225
Category I: Forested	75	105	165	225
Category II: Based on total score	75	105	165	225
Category III (all)	60	105	165	225
Category IV (all)	40			

C. Impact Minimization Measures Required. The use of the standard buffer widths **requires** the implementation of the measures in the following table, where applicable, to minimize the impacts of the adjacent land uses. Examples of Activities That Cause Disturbances include but are not limited to those listed. If an applicant chooses not to apply those measures, then a 33% increase in the width of all buffers is required. For example, a 75-foot buffer with the measures would be a 100-foot buffer without them.

Wetland Impact Minimization Measures

Disturbance	Examples of Activities and Uses That Cause Disturbances	Required Measures to Minimize Impacts
Lights	<ul style="list-style-type: none"> • Parking lots • Warehouses • Industrial • Multi-family residential 	<ul style="list-style-type: none"> • Direct lights away from wetland
Noise in excess of limitations as set forth in SMC 15.460.020	<ul style="list-style-type: none"> • Industrial • Parking lots • Multi-family residential 	<ul style="list-style-type: none"> • Locate activity that generates noise away from wetland
Toxic Runoff	<ul style="list-style-type: none"> • Parking lots • Roads • Industrial • Residential • Pesticide application • Landscaping 	<ul style="list-style-type: none"> • Route all new, untreated runoff away from wetland while ensuring wetland is not dewatered • Establish covenants limiting use of pesticides within 150 ft of wetland • Apply integrated pest management*
Stormwater Runoff	<ul style="list-style-type: none"> • Roads • Driveways • Parking Lots 	<ul style="list-style-type: none"> • Retrofit stormwater detention and treatment for roads and existing adjacent development • Prevent channelized flow from lawns that directly enters the buffer • Use Low Intensity Development techniques (per PSAT publication on LID techniques)
Changes in water regime	<ul style="list-style-type: none"> • Impervious Surfaces • Lawns • Tilling 	<ul style="list-style-type: none"> • Infiltrate or treat, detain, and disperse into buffer new runoff from impervious surfaces and new lawns
Pets and human disturbance	<ul style="list-style-type: none"> • Single family residential • Multifamily residential • Leash free dog park 	<ul style="list-style-type: none"> • Use privacy fencing OR plant dense vegetation to delineate buffer edge and to discourage disturbance using vegetation appropriate for the ecoregion • Place wetland and its buffer in a separate tract or protect with a conservation easement
Dust	<ul style="list-style-type: none"> • Excavation • Construction 	<ul style="list-style-type: none"> • Use best management practices to control dust

- * Integrated pest management is defined as the careful consideration of all available pest control techniques and subsequent integration of appropriate measures that discourage the development of pest populations and keep pesticides and other interventions to levels that reduce or minimize risks to human health and the environment.
- D. **Vegetated Buffer Assumption.** The buffer widths assume that the buffer is vegetated with a native plant community appropriate for the regional ecology. If the existing buffer is sparsely vegetated, or vegetated with invasive species that do not perform needed functions, the buffer shall either be planted to create the appropriate plant community or widened to ensure that adequate functions of the buffer are provided.
- E. **Increased Buffers.** Increased buffer widths may be required when necessary to protect wetlands, critical drainage areas, the location of hazardous substances, critical fish and wildlife habitats, groundwater recharge and discharge areas, the location of trail or utility corridors, or when:
 - 1. The buffer is within twenty-five (25) feet of the top or toe of a slope that is greater than thirty percent (30%); or
 - 2. The slope is susceptible to erosion and standard best management practices (BMPs) and erosion-control measures will not prevent adverse impacts to the wetland.
- F. **Buffer Width Averaging.** Buffer width averaging may be allowed in accordance with an approved Critical Area Special Study provided that all of the following criteria are met:
 - 1. It will not reduce protection to wetlands or their functions;
 - 2. The total area contained in the buffer after averaging does not decrease;
 - 3. The buffer at its narrowest point is not less than either 75 percent of the standard width or 25 feet, whichever is greater; and
 - 4. The Critical Area Special Study shall describe the current functions of the wetland and its buffer, and the measures that will be taken to ensure that there is no loss of wetland function due to averaging.
- G. **Reduced Buffer Allowance.** Reduced buffers may be allowed, with enhancements, in accordance with an approved Critical Area Special Study provided:
 - 1. The existing condition of the buffer is degraded, or
 - 2. The existing required buffer width, or portions of it have been impacted by development, and
 - 3. Additional protection to the wetland is provided through the implementation of a buffer enhancement plan.
 - 4. Buffer enhancement may include, but is not limited to:
 - a. Planting native vegetation that would increase value for fish and wildlife habitat, improve water quality, or provide aesthetic or recreational value;
 - b. Enhancement of wildlife habitat by incorporating structures that are likely to be used by wildlife, including wood duck boxes, bat boxes, nesting platforms, snags, rootwads, stumps, birdhouses, and nesting areas;

- c. Removing non-native plant species and noxious weeds from the buffer area and replanting the area subject to I.4.a of this subsection.
- H. **Buffer Reductions Limited.** Buffer reductions under this Section shall be limited to twenty-five percent (25%) of the standard buffer width or a minimum of twenty-five (25) feet, whichever is greater.
- I. **Buffers on Mitigation Sites.** All mitigation sites shall have buffers consistent with the buffer requirements of this Chapter. Buffers shall be based on the target or expected category of the wetland .
- J. **Determination by Wetland Professional.** Alterations to buffer width requirements pursuant to this section shall be determined by a qualified wetland professional using established methodologies and approved federal and state manuals.
- K. **Hazardous Substances Prohibited.** The use of hazardous substances, pesticides and fertilizers in the wetland and its buffer are prohibited.



MEMORANDUM

To: Planning Commission
From: Anita Woodmass, Senior Planner
Date: February 12, 2016
Re: Briefing on the Angle Lake Station Area Zoning Implementing Regulations

Staff has commenced the drafting of standards for implementing the Angle Lake Station Area Plan. Currently interim standards exist for this district with the goal of finalizing it on June 30, 2016.

The following topics will be reviewed and discussed at this meeting to further the finalization of the standards:

- Review the issues of open space, building setbacks and the location of parking within the Angle Lake District and options to implement the policy direction in the plan;
- The presentation will include an overview of the plans vision and intent, how the code currently addresses building placement within the district and a review of proposed code options;
- Planning Commission input will be sought with regard to the proposed options and general direction regarding building placement.

SeaTac City Council

Draft Vision, Mission and Goals

VISION

“The City of SeaTac is a welcoming place where people love to live, learn, work and play. SeaTac is a clean, safe, thriving and healthy community. As an airport community our City enjoys unique resources and we encourage business opportunities that ensure a strong economy and growing job base.”

MISSION

Option #1: “In order to live up to the City’s Vision, the City of SeaTac’s mission is to provide essential public services. Additionally, our services are designed to: focus on having a clean City; to be engaging and inclusive; to continuously improve community safety and services; and finally, to support the growth and development of our community. All services will be provided in an ethical and transparent manner.”

Option #2: “In order to live up to the City’s Vision, the City of SeaTac’s mission is to provide essential public services in an ethical and transparent manner. Additionally, our services are designed to: focus on having a clean City; be engaging and inclusive; continuously improve community safety and services; and finally, support the growth and development of our community.”

GOALS

Infrastructure Investment Long Term Goal: The City of SeaTac will improve the community by making capital improvements to the City in the form of:

Short Term Goal #1: Encourage new development within the City with a focus on attracting new employers and visitors to the City.

Short Term Goal #2: Make improvements in the form of clean parks and sidewalks throughout the City.

- Objective: update the sidewalks plan by (date).
- Objective: Re-establish the sidewalk committee by (date).

Short Term Goal #3: Improve the services available within SeaTac by developing a plan to bring low-cost, high-speed fiber optic network to the City by (date).

Public Safety Long Term Goal: Improve Public Safety

Short Term Goal #1: Lower Property Crime Rates by 50% in next 2 years

- Objective: Engage public/establish block watches in areas of high property crimes by 4th quarter 2016 (better use of volunteers).
- Objective: increase patrol present in identified areas by 100% by 1st quarter 2017.

Short Term Goal #2: Lower automobile theft by 50% in two years.

- Objectives: similar to property crimes (above).

Short Term Goal #3: Improve safety of personal mobility (sidewalks, bike lanes, crosswalks, etc.) by reducing speeding and dangerous driving by 50% in two years.

- Objective: Double traffic patrol by 1st quarter 2017.
- Objective: Identify and address areas in need of additional signage, lighting, lights, crosswalks, and safe walking paths by 3rd quarter 2016.

City Operations Improvements Long Term Goal: Continuously improve the operation of City Government

Short Term Goal #1: Infuse process improvement discipline into daily City operations.

- Objective: Continue training staff – department by department – in Lean, Six Sigma, etc. and track course completions by (date).
- Objective: Choose specific process improvement project and monitor through completion by (date).

Short Term Goal #2: Establish root cause analysis process to guide goal formation.

- Objective: Training selected staff in root cause analysis by (date).
- Objective: Pair analysis staff with departments seeking improvements by (date).
- Objective: Establish goals/projects by (date).

- Objective: Use cross-functional teams to evaluate impacts across silos.

Short Term Goal #3: Create Value-stream Analysis on all new improvement projects.

Community Engagement Long Term Goal: The Council will actively engage the community and gather their input regarding the governance of the City and issues of community concern

Short Term Goal #1: Continue citizen advisory committees to gain their guidance on decision making regarding their areas of expertise (immediately).

Short Term Goal #2: Council and staff presentation at peer group meetings (as required beginning immediately).

Short Term Goal #3: Public safety (community policing and fire safety) outreach to ethnic groups and senior citizens beginning in 2016.

Short Term Goal #4: Monthly updates beginning in 2016 of social media, website, SeaTV, regarding City activities, community resources, and issues of community concern/interest.

- Objective: Look for volunteer assistance to support this effort.

Short Term Goal #5: Actively reach out to underserved/hidden communities (i.e., Bhutanese) beginning in 2016.

Short Term Goal #6: Improve internal and external communication.

- Objective: Hold public hearings or town meetings on big subjects starting in 2016.
- Objective: Ensure Council is always advised when City staff conduct community outreach activities.

Revenue and Development Long Term Goal: The Council will:

Short Term Goal #1: Balance the budget looking ahead to five years of sustainability and future growth. Complete by March 2016.

Short Term Goal #2: Encourage redevelopment of blighted properties and new development focusing on serving residents and travelers. Complete by end of 2016.

Short Term Goal #3: Make it easier for new local small businesses to open and operate by June 2016.

- Objective: assess and evaluate small business climate and barriers to open and operate in SeaTac; propose mitigation/changes to Council.

Short Term Goal #4: Explore partnerships with high-tech businesses to operate in SeaTac by May 2016.

Lifelong Learning Long Term Goal: the City places a value on supporting and investing in lifelong learning for its citizens, staff and Council

Short Term Goal #1: Explore and support continuing education among residents, staff and Council.

- Objective: Inventory learning opportunities and methods available to City residents and staff.
- Objective: Obtain funding through grants, City budget and coalitions.
- Objective: Use all available social media and communication outlets to offer to potential learners.

Short Term Goal #2: Increase awareness of local health concerns and solutions.

- Objective: explore issues of concern particular to SeaTac residents such as air pollution, water quality, sound pollution, and light pollution.