

2017 Comprehensive Plan/ Development Regulations Amendment Process


Briefing #3

Planning Commission

May 2, 2017



Purpose of Briefing

1. Recap Project Milestones
 2. Start Preliminary Docket Review
 - Review Preliminary Docket Criteria
 - Review Staff Proposed Text Amendments
 3. Staff Requesting PC Recommendation or Further Guidance on Proposals
 4. Anticipated Next Steps
- 

Recap Project Milestones

March/April: Comp Plan Amendment Process Kick-Off

- ✓ 3/21 – PC Comprehensive Plan background briefing
- ✓ 4/18 – PC initial review of staff proposals
- ✓ 4/28 – Deadline for proposals from public – 2 received

May: Preliminary Docket Review

- 5/2 & 5/16 – PC review

June: Recommendation on Items for City Council's Final Docket Consideration

- 6/6 or 6/20 – Planning Commission recommendation

July: City Council Establishes Final Docket

Summary:

City Proposals for Preliminary Docket

STAFF: # of Proposed Amendments - 11

- Proposed Map Amendments: 4
- Proposed Text Amendments: 7

CITY COUNCIL: # of Proposed Amendments - 1

- Examine zoning and land use designation of Bow Lake & Angle Lake mobile home parks

Staff Proposals: Text Amendments

Requesting PC Recommendation Tonight:

- T-2) Integrating Low Impact Development (LID) policies
- T-6) Policy to consider updating City Center Plan in near future
- T-7) Capital Facilities Plan update (routine)

Informational Briefing/Guidance Needed:

- T-1) Clarifying land use designations in Comprehensive Plan
- T-3) Consider updating Mobile Home Park policies
- T-4) Policy to consider duplexes in some single family areas
- T-5) Updating policies regarding sufficient mitigation for communities adjacent to large scale projects such as Port and SR509 expansions

Preliminary Docket Criteria

Per Official Comprehensive Plan Procedures

All Proposals (Text and Map Amendments):

- Sufficient City Resources for Review
- City–Led Process More Appropriate
- Regional Policy Consistency
- Not in Conflict/Redundant with Comprehensive Plan

Map Amendment Proposals:

- Site Suitability
- Sufficient Infrastructure/Public Facilities

T-2) Low Impact Development (LID)

Exhibit B: Attachment T-2 – Recommendation Requested

Proposal:

- Integrate Low Impact Development (LID) policies into Comp Plan & Shoreline Master Program

Background:

- Follow up from 2016 LID code amendments which were required by changes to King County Surface Water Manual

Meet Preliminary Docket Criteria? Yes

- ✓ Sufficient City Resources for Review
- ✓ Regional Policy Consistency
- ✓ Not in Conflict/Redundant with Comprehensive Plan

T-6) Update City Center Plan

Exhibit B: Matrix, p. 6 – Recommendation Requested

Proposal:

Amend the Land Use Element to include the following policy:

- **Proposed Policy:** Review and potentially amend the City Center Plan in the near future.

Meet Preliminary Docket Criteria? Yes

- ✓ Sufficient City Resources for Review
- ✓ Regional Policy Consistency
- ✓ Not in Conflict/Redundant with Comprehensive Plan

T-7) Update Capital Facilities Plan

Exhibit B: Matrix, p. 6 – Recommendation Requested

Proposal:

Update the Capital Facilities Background Report, including the 6-year Capital Facilities Plan (biennial/routine update)


Meet Preliminary Docket Criteria? Yes

- ✓ Sufficient City Resources for Review
- ✓ Regional Policy Consistency
- ✓ Not in Conflict/Redundant with Comprehensive Plan

T-1) Clarifying Land Use Designation

Exhibit B, Matrix, p. 1 – Informational Briefing

Designation Criteria Missing from Existing Policy Language:

- **What types of land uses are allowed?**
(Example: Single family houses, duplexes...)
 - **What are development attributes?**
(Example: Low density with proximity to urban levels of service and facilities...)
 - **What are appropriate locations for each designation?**
(Example: Areas already characterized by low density single-family development...)
- 

SeaTac Existing:

Land Use Designations

&

Zones

COMPREHENSIVE PLAN DESIGNATIONS	ZONING CLASSIFICATIONS
Residential Low Density:	UL-15,000 (Urban Low)
	UL-9,600
	UL-7,200
	UL-5,000 Overlay Zone
Townhouse:	T
Residential Medium Density:	UM-3,600 (Urban Medium)
	UM-2,400
	MHP (Mobile Home Park)
Residential High Density:	UH-1,800 (Urban High)
	UH-900
Residential High – Mixed Use:	UH-UCR (Urban High – Urban Center Residential)
Commercial Low Density:	NB (Neighborhood Business)
Office/Commercial/Mixed Use:	O/C/MU (Office/Commercial/Mixed Use)
Commercial Medium Density:	OCM (Office/Commercial Medium)
Commercial High Density:	CB (Community Business)
	CB-C (Community Business in the Urban Center)
Aviation Business Center:	Aviation Business Center (ABC)
Business Park:	BP
Industrial:	I
Airport:	AVC (Aviation Commercial)
	AVO (Aviation Operations)
Park:	P (Park)

COMPREHENSIVE PLAN DESIGNATIONS	ZONING CLASSIFICATIONS	EXISTING GOALS & POLICIES
RESIDENTIAL LAND USE		GOAL 2.3 Achieve a mix of housing types while maintaining healthy residential neighborhoods and guiding new housing development into appropriate areas.
Residential Low Density	UL-15,000 (Urban Low) UL-9,600 UL-7,200 UL-5,000 Overlay Zone	Residential – Low Density (Single Family) Policy 2.3A Stabilize and protect existing single family residential neighborhoods by maintaining a designated Residential Low Density (Single Family) area. SeaTac’s established residential neighborhoods are important components of the community and should be protected from negative impacts of conflicting or inappropriate nearby land uses. The character of healthy neighborhoods should be maintained since it provides a sense of well-being for residents and enhances the stability of the entire city. Land within the Residential Low Density areas is, and will continue to be, primarily single family in nature. Policy 2.3B Allow accessory units (sometimes called “mother-in-law units”) in single family designations to provide additional housing opportunities and income sources for homeowners.
Townhouse	T	Townhouse Policy 2.3C Maintain single-family characteristics while building the densities that support transit ridership and nearby commercial activities through the Townhouse designation. The Townhouse designation buffers Residential Low Density areas from more intensely developed residential or commercial/mixed use areas.
Residential Medium Density	UM-3,600 (Urban Medium) UM-2,400 MHP (Mobile Home Park)	Residential Medium Density Policy 2.3D Allow higher densities than single family areas while maintaining a desirable family environment through the Residential Medium Density designation. This designation provides a transition between lower density and higher density areas. Examples of medium density uses include two- to four-story apartments and townhouses.

T-3) Updating Mobile Home Park Policies

Exhibit B: Matrix, p. 3 – Guidance Needed

Input from Planning Commission Needed:

- Staff is seeking guidance on whether existing mobile home park goals and policies should be changed or remain the same.

Today's Goals:

- Review mobile home park background, goals and policies
- Consider Council direction to “examine existing land use designations and zoning of Bow Lake & Angle Lake mobile home parks”
- Provide guidance to staff on potential amendments

T-3) Updating Mobile Home Park Policies (cont.)

Background - SeaTac's Three Mobile Home Parks:

- **Firs MHP:** Approx. 66 units. Property owners have officially started closure process with State.
- **Bow Lake MHP:** Approx. 400 units
- **Angle Lake MHP:** Approx. 63 units

Existing Comprehensive Plan Policies:

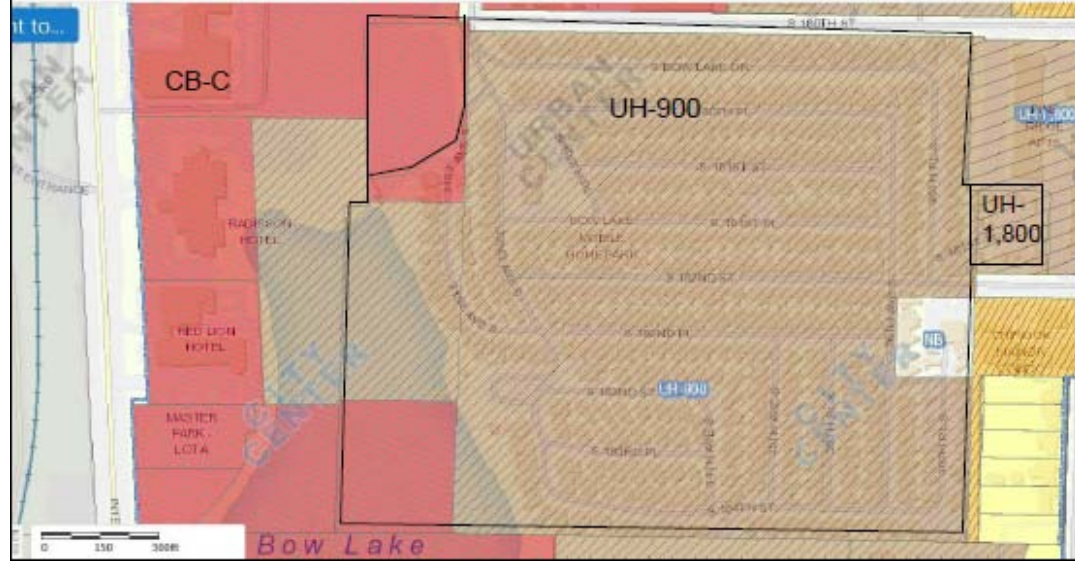
- Mobile Home Park Maintenance
 - Mobile Home Park Relocation
- 

Bow Lake MHP - Mobile Home Park



Bow Lake MHP

- Zoning



- Comp Plan Designations



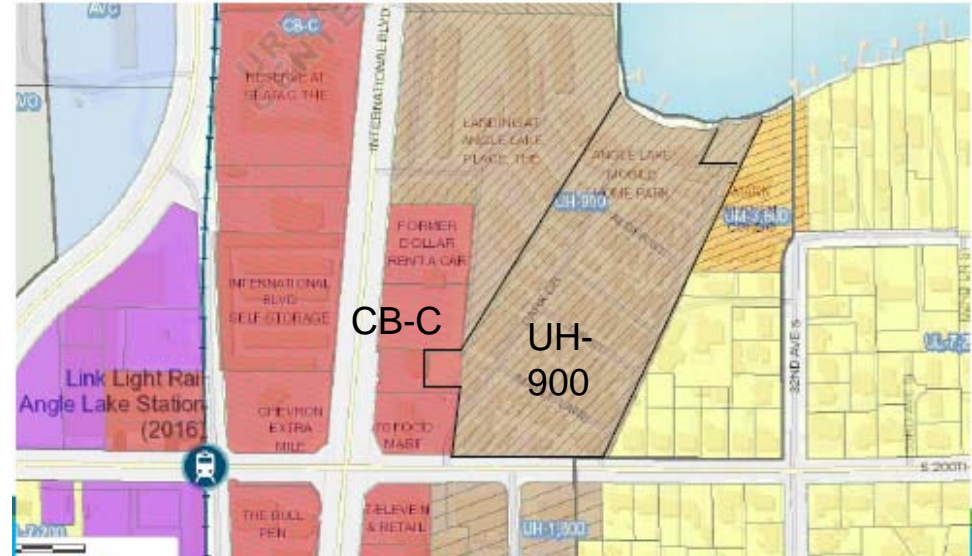
Angle Lake MHP - Mobile Home Park



Angle Lake MHP

- Zoning

- Comp Plan Designations



Mobile Home Park Maintenance

SeaTac’s mobile home parks provide an important affordable and community-oriented living option. However, mobile home park residents face unique challenges; they generally own their unit but do not own the underlying land. If the park owner closes the park, residents must sell their unit and find other housing or relocate their unit to another mobile home park. Depending on the age of the home, this can be difficult. Both options involve significant costs to the residents.

GOAL 3.8: Support the maintenance of SeaTac’s existing mobile home parks as a source of affordable housing.

PROPOSED POLICIES	IMPLEMENTATION STRATEGIES
<p>Policy 3.8A Encourage cooperation between the State, County, City, and other groups concerned with mobile home issues to increase opportunities for tenant ownership of mobile home parks.</p>	<p>Coordinate with other groups concerned with mobile home issues (e.g. mobile home park associations and the S King County Housing Forum) to increase opportunities for tenant ownership</p>
<p>Policy 3.8B Encourage essential safety upgrades for older mobile homes.</p>	<p>Work to obtain CDBG funds to assist with essential safety upgrades to older mobile homes that are not up to code</p> <p>Continue to include mobile homes in the City’s Minor Home Repair program.</p>
<p>Policy 3.8C Where owners meet low income guidelines, utilize City resources to upgrade existing mobile homes to meet minimum building standards. Minimum standards are important for the safety of residents and stability of the park neighborhood. While the Zoning Code contains standards for the establishment of new mobile home parks, existing mobile home parks were permitted under King County and are subject to the regulations in place at that time. Enforcement of these standards is difficult because they are inconsistent with current standards.</p>	<p>Adopt minimum standards for existing mobile home parks in the zoning code (e.g., internal streets, street lights, etc.).</p> <p>Include mobile home parks in neighborhood planning efforts.</p>

Mobile Home Relocation

While the City of SeaTac cannot prohibit mobile home park closures, nor directly provide relocation assistance, the City can work with other regional jurisdictions to explore options for mobile home park tenants who may be impacted in the future. RCW 59.21.021 provides for financial assistance to displaced residents in some cases.

GOAL 3.9

Minimize the impacts of mobile home relocation on low and moderate income residents.

PROPOSED POLICIES	IMPLEMENTATION STRATEGIES
Policy 3.9A Assist with identifying relocation options for mobile home park tenants forced to move due to mobile home park closure.	Work with King County to find alternative sites for tenants forced to move.
Policy 3.9B Ensure that sufficient relocation plans are in place prior to the closure of any mobile home park.	To the extent permitted by law, maintain the Zoning Code provision that clearly notes the requirement that a tenant relocation plan be in place for any mobile home park proposing to close. To the extent permitted by law, maintain specific requirements for tenant relocation plans. Inventory tenants and include specific mobile home relocation or other housing options for each tenant in relocation plans.

T-4) Consider Policy to Explore Duplexes in Some Single Family Areas

Exhibit B, Matrix, p. 4 – Informational Briefing

Proposal:

- Establish a policy that would provide for the exploration of allowing duplexes in some single family areas.

Existing Comprehensive Plan Policies:

- **Policy 3.4 B:** Promote a variety of housing types
- ***Implementation Strategy:*** Amend zoning regulations to allow duplexes in single family zones within ½ mile of a high capacity transit station.

T-4) Consider Policy to Explore Duplexes (cont.)

Local Policy Examples:

- **Puyallup** : LU-11.1 Low density residential areas shall allow single-family detached dwelling units, including manufactured homes. Other dwelling types, such as duplexes, single-family attached, cottage housing, and accessory dwellings may be allowed under certain conditions.
- **Shoreline** : **LU1**: The Low Density Residential land use designation allows single-family detached dwelling units. Other dwelling types, such as duplexes, single –family attached, cottage housing, and accessory dwellings may be allowed under certain conditions. The permitted base density for this designation may not exceed 6 dwelling units per acre.

T-5) Large Scale Project Mitigation

Exhibit B, Matrix, p. 5 – Review Deferred

- This item will be reviewed at 5/16 Planning Commission meeting.



Anticipated Next Steps

May: PC Preliminary Docket Review

- 5/16: PC continues review of all Preliminary Docket proposals - including proposals from public

June: PC Recommendation on “Final Docket”

- PC completes review of proposals
- PC votes on recommendation to Council on proposals to include in “Final Docket”

July: City Council Establishes Final Docket

August – Dec: Final Docket Reviews/Recs/Adoption