



CITY OF SEATAC

PLANNING COMMISSION MEETING

Virtual Meeting
August 4, 2020, 5:30 p.m.

Due to the current COVID-19 public health emergency, and social distancing protocols, pursuant to the Governor's and public health officials' orders, this meeting will be conducted virtually. The public may call in to the conference line to listen to the meeting. The number is 206.973.4555. While you will be able to hear the meeting; you will not be able to participate in the meeting. Please note that if you are unable to mute your phone, everyone else on the call-in line will be able to hear you, so please refrain from speaking. No one will be able to physically attend this meeting.

MEETING AGENDA

- 1) Call to Order/Roll Call
- 2) Approval of the minutes of July 21, 2020 regular meeting
- 3) Public Comment on items not on the agenda. *Comments on agenda items will be read after the staff presentation and Commission discussion on each item below. See Public Comment Process below.*
- 4) Public Hearing: Road Standards Code Update
- 5) Public Hearing: 2020 Housekeeping Code Amendment Package Phase 1
- 6) CED Director's Report
- 7) Planning Commission Comments (including suggestions for next meeting agenda)
- 8) Adjournment

Public Comment Process: In an effort to adhere to the social distancing protocols, pursuant to the Governor's and public health officials' orders, and in order to keep our residents, Council and staff healthy, the Committee will not hear any in-person public comments during this COVID-19 public health emergency.

If you wish to submit a public comment, including testimony for the public hearing, there are two ways you may do so:

Email: You may email your comments or testimony to PCPublicComment@seatacwa.gov by 3:30 pm the day of the meeting.

Text: Send a text to PCPublicComment@seatacwa.gov (simply enter the email address in the "To;" line of the text) by 3:30pm the day of the meeting.

All public comment will be mentioned by name and subject, and then placed in the Planning Commission handout packet posted to the website. Written testimony for the public hearing will be read verbatim into the record, up to five minutes each.

All public comment and testimony submitted to an email address other than the public email address provided above, or after the deadline, will not be included as part of the record.

**A quorum of the City Council may be present.
All Commission meetings are open to the public.**

The Planning Commission consists of seven 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.

**CITY OF SEATAC
PLANNING COMMISSION
Minutes of July 21, 2020 Meeting**

Members present: Leslie Baker, Tej Basra, Kyle Becker, Tom Dantzler, Andrew Reid-Munro, Tony Sanchez, Jagtar Saroya

Members absent: None

Staff present: Jennifer Kester, Acting CED Director/Planning Manager; Dennis Hartwick, Senior Planner; Neil Tabor, Associate Planner.

1. Call to Order/Roll Call

Chair Basra called the meeting to order at 5:31 p.m.

2. Approval of minutes of February 18, 2020 regular meeting

Moved and seconded by Leslie Baker to approve the minutes as written; **passed 7-0.**

3. Public Comments on items not on the agenda

Chair Basra summarized the public comment submitted via email from Earl Gipson.

4. 2020 Housekeeping Code Amendment Package Phase 1

Senior Planner Dennis Hartwick re-introduced a list of code amendments that staff is asking the Commission to consider. Per Commission request, changes were not listed one by one and discussion was opened for questions from Commissioners. Chair Basra asked for clarification of a proposed change to a date in SMC 14.26.040(F) under which subdivisions or parcels created after which would be subject to provisions of Titles 14 and 15 of the SeaTac Municipal Code.

Mr. Hartwick and Mrs. Kester responded to the question by clarifying that the change was to correct a clerical error identified and to be consistent with the RCW referenced. Furthermore Mrs. Kester clarified that this amendment would only apply to parcels that put forward proposals for further subdivision of parcels. Chair Basra asked for further clarification on the ramifications of this change, and why it was included as a part of this package. Mr. Hartwick stated he would speak further with the City's Real Property Specialist who identified the discrepancy from the RCW and pass on this information to the Chair and other Commission Members. No other questions were raised by Commissioners.

Seeing no further questions or comments from the Commission on these amendments, Mr. Hartwick informed the Commission that the public hearing would occur during the August 4th, 2020 Planning Commission Meeting. Mr. Hartwick also clarified that it was at the Commission's discretion if they will make a recommendation on these proposed amendments to City Council during the same meeting, or during a later Planning Commission Meeting.

5. CED Director's Report

Ms. Kester highlighted several upcoming CED presentations including Economic Development briefings during the special Planning and Economic Development Committee Meeting on Thursday 7/23/2020, a presentation on the off-year Comprehensive Plan update on Tuesday 7/28/2020 to City Council. Ms. Kester also informed Commissioners that applications for comprehensive plan amendments for next years' cycle are anticipated to be available for private applicants starting in late July or early August of this year.

6. Adjournment

There being no further business, the meeting adjourned and seconded by Andrew Reid-Munro at 5:48 p.m.



Code Amendment (CAM) Staff Report

File Number(s): CAM19-0003, SEP19-0014

Project Name: Road Standards Revisions

Project Address: Citywide

Project Summary: Amendments across several titles include proposed new provisions and clarifications and/or modifications of existing standards. More specifically, clarification of the applicability and the types of Off-Site Improvement requirements, when improvements shall be installed, the variance process and how improvements may be bonded. Additionally, provisions pertaining to when and how ROW dedication may be required, the deferral of street improvements, the dedication of private streets to public ROW and modifications to the ROW cross section are included within the proposed ordinance.

Applicant: City of SeaTac

I. Background

A. Proposal

The existing ROW standards for the City of SeaTac have been assembled in a piecemeal fashion since incorporation, are difficult to use, at times allow for excessive interpretation and thereby inadvertently create inconsistencies in its application and most importantly do not reflect the current vision, values and goals of the City.

Subsequently, Public Works is actively developing SeaTac specific road standards (the SeaTac Road Design Manual), thereby positioning the City to better accommodate and align growth with our City's priorities. In all cases, it is the responsibility of the jurisdiction, specifically the Public Works Department within SeaTac, to manage all uses and improvements within the ROW to ensure safety, functionality and benefit for our residents and the traveling public. The proposed new and revised ROW standards will allow for this.

While the final draft of the proposed SeaTac Road Design Manual is several months away from being complete, there is an immediate need to make modifications to the SMC to address private development improvements within the ROW and to guide Capital Improvement Projects; specifically, the following topics are addressed:

1. **Frontage Improvements:** Generally, (see summary table attached), the construction of a new building or expansion of an existing building will require frontage improvements (landscape strip, curb, gutter, sidewalk).
2. **Right of Way Dedication:** Generally, and only when needed, (see summary table attached), the construction of a new building or expansion of an existing building will require the dedication of ROW to the City for immediate or future improvements.
3. **Deferral of Improvements:** Remove code language that allows for the deferral of improvements as it is problematic for many reasons and allow for bonding.

4. Right of Way Cross Section: Review and update the ROW cross section to reflect City policy and implement the City's vision.

B. Timeline

1. Transportation and Public Works Committee briefing: Sept 19, 2019; Oct 24, 2019; Nov 7, 2019 (recommendation provided)
2. Planning Commission briefing: Nov 5, 2019; July 7, 2020, Aug 4, 2020
3. Washington State Department of Commerce (Commerce) submittal: Oct 16, 2019
4. SEPA Determination Issued: Oct 23, 2019
5. Public Hearing: Aug 4, 2020
6. Council Action (tentative): Sept 8, 2020

C. SEPA Review

On October 23, 2019, a SEPA threshold Determination of Nonsignificance (DNS) was issued for the proposed amendments and no comments have been received or has an appeal been filed (Exhibit C, D).

D. Washington State Department of Commerce Review

October 16, 2019, City staff transmitted a copy of the proposed code amendments to the Washington State Department of Commerce for review and comment, pursuant to RCW 36.70A.106, and no comments were received from any state agency (Exhibit E).

II. Analysis

ROW standards are essentially the 'rule book' for what, how, when, and where any and all improvements are made within the ROW and apply to both public and private development.

The proposed amendments fall into one of the following three categories: new standards, modification or no change. Please refer to the summary of changes (Exhibit B).

These improvements are long term investments in our community, are often a catalyst for private development, build significant value and should reflect the goals, values and vision of the City; therefore, crafting ROW standards that are in alignment with these positions is critical and fundamental to shaping the growth and future of our City.

The proposed modifications to SMC will ensure that developers are able to obtain accurate information early in the project design phase regarding ROW dedication and improvements that may be required as part of their development. This provides for developer certainty, consistent application of City code, and a contiguous and unified streetscape through the City.

The proposed amendments implement and are supported by the following Comprehensive Plan Policies:

- Policy 4.1, "Continue to plan for and implement a multi-modal transportation system that supports the safe, efficient and reliable movement of people, vehicles, and goods while balancing transportation needs with other community values;" and
- Policy 4.2Q, "Implementation of desired design standards may be constrained by physical or environmental issues, costs effectiveness, right-of-way, or other parameters; variances to the

street standards to address these types of issues may be approved, while seeking to maintain the function of the transportation corridor.;" and

- Policy 4.3A, "Upgrade residential neighborhood streets with pedestrian and bicycle facilities and increased access to transit in alignment with pedestrian and bicycle network plans;"

III. Staff Recommendation

Staff recommends approval of the code amendments.

IV. Exhibits

- A. Amendments
- B. Summary of Changes
- C. SEPA checklist
- D. SEPA determination
- E. Commerce submittal and acknowledgement
- F. Public hearing notice
- G. Public Comment Received

Prepared by: Anita Woodmass, *Senior Management Analyst*

Prepared on: 07/30/2020

Section 1. Section 11.05.100 of the SeaTac Municipal Code is hereby amended to read as follows:

11.05.100 City road standards.

The following sections of Chapter 14.42 King County Code as now in effect, and as may be subsequently amended, are hereby adopted by reference, except that, unless the context indicates otherwise, the word “County” and the words “King County” shall refer to the City:

14.42.010 Adoption.

~~14.42.020 Terms.~~

14.42.030 Applicability.

14.42.040 Developments.

~~14.42.050 References.~~

~~14.42.060 Variances.~~

~~14.42.062 Appeals from decisions on variances.~~

~~14.42.070 Penalties.~~

~~14.42.080 Severability.~~

The City has developed a City of SeaTac Addendum to Road Standards document that amends the WSDOT Standard Specifications for Road, Bridge and Municipal Construction and the King County Road Standards and includes City-specific requirements.

Section 2. The City of SeaTac Addendum to Road Standards is hereby amended as set forth in Exhibit A to this Ordinance.

Section 3. Chapter 13.200 of the SeaTac Municipal Code is hereby amended to read as follows:

Chapter 13.200
OFF-SITE AND ON-SITE IMPROVEMENTS

Sections:

~~13.200.010 Off-site improvements.~~

~~13.200.020 Construction specifications.~~

~~13.200.030 Deferral of construction of improvements.~~

13.200.010 Off-site improvements.

~~Whenever a building permit with a project value in excess of seventy five thousand dollars (\$75,000) or grading and drainage permit with a project value in excess of seventy five thousand dollars (\$75,000) is applied for under provisions of City ordinances to:~~

~~A. Construct a new building or expand an existing building to be used for:~~

- ~~1. Multiple residence structure consisting of three (3) or more dwelling units; or~~
- ~~2. Public assembly; or~~
- ~~3. Commercial purposes; or~~
- ~~4. Industrial purposes; or~~

~~B. Construct or expand a parking lot; or~~

~~C. Expand or modify a building in connection with a change of use. In this instance a change of use would be a change in land use as described by the latest edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual for the purposes of calculating Transportation Mitigation Fees per Chapter 11.15 SMC;~~

~~D. Create a subdivision of property per SMC Title 14;~~

~~then the applicant for such building or grading and drainage permit shall simultaneously make application for a permit, as an integral part of such new construction or alteration, for the construction of such off-site improvements as may be required by the Public Works Director, or designee, including, but not limited to, sidewalks, curbs, gutters, street paving, traffic signalization, water mains, drainage facilities, sanitary sewers, all improvements required by any applicable ordinance and all necessary appurtenances. Such off-site improvements (except traffic signalization systems) shall extend the full distance of the real property to be improved upon and which adjoins property dedicated as a public street. Traffic signalization off-site improvements shall be installed pursuant to the provisions of all applicable ordinances.~~

~~13.200.020 Construction specifications.~~

~~All sidewalks, curbs, gutters, street paving and other improvements shall be constructed in accordance with the standard specifications adopted by the City and all applicable City ordinances. All plans and specifications for such improvements shall be submitted at the time of making application for the building permit.~~

~~13.200.030 Deferral of construction of improvements.~~

~~The construction of required off-site improvements may be deferred pursuant to the procedure set forth in Chapter 14.10 SMC.~~

Sections:

13.200.010 Purpose and Administration

13.200.020 Off-Site and On-Site Improvements

13.200.030 Bonds and Other Security

13.200.010 Purpose and Administration

A. The purpose of this Chapter is to identify when and what type Off-Site Improvements are required as a condition of development, and bonding requirements for both Off-Site and On-Site Improvements. Specific construction standards for Off-Site Improvements are generally set forth in SMC 11.05.

B. This Chapter shall be administered by the Public Works Director or designee.

13.200.020 Off-Site Improvements

A. The installation of Off-Site Improvements is required as a condition of development, in order to incorporate transportation improvements that are reasonably necessary to mitigate the direct impacts of the following types of development:

1. Creation of a subdivision, short subdivision, or binding site plan;
2. Construction of a duplex or multi-family building (as defined in SMC Chapter 15.105);
3. Construction of a building to be used for public assembly, commercial purposes, or industrial purposes;
4. Expansion of an existing building encompassing more than 50% of the gross floor area (GFA), or by increasing the GFA by more than 1,000 square feet. However, this subsection (4) does not apply to construction or expansion of a single family dwelling or accessory dwelling unit (as defined in SMC Chapter 15.105);
5. Construction of a new “parking lot” or “parking lot, public/private” (as defined in SMC Chapter 15.105), where the project value is in excess of seventy-five thousand dollars (\$75,000);
6. Expansion of an existing “parking lot” or “parking lot, public/private” (as defined as defined in SMC Chapter 15.105), where the project value is in excess of seventy-five thousand dollars (\$75,000); or
7. Construction or expansion of a single family dwelling or accessory dwelling unit (as defined in SMC Chapter 15.105), where the project value is in excess of \$250,000.

B. Off-Site Improvements shall be installed along the entire street frontage of the property at the sole cost of the Applicant as directed by the Director. Off-Site Improvements may include, but not be limited to curb, gutter, sidewalk, storm drainage, street lighting, public utility relocation, franchise utility relocation, landscaping strip, street trees and landscaping, irrigation, on street parking, street pavement widening, bicycle lanes, safety railings, street signs, pavement marking, and channelization. Beyond the property frontage, the applicant shall provide ramps or other appropriate transition from the new sidewalk or walkway to the existing shoulder, and pavement and channelization tapering back to the existing pavement and channelization as needed for safety. The Off-Site Improvements shall be continued beyond the street frontage of the property if, and to the extent necessary to provide a safe accessible transition.

C. Required Off-Site Improvements shall be complete prior to the earlier of:

1. Issuance of any certificate of occupancy (including any phased occupancy); or

2. Finalization of a development permit in which the Off-Site Improvements are a requirement,

unless financial security has been established as allowed by SMC 13.200.

D. If the Director determines that the Off-Site Improvements required by this Section cannot or should not be constructed concurrent with the proposed development, the Applicant shall, prior to issuance of a building permit or final approval for subdivisions, short subdivisions, or binding site plans:

1. Pay to the City an amount equal to the Applicant's cost of installing the required Off-Site Improvements, as authorized by and in a manner consistent with RCW 82.02.020. The cost of installing the required Off-Site Improvements shall be based on engineering cost estimates, as approved by the Director.

13.200.030 Bonds and Other Security for Off-Site and On-Site Improvements.

A. This subsection is intended to apply in addition to any other bonding requirements set forth in Chapter 11.05, Chapter 11.10, Chapter 12.10, and Chapter 13.190. However, where such persons have previously posted, or are required to post, other bonds covering either the project itself or other construction related to the project, such person may, with the permission of the Director and to the extent allowable by law, combine all such bonds into a single bond; provided, that at no time shall the amount thus bonded be less than the total amount which would have been required in the form of separate bonds; and provided further, that such bond shall on its face clearly delineate those separate bonds which it is intended to replace.

B. Performance Bond. An Applicant shall provide a performance bond, in an amount and with surety and conditions satisfactory to it, or other secure method approved by the Director, providing for and securing to the City the actual construction and installation of such Off-Site and/or On-Site Improvements, within a period specified by the City and in accordance with approved permits, agreements, plans, specifications, requirements, conditions, regulations, and policies.

C. Phased occupancy or final approval of a long subdivision, short subdivision, or binding site plan may be requested prior to the satisfactory completion of all Off-Site and/or On-Site Improvements. Approval of any request is at the discretion of the Director and shall be based upon the criteria set forth in subsection (D) of this section.

D. Bond in lieu for completion of Improvements. The use of a bond or other security to ensure the completion of either Off-Site and/or On-Site Improvements may be allowed if:

1. The Director determines that the Off-Site and/or On-Site Improvements are substantially complete; and

2. The Applicant provides a performance bond, in an amount and with surety and conditions satisfactory to it, or other secure method approved by the Director, providing for and securing to the City the completion of construction and installation of the required Off-Site and/or On-Site Improvements; and.

3. The Applicant provides a maintenance bond, in an amount and with surety and conditions satisfactory to it, to ensure that all constructed Off-Site and/or On-Site Improvements will remain in continued successful operation and compliance with City standards until a final maintenance inspection has been completed by the City. The final maintenance inspection shall be no sooner than:

- a. one year after final plat approval for short subdivisions.
- b. two years after final plat approval for long subdivisions.
- c. one year after final approval for all other development permits.

4. The Applicant is unable to complete the Off-Site or On-Site Improvements because of unavoidable circumstances that in no way resulted from the actions or inaction of the applicant; and

5. The Director, in their sole discretion, is reasonably certain that the applicant will be able to complete the Off-Site and/or On-Site Improvements within a reasonable amount of time; and

6. Granting phased occupancy prior to completion of the Off-Site or On-Site Improvements will not be materially detrimental to the City or to the properties in the vicinity of the subject property.

7. The Director, in their sole discretion, determines that public safety will not be compromised.

E. Maintenance Bond. Prior to final permit approval for the construction of any Off-Site or On-Site Improvements, the Applicant shall provide a maintenance bond or other security to ensure that the constructed Off-Site or On-Site Improvements will remain in continued successful operation and compliance with City standards for the time period and manner specified in SMC 13.200.030 (D)(3).

Section 4. Section 14.17.020 of the SeaTac Municipal Code is hereby amended to read as follows:

14.17.020 General Provisions

A. Applicants for short subdivisions, long subdivisions, and binding site plans shall provide the reviewing authorities reasonable access to the subject property so that the City may determine the status and characteristics of the land which relate to the application. Such access shall be provided beginning on the date the Director, or designee, determines the application to be complete, and terminating on the date that the City issues its final decision. The applicant's signature upon the application shall be considered written consent to such access.

B. In cases where an environmental impact statement (EIS) is required under the provisions of the State Environmental Policy Act (Chapter 43.21C RCW), the Department shall not initiate review of any subdivision until the Final EIS is completed.

C. Any subdivision within the Angle Lake shoreline jurisdiction, as defined by the City's Shoreline Master Program, shall be considered new shoreline development and shall be required to satisfy all applicable requirements of the Shoreline Master Program, the Shoreline Management Act as well as the State Environmental Policy Act.

D. All applicable conditions established under a shoreline substantial development permit shall be recorded on the face of the final plat. Shoreline approval shall be annotated on the plat, and no further shoreline review will be required for uses on the property; provided, that those uses remain consistent with the original proposal and conditions, and that no further division of the property is proposed.

E. Site planning and design shall consider stormwater management, especially the design and integration of LID BMPs, as early as possible in the project planning phase. Locate buildings away from soils that provide effective infiltration, site LID BMPs in areas with good infiltration capacity, reduce impervious surfaces, and retain native vegetation.

F. No subdivision, short subdivision, or binding site plan shall receive final approval until any and all required on-site and off-site improvements have been constructed, or financial security has been established as allowed by SMC 13.200. This requirement shall apply equally with regard to either public or private improvements.

Section 5. A new Section 11.05.115 is added to the SeaTac Municipal Code to read as follows:

11.05.115 Dedication of Right-of-Way

A. As provided in RCW 82.02.020, dedication of right-of-way may be required as a condition of development approval in order to incorporate improvements that are reasonably necessary to mitigate the direct impacts of the proposed development and/or accommodate construction of required frontage improvements. Improvements that may require a dedication of right-of-way include but are not limited to:

1. Motorized and non-motorized transportation facilities including but not limited to bicycle lanes, street lighting, and traffic control devices;
2. Off-Site improvements where the existing right-of-way is not adequate;
3. The extension of existing or future public street improvements; or
4. Planned improvements identified in City's Transportation Master Plan, 6-year Transportation Improvement Plan, or the Comprehensive Plan;

B. Any right-of-way dedication required by this Chapter shall occur prior to the earlier of:

1. Issuance of a certificate of occupancy (including any phased occupancy); or
2. Finalization of the development permit that necessitated the dedication.
3. The time of recording the subdivision, short subdivision, or binding site plan (if applicable).

C. When any right-of-way dedication is required by this Chapter, the Applicant shall submit to the City any documentation necessary to effectuate the dedication as required by the Director. Such documentation may include but is not limited to a legal description of the dedication prepared and certified by a licensed professional and a graphic exhibit depicting the dedication.

Section 6. A new Section 11.05.118 is hereby added to the SeaTac Municipal Code to read as follows:

11.05.118 Dedication of Private Roads as Public Streets.

A. The Director has discretion to approve the City's acceptance of a private road, subject to City Council concurrence, based upon the following:

1. The private road meets all public street design and construction standards;
2. Acceptability of road and public utilities construction, including pavement condition;
3. Condition of title is acceptable to the Director;
4. Survey monumentation is acceptable to the Director;
5. Consideration of maintenance costs is acceptable to the Director; and
6. There is a demonstrated public benefit.

Section 7. A new Section 11.05.170 is added to the SeaTac Municipal Code to read as follows:

11.05.170 Variances

A. An engineering variance to deviate from these standards may be granted by the Director upon satisfying the following minimum criteria which must be shown to be based on sound engineering principles:

1. The application for a variance clearly indicates those sections of the standards which are relevant to the proposed alternative, together with a clear explanation of how the requested variance meets the essential elements and intent of these standards.
2. The application for a variance includes a specific description of the proposed alternative to the Standards along with supporting documentation sufficient for the Director to make a determination as to whether the variance should be granted.
3. The variance is not contrary to the public interest.
4. Under the circumstances, compliance with the standards from which the variance is sought is not feasible.
5. The requested variance will not compromise safety, function, fire protection, transit needs, appearance and maintainability.
6. The requested variance complies with requirements of the International Fire Code and any other applicable codes.

Section 8. Section 14.27.030 of the SeaTac Municipal Code is hereby recodified as Section 11.05.108.

Section 9. Chapter 14.28 of the SeaTac Municipal Code is hereby repealed.

Section 10. If any section, subsection, paragraph, sentence, clause or phrase of this Ordinance is declared unconstitutional or invalid for any reason, such invalidity shall not affect the validity or effectiveness of the remaining portions of this Ordinance.

Section 11. This Ordinance be in full force and effect five (5) days after passage and publication as required by law.



City of SeaTac Addendum to Road Standards

**Effective Date
January 1, 2017**

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Introduction

This document is organized into two sections:

- **Section 1:** Addendum to the 2007 King County Road Standards (KCRS)
- **Section 2:** Addendum to the 2016 Washington Department of Transportation (WSDOT) Standard Specifications for Road, Bridge, and Municipal Construction

This document applies to development and redevelopment proposals within the City of SeaTac (City). This addendum includes revisions to the KCRS and WSDOT Standard Specifications for Road, Bridge, and Municipal Construction to address differences in the City's organization and processes. No major substantive changes have been made to the KCRS or the WSDOT Standard Specifications for Road, Bridge, and Municipal Construction.

[**Note:** Clarifications and interpretations will be documented and made available through policy statements within the City's Development Standards.]

The information presented in each section is organized as follows:

- **Terminology:** At times King County, WSDOT, and the City use different terminology to describe or refer to equivalent subject matter. This subsection identifies these terms and the City's equivalent terminology.
- **Key Revisions:** This subsection specifically identifies revisions the City has made to the KCRS and the WSDOT Standard Specifications for Road, Bridge, and Municipal Construction. These revisions are necessary to meet the intent of the low impact development (LID) code and enforceable document review and revision requirement in the National Pollutant Discharge Elimination System (NPDES) Municipal Stormwater Phase II Permit and to address differences between King County, WSDOT, and City procedures.
- **Supplemental Documents (Section 1 only):** This section identifies technical guidance manuals and documents which shall be used to supplement the KCRS.
- **Code Reference Table (Section 1 only):** The King County Code (KCC) is referenced in several places in the KCRS. This subsection identifies these code references and equivalent city code where applicable.

Supplemental information in the appendices includes the following:

- **Appendix A:** City Road and Stormwater Design Details
- **Appendix B:** WSDOT General Special Provisions (GSPs) for Permeable Pavement
- **Appendix C:** Reference Materials
- **Appendix D:** Road Standard Sections

Published in December 2016

Section 1. Addendum to the 2007 King County Road Standards

1.1 Terminology

At times King County and the City use different terminology to describe or to refer to equivalent subject matter. This subsection identifies these terms and the City's equivalent terminology.

County Road Engineer = Public Works City Engineer or designee.

Department of Development and Environmental Services (DDES) = City of SeaTac Public Works and Community and Economic Development Departments.

Department of Natural Resources and Parks (DNRP) = City of SeaTac Department of Parks & Recreation.

Department of Transportation = City of SeaTac Public Works Department.

King County = City of SeaTac.

King County Adopted Basin Plans = City of SeaTac Adopted Basin Plans.

King County Capital Improvement Program = City of SeaTac Capital Improvement Program.

King County Code (KCC) = SeaTac Municipal Code (SMC). Check code reference table for equivalent code sections.

King County Comprehensive Plan = City of SeaTac Comprehensive Plan.

King County Flood Hazard Plan = City of SeaTac requirements in Chapter 15.700 SMC Environmentally Sensitive Areas.

King County Historic Preservation Program = No equivalent.

King County Landmarks Register = No equivalent.

King County Parks and Open Space Plan = City of SeaTac Parks, Recreation, and Open Space Element of the Comprehensive Plan.

King County Regional Trails Plan = City of SeaTac Trails Plan.

King County Road Standards = King County Road Standards as amended by this document.

King County Non-Motorized Transportation Plan = City of SeaTac Transportation Master Plan.

Reviewing Agency = City of SeaTac Public Works Department.

Surface Water Design Manual = King County Surface Water Design Manual (KCSWDM) as amended by the City Addendum to the KCSWDM.

Water and Land Resources (WLR) Division = City of SeaTac Public Works Department.

Zoning Classifications: Where the KCRS references Agricultural (A) Zoning, Forest (F) Zoning, or Rural (R) Zoning = These zoning classifications are intended for areas outside of the Urban Growth Boundary, therefore the City of SeaTac contains no equivalent zoning. Refer to City zoning maps to determine which zoning classifications apply to your project.

1.2 Key Revisions

This subsection identifies revisions the City has made to the KCRS. These revisions are necessary to meet the intent of the low impact development (LID) code and enforceable document review and revision requirement in the National Pollutant Discharge Elimination System (NPDES) Municipal Stormwater Phase II Permit and to address differences between King County and City procedures.

1.2.1 General Revisions

Cul-de-sac Islands – The City allows vegetated or bioretention islands as an optional feature for any cul-de-sac when bulb paved diameter is 80 feet or less and mandatory when bulb paved diameter exceeds 80 feet. Vegetated islands shall have full depth vertical curb with a minimum diameter of 20 feet. Bioretention islands shall have extruded curb with curb cuts to allow stormwater to enter the facility and a minimum diameter of 15 feet. The paved travel way around the circumference shall be a minimum of 20 feet. Vegetated and bioretention islands shall be landscaped with native and drought tolerant vegetation and maintained by the adjoining landowners or the homeowners' association.

Curb and Gutter Exemptions – Curb cuts and grates can be incorporated to allow water to enter stormwater facilities and LID BMPs.

Compaction Requirements for Permeable Pavement Base Course – The City allows 90–92 percent compaction and deviations in base course requirements for permeable pavement as documented in WSDOT's GSPs (see Permeable Pavement Guidance below).

Compaction Requirements for Bioretention – The City allows 85 compaction for bioretention facilities.

Erosion Hazard Areas – For the purposes of site assessment and site planning and design, slopes greater than or equal to 15 percent are considered "Erosion Hazard Areas." Project designs and erosion sedimentation control plans must address these areas accordingly.

Interpretation or Modification of Standards – The Public Works Director or his/her designee is responsible for all interpretations and/or revisions to the roadway and surface water design standards as may be required for their implementation. These standards will be considered as reasonable minimum requirements, and will not be modified, except as may be permitted by the Public Works Director pursuant to a requested modification, adjustment, or variance, and subject to all applicable decision criteria.

Separation Requirements – Stormwater BMPs shall not have utilities located within them unless approved by the City. Adequate separation (as determined by the City) between stormwater facilities and other utilities will also be required. Perpendicular utility crossings within stormwater BMPs are allowed with the following conditions:

- Water service lines/piping may be located within the bioretention facility footprint when

necessary. City approval is required.

- Water meters shall be located outside of bioretention facility footprint.
- Fire hydrants shall be located at least 5 feet outside of bioretention facility footprint.
- No plantings except groundcover and sods within 5 feet of hydrant.
- New side sewers and service drains may be located within bioretention facility footprint with approved pipe sleeves and/or liners.
- New infiltration facilities are allowed over existing PVC or ductile iron side sewer crossings with approved pipe sleeves and/or liners.
- Franchise utilities (power, gas, communication) are allowed with approval from the Public Works Director or designee and the franchisee.

Soil Amendments – The City requires soil amendments for disturbed areas in accordance with the KCSWDM as amended by the City Addendum to the KCSWDM.

Street Trees and Landscaping – City-specific requirements for street trees and landscaping are included in the following SMC sections:

- Planting strip landscaping shall be designed in accordance with SMC 15.445.120
- Street tree diameters and heights shall be designed in accordance with SMC 15.445.120
- Requirements for on-site street frontage landscaping are described in SMC 15.445.200.
- Requirements for retaining significant trees are described in SMC 15.445.400 through 15.445.450
- Irrigation requirements are described in SMC 15.445.140

Shared Utility Trenches – The City promotes the use of joint or common trenches by all utilities and rights-of-way franchise holders where feasible as described in SMC 11.20.070.

Permeable Pavement Guidance – The City allows the use of WSDOT's General Special Provisions (GSPs) for Porous Hot Mix Asphalt (PHMA), Porous Warm Mix Asphalt (PWMA), and Pervious Concrete (PConcrete) developed by the Construction Materials Committee of the American Public Works Association (APWA) Washington dated March 9, 2016. These GSPs are included in Appendix B of this document.

1.2.2 Specific Revisions

City Revisions to the King County Road Standards		
KCRS Reference	KCRS Existing Requirement	City Specific Revision
1.02	These Standards shall apply prospectively to all newly constructed road and right-of-way facilities, both public and private, within King County. In the event of conflict with the Surface Water Design Manual, improvements within the roadway right-of-way shall meet the requirements of these Standards.	The City requires that the KCSWDM as amended by the Addendum to the KCSWDM govern in the case of conflict with the KCRS.
1.11.A.	Required elements on Engineering Plans, Final Corrected Plans, and Final Plat Plans.	The City requires all plan submittals to meet the minimum requirements in the KCSWDM as amended by the Addendum to the KCSWDM.
1.11.B	Waiver of Plan Requirements	The City requires all projects to meet the minimum requirements in the KCSWDM as amended by the Addendum to the KCSWDM. The City does not allow waiver 1.11.B.4.
1.12	Variances	Refer SMC Variances
1.14.A.	Performance/ Restoration Financial Guarantees	The City's performance requirements are provided in SMC 11.05.120.
1.14.B.	Maintenance/Defect Guarantees	The City's maintenance/defect guarantees are provided in SMC 11.05.120.
Table 2.03(A)	2.03(A) Urban Arterials (Curb Roadway Section)	Replace this table with Appendix D: Road Standard Sections. Appendix D replaces this table with revised standards specific to SeaTac roadway sections.
2.06.C.	King County will not accept private streets for maintenance as public streets until such streets are brought into conformance with current King County Code and these Standards.	Section 2.06.C is replaced with SMC14.27.050 . This section details the criteria for consideration of accepting a private road as a public street
2.06.E.	King County will not accept private streets within short plats when the roads providing access to the plat are private and already have the potential to serve more than the number of lots specified in Section 2.06(B.7). If a short plat has been proposed on a property to which the only access is over private streets that fail to meet the standards specified in this section, the proposal shall be denied.	Section 2.06.E is replaced with SMC14.27.050 . This section details the criteria for consideration of accepting a private road as a public street.

Chapter 3 Figures	2 percent sidewalk slope towards curb inlet	The City allows sidewalks adjacent to bioretention facilities to drain towards the facility.
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City of SeaTac Addendum to Road
Standards Page 5
Published in December 2016

Appendix D: Road Standard Sections

Classification	Principal	Minor	Collector	Local
Access to ROW	Controlled with very restricted access to abutting properties.	Partially controlled with infrequent access to abutting properties.	Partially controlled with infrequent access to abutting properties.	Restricted, lots front on local access street where feasible.
Overlay Districts	Refer Division III of Title 15 of the SeaTac Municipal Code for specific road standard sections and provisions	Refer Division III of Title 15 of the SeaTac Municipal Code for specific road standard sections and provisions	Refer Division III of Title 15 of the SeaTac Municipal Code for specific road standard sections and provisions	Refer Division III of Title 15 of the SeaTac Municipal Code for specific road standard sections and provisions
Arterial Spacing¹	Under 1 mile	Under 1 mile	Under 0.5 mile	N/A
Design Speed²	See AASHTO	See AASHTO	See AASHTO	See AASHTO
Horizontal Curvature	See AASHTO	See AASHTO	See AASHTO	See AASHTO
Maximum Grade³	See AASHTO	See AASHTO	See AASHTO	See AASHTO
Roadway Width⁴	44 to 60 feet	44 to 60 feet	26 to 44 feet	32 feet ⁷
Minimum Lane Width	11 feet	11 feet	11 feet	11 feet
Minimum Left Turn Lane	12 feet	12 feet	12 feet	N/A
Minimum Right Turn Lane	12 feet	12 feet	12 feet	N/A
Minimum Widened Curb Lane Width⁶	14 feet	14 feet	14 feet	N/A
Minimum Bike Lane Width	5 feet	5 feet	5 feet	5 feet
Maximum Superelevation⁵	6%	6%	6%	See Table 2.4B
Minimum Stopping Sight Distance	See Table 2.1	See Table 2.1	See Table 2.1	See Table 2.1
Minimum Entering Sight Distance	See Table 2.1	See Table 2.1	See Table 2.1	See Table 2.1

Minimum Right-of-Way Width⁴	100 feet	84 feet	84 feet	60 feet
Minimum Sidewalk Width	8 feet	6 feet	6 feet	6 feet
Minimum Parking Lane Width	8 feet	8 feet	8 feet	8 feet
Minimum Landscape Strip Width	6 feet	6 feet	4 feet	4 feet
Curb Type	Vertical	Vertical	Vertical	Vertical

Summary of Proposed Changes

Right-Of-Way Standards

It is proposed to make edits and changes to four key area's of the SeaTac Municipal Code, all pertaining to improvements within the Right-of-Way (ROW).

1. Frontage Improvements
2. Right of Way Dedication
3. Deferral of Improvements
4. Right of Way Cross Section

Below is a summary table which identifies the existing text, proposed text and notes/description. Please refer to the proposed ordinance language for specific language pertaining to each of these items.

	Existing Code	Proposed Code	Notes
1. Frontage Improvements			
What Triggers Improvements	<p>Whenever a building permit with a project value in excess of seventy-five thousand dollars (\$75,000) or grading and drainage permit with a project value in excess of seventy-five thousand dollars (\$75,000) is applied for under provisions of City ordinances to:</p> <p>A. Construct a new building or expand an existing building to be used for:</p> <ul style="list-style-type: none"> • Multiple-residence structure consisting of three (3) or more dwelling units; or • Public assembly; or • Commercial purposes; or • Industrial purposes; or • Construct or expand a parking lot; or 	<p>Applicability. Street frontage improvements of right-of-way shall occur where a development is applied for under the provisions of city ordinances for:</p> <ul style="list-style-type: none"> • A subdivision, shortplat, binding site plan; • Construction of a new building, or expansion of an existing building encompassing more than 50% of the gross floor area (GFA) or an increase of more than 1,000 square feet of GFA of the building/complex, that is used for either public assembly, commercial purposes, industrial uses, townhouses or a multi family complex; 	<p>Applicability provides the 'trigger' for the code standards.</p> <p>Key changes include:</p> <ul style="list-style-type: none"> • Requiring frontage improvements (curb, gutter, sidewalk, landscape strip) for single family or ADU construction where it is in excess of \$250k. • Replace the existing \$75,000 project value trigger with gross floor area expansion criteria (to be consistent with SEPA thresholds).

	<ul style="list-style-type: none"> Expand or modify a building in connection with a change of use. In this instance a change of use would be a change in land use as described by the latest edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual for the purposes of calculating Transportation Mitigation Fees per Chapter 11.15 SMC; Create a subdivision of property per SMC Title 14; 	<ul style="list-style-type: none"> Construction of a new surface parking lot or structured parking building for the sole purpose of parking where the project value is in excess of seventy five thousand dollars (\$75,000); The expansion of an existing parking area (surface parking or structured parking) for the purposes of commercial use where the project value is in excess of seventy five thousand dollars (\$75,000); Construct or expand a single family dwelling unit or construct a new detached ADU, where construction improvements are in excess of \$250,000. 	<ul style="list-style-type: none"> Clarification of frontage improvement requirements for shortplats. A change of use is no longer a trigger for frontage improvements. <p>No Change to existing code triggers:</p> <ul style="list-style-type: none"> Parking (new or expansion) of commercial parking. Subdivision of property.
<p>Payment of improvements</p>	<p>... the applicant for such building or grading and drainage permit shall simultaneously make application for a permit, as an integral part of such new construction or alteration, for the construction of such off-site improvements as may be required by the Public Works Director, or designee, including, but not limited to, sidewalks, curbs, gutters, street paving, traffic signalization, water mains, drainage facilities, sanitary sewers, all improvements required by any applicable ordinance and all necessary appurtenances. Such off-site improvements (except traffic signalization systems) shall extend the full distance of the real property to be improved upon and which adjoins property dedicated as a public street. Traffic signalization off-site improvements shall be installed pursuant to the provisions of all applicable ordinances. (Ord. 04-1008 § 3)</p>	<p>Off-Site Improvements shall be installed along the entire street frontage of the property at the sole cost of the Applicant as directed by the Director. Off-Site Improvements may include, but not be limited to curb, gutter, sidewalk, storm drainage, street lighting, public utility relocation, franchise utility relocation, landscaping strip, street trees and landscaping, irrigation, on street parking, street pavement widening, bicycle lanes, safety railings, street signs, pavement marking, and channelization. Beyond the property frontage, the applicant shall provide ramps or other appropriate transition from the new sidewalk or walkway to the existing shoulder, and pavement and channelization tapering back to the existing pavement and channelization as needed for safety. The Off-Site Improvements shall be continued beyond</p>	<p>No Change to standard: Existing text per SMC 13.200.010 'Off-site Improvements', rewritten for better organization and clarification.</p>

		the street frontage of the property if, and to the extent necessary to provide a safe accessible transition.	
Timing	No Existing Language	<p>Required Off-Site Improvements shall be complete prior to the earlier of:</p> <ol style="list-style-type: none"> 1. Issuance of any certificate of occupancy (including any phased occupancy); or 2. Finalization of a development permit in which the Off-Site Improvements are a requirement, <p>unless financial security has been established as allowed by SMC 13.200.</p>	Clarification language added and will require all improvements to be installed prior to issuance of a Certificate of Occupancy or substantially complete (with a bond posted). The deferral of improvements is proposed to be removed from the code.
Discretion	No Existing Language	<p>If the Director determines that the Off-Site Improvements required by this Section cannot or should not be constructed concurrent with the proposed development, the Applicant shall, prior to issuance of a building permit or final approval for subdivisions, short subdivisions, or binding site plans:</p> <ol style="list-style-type: none"> 1. Pay to the City an amount equal to the Applicant's cost of installing the required Off-Site Improvements, as authorized by and in a manner consistent with RCW 82.02.020. The cost of installing the required Off-Site Improvements shall be based on engineering cost estimates, as approved by the Director. 	New language. Provides greater clarity and alternative options for instances where improvements cannot or should not be made.

2. Right-Of-Way Dedication

<p>When Dedication is Required</p>	<p>The existing code establishes minimum standards for the dedication (and improvement) of streets as related to any and all subdivision applications.</p>	<p>A. As provided in RCW 82.02.020, dedication of right-of-way may be required as a condition of development approval in order to incorporate improvements that are reasonably necessary to mitigate the direct impacts of the proposed development and/or accommodate construction of required frontage improvements. Improvements that may require a dedication of right-of-way include but are not limited to:</p> <ol style="list-style-type: none"> 1. Motorized and non-motorized transportation facilities including but not limited to bicycle lanes, street lighting, and traffic control devices; 2. Off-Site improvements where the existing right-of-way is not adequate; 3. The extension of existing or future public street improvements; or 4. Planned improvements identified in City's Transportation Master Plan, 6-year Transportation Improvement Plan, or the Comprehensive Plan; 	<p>New language requires a dedication of right-of-way when triggered by the actions identified in the proposed code. This is necessary to obtain ROW for maintenance, street improvements, and/or street expansions.</p> <p>No change to standard: ROW Dedication is already required for shortplats and subdivisions.</p> <p>Identifies the criteria for dedication and why it is important.</p>
<p>Timing</p>	<p>No Existing Language</p>	<p>Any right-of-way dedication required by this Chapter shall occur prior to the earlier of:</p> <ol style="list-style-type: none"> 1. Issuance of a certificate of occupancy (including any phased occupancy); or 2. Finalization of the development permit that necessitated the dedication. 	<p>Provides clarity and process.</p>

		3. The time of recording the subdivision, short subdivision, or binding site plan (if applicable).	
Submittal Requirements for Dedication	No Existing Language	When any right-of-way dedication is required by this Chapter, the Applicant shall submit to the City any documentation necessary to effectuate the dedication as required by the Director. Such documentation may include but is not limited to a legal description of the dedication prepared and certified by a licensed professional and a graphic exhibit depicting the dedication.	Provides clear guidance for the applicant.
Variance	The SeaTac Municipal Code adopts King County Chapter 14.42.060 'Variance' language by reference.	<p>A. An engineering variance to deviate from these standards may be granted by the Director upon satisfying the following minimum criteria which must be shown to be based on sound engineering principles:</p> <ol style="list-style-type: none"> 1. The application for a variance clearly indicates those sections of the standards which are relevant to the proposed alternative, together with a clear explanation of how the requested variance meets the essential elements and intent of these standards. 2. The application for a variance includes a specific description of the proposed alternative to the Standards along with supporting documentation sufficient for the Director to make a determination as to whether the variance should be granted. 3. The variance is not contrary to the public interest. 	New language and criteria added to provide flexibility and a consistent process for review.

		<p>4. Under the circumstances, compliance with the standards from which the variance is sought is not feasible.</p> <p>5. The requested variance will not compromise safety, function, fire protection, transit needs, appearance and maintainability.</p> <p>6. The requested variance complies with requirements of the International Fire Code and any other applicable codes.</p>	
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Dedication of Private Roads as Public Streets.	The SeaTac Municipal Code adopts 2016 King County Road Standards and states: King County will not accept private roads for maintenance as public roads until King County determines that there is a benefit to the public and such roads are brought into conformance with current King County Code and these Standards.	<p>Consideration of acceptance of a private road is subject to the requirements of city policies and codes. Final acceptance is subject to city council approval and the following:</p> <ul style="list-style-type: none"> • The private road meeting all public street design and construction standards; • Acceptability of road and public utilities construction, including pavement condition; • Condition of title; • Survey monumentation; • Consideration of maintenance costs; and • A demonstrated public benefit. 	New Code. Provides criteria for acceptance of private roads and requires approval by Council.
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3 Deferral of Improvements

Deferral of Improvements	Per Title 14 (subdivisions and shortplats), onsite and offsite improvements can be deferred by an	Required street frontage improvements may not be deferred in its entirety. Language allows	Bonding after substantial progress has been made on private and public
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<p>applicant by posting a bond, financial guarantee or recording a restrictive covenant.</p> <p>Improvements can be deferred up to 3 years.</p>	<p>for the bonding of improvements after substantial improvements has been made.</p> <p>No subdivision, short subdivision, or binding site plan shall receive final approval until any and all required on-site and off-site improvements have been constructed, or financial security has been established as allowed by SMC 13.200. This requirement shall apply equally with regard to either public or private improvements</p>	<p>improvements will allow for flexibility where it is needed.</p> <p>Allowing shortplats to be recorded without improvements is problematic as it places the onus on the City to take action against a bond and install any improvements not completed by the applicant.</p> <p>Example: Someone can legally purchase a lot, come in for a building permit, and if the developer of the shortplat 'deferred' the improvements through a covenant or financial means, the new owner is unable to obtain a building permit and in some instances will be required to pay for the improvements to obtain permits from the City.</p> <p>A Bond can be very challenging and time consuming for staff to 'pull' and removes staff from City business to project manage private construction.</p>
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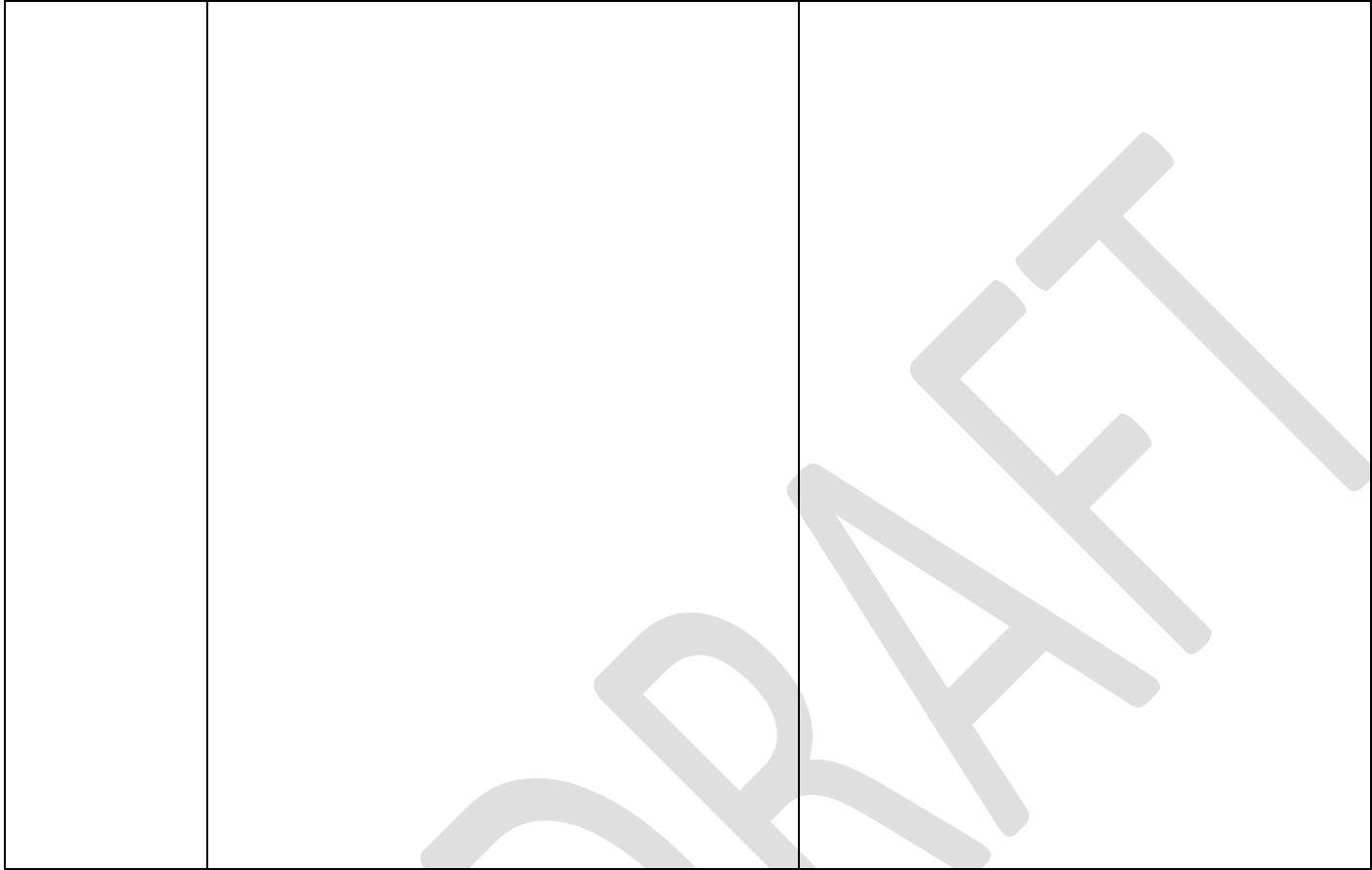
4 Right of Way Cross Section

<p>Sidewalk and Landscape Strip</p>	<p>Key elements include: Landscape strips stipulated at:</p> <ul style="list-style-type: none"> • 6' along principal and minor arterials. • 4' along collector and local roads <p>Sidewalk Widths stipulated at:</p> <ul style="list-style-type: none"> • 8' along principal arterials. • 6' along minor arterials, collector and local roads. 	<p>Policy Direction: Provide sidewalks and safe conditions for all residents and visitors.</p>
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On street parking designated by street.



Thickened shoulder will be required to be replaced with a sidewalk and landscape strip.



ENVIRONMENTAL (SEPA) CHECKLIST

DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT

Date Checklist Prepared: 10/15/19 Parcel No. N/A

A. BACKGROUND

1. **Name of proposed project:** Road Standards Code Update (File No.: CAM19-003/SEP19-0014)

2. **Applicant:**

Name: City of SeaTac
Mailing Address: 4800 South 188th Street
SeaTac, WA 98188
Phone: 206-973-4750 Fax: _____
Alt. Phone: 206-973-4842 Email: awoodmass@seatacwa.gov
Status: (Owner, Lessee, Agent, Etc.) _____

3. **Designated Contact Person:** (The person who will receive and disseminate all correspondence from the City)

Name: Anita Woodmass, Senior Management Analyst
Mailing Address: 4800 South 188th Street
SeaTac, WA 98188
Phone: 206-973-4750 Fax: _____
Alt. Phone: 206-973-4842 Email: awoodmass@seatacwa.gov

4. **Agency requesting checklist:** City of SeaTac

5. **Proposed timing or schedule (including phasing):** Public Hearing:
November 19, 2019
Proposed Council Action:
December 10, 2019 or Jan 2020

6. **Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain:**

None.

7. **List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.**

None

8. **Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? Explain:**

These standards will impact any development proposals within the City that trigger the applicability criteria.

9. **List any government approvals or permits that will be needed for your proposal.**

- Pursuant to RCW 36.70A.106, the Washington State Department of Commerce conducts review of the proposed code amendments. The amendments were submitted for consideration for expedited review on October 16, 2019.
 - Anticipated ordinance adoption by City Council on December 10, 2019
-

10. **Give a brief, complete description of your proposal, including the proposed uses and the size, with square footage, of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page.**

This non-project proposal includes proposed amendments to Titles 11, 13 and 14. These changes pertain to development standards that apply in the Right-of-Way and in some instances, private property. Broadly these changes address frontage improvements, right-of-way dedication, deferral of improvements and the right-of-way cross section.

11. **Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, and section, township, and range. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.**

Proposed amendments apply city-wide.

B. ENVIRONMENTAL ELEMENTS

1. Earth:

- a) **General description of the site (article one): Flat, rolling, hilly steep slopes, mountainous, other _____**

The City occupies a plateau that is generally flat, sloping gently down from north to south. Section 1.b below describes sloped areas.

b) What is the steepest slope on the site (approximate percent slope?)

There are slopes exceeding 40% in the east and southeast portions of the City. Along 28th Avenue S, where the land is rolling the slopes are approximately 15%.

c) What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

The soil in the City is predominantly Alderwood gravelly sandy loam (Ag), Arents-Alderwood, Indianola loam fine sandy, Kitsap soils, Everett gravelly sandy loam, Norma sandy loam.

d) Are there surface indications or history of unstable soils in the immediate vicinity? Describe:

There are areas of landslide hazard on the City's eastern edge sloping down to the Green River Valley.

e) Describe the purpose, type and approximate quantities of any filling or grading proposed. Indicate source of fill:

This is a non-project action. No filling or grading is proposed.

f) Could erosion occur as a result of clearing, construction, or use? Generally describe:

No. This is a non-project action.

g) About what percent of the site will be covered with impervious surfaces after project construction (e.g. asphalt and buildings)?

This is a non-project action. No construction is proposed.

h) Proposed measures to reduce or control erosion, or other impacts to the earth, if any.

This is a non-project action and therefore would not directly result in erosion or other impacts to earth.

2. Air:

a) What types of emissions to the air would result from the proposal (i.e. dust, automobile, odors, industrial wood smoke) during construction and when

the project is completed? Generally describe and give approximate quantities if known:

This is a non-project action. No emissions would result.

- b) Are there any off-site sources of emissions or odor that may affect your proposal? Generally describe:**

This is a non-project action.

- c) Proposed measures to reduce or control emissions or other impacts to the air:**

This is a non-project action and therefore would not directly result in emissions or other impacts to the air.

3. Water:

a) Surface

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year round and seasonal streams, saltwater, lakes, ponds, or wetlands)? Describe type and provide names. If appropriate, state what stream or river it flows into.**

There are three lakes in SeaTac: Angle Lake, Bow Lake and Tub Lake. Angle Lake and Bow Lake are located in the Urban Center east of International Boulevard. Tub Lake is located in the southwest corner of an undeveloped area of North SeaTac Park. Angle Lake is the only water body of sufficient size to be considered as a “water of the state” and therefore subject to the Shoreline Management Act. Major streams include Des Moines Creek and Walker Creek.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters. Please describe and attach available plans.**

This is a non-project action. No work is proposed.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.**

This is a non-project action. No fill or dredging is proposed.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.**

This is a non-project action. No withdrawals or diversions of surface water are proposed.

- 5) Does the proposal lie within a 100-year floodplain? Note location on the site plan.**

Only one small area of the City lies within a flood plain; that of Miller Creek on the City's west edge. This non-project action will not affect this area.

- 6) **Does the proposal involve any discharges of waste materials to surface waters? Describe the type of waste and anticipated volume of discharge.**

This is a non-project action. No discharges of waste materials are proposed.

b) **Ground Water**

- 1) **Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.**

This is a non-project action. No ground water will be withdrawn.

- 2) **Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: domestic sewage; industrial containing the following chemicals; toxic or non-toxic, agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.**

This is a non-project action. No waste material will be discharged.

Water Runoff (including storm water)

- 1) **Describe the source of runoff (including storm water) and method of collection and disposal. (include quantities). Where will this water flow? Will this water flow into other waters? Describe**

This is a non-project action. No changes to surface water flows will result.

- 2) **Could waste materials enter ground or surface waters? Generally describe.**

No. This is a non-project action.

- 3) **Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.**

This is a non-project action. No changes to drainage patterns will result.

- 4) **Proposed measures to reduce or control surface, ground, and runoff impacts, if any.**

This is a non-project action and therefore would not directly result in surface water runoff impacts. Surface water impacts are regulated by the King County Surface Water Design Manual, regulations under the SeaTac Shoreline Master Program and provisions of SMC Title 12, Public Utilities. The City is also subject to NPDES Phase 2 permit requirements.

4. Plants:

- a) **Check the types of vegetation found on the site:**

This non-project action is not site-specific. Most plants found in the Central Puget Sound basin are likely found in SeaTac, including trees, shrubs, grasses, and wet soil plants.

Deciduous tree: Alder Maple Aspen Other _____ N/A

Evergreen tree: Fir Cedar Pine Other _____
N/A _____

Shrubs N/A

Grass N/A

Pasture N/A

Crop or grain N/A

Wet soil plants: Water Lily Eelgrass Milfoil Other _____
N/A _____

Other types of vegetation: _____
N/A _____

- b) **What kind and amount of vegetation will be removed or altered?**

This is a non-project action. No vegetation will be removed or altered.

c) **List threatened or endangered species known to be on or near the site.**

No threatened or endangered species known to be resident in the city.

d) **Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site.**

This is a non-project action and therefore would not directly result in impacts to plants.

e) **List all noxious weeds and invasive species known to be on or near the site.**

This non-project action is not site-specific. Most plants found in the Central Puget Sound basin are likely found in SeaTac, including invasive species.

5. Animals:

a) **Check any birds and animals which have been observed on or near the site or are known to be on or near the site:**

This non-project action is not site-specific. Most animals found in the Central Puget Sound basin are likely found in SeaTac.

Birds: Hawk Heron Eagle Songbirds Other__ N/A

Mammals: Deer Bear Elk Beaver Other__ N/A

Fish: Bass Salmon Trout Herring Shellfish Other__ N/A

b) **List any threatened or endangered species known to be on or near the site:**

This non-project action is not site-specific.

c) **Is the site part of a migration route? Explain:**

This non-project action is not site-specific.

d) **Proposed measures to preserve or enhance wildlife:**

This is a non-project action and therefore would not directly result in impacts to wildlife.

e) **List any invasive animal species known to be on or near the site.**

This non-project action is not site-specific and therefore would not directly result in impacts to threatened or endangered animal species. Impacts to wildlife habitat are addressed through application of provisions of section 15.700.370 of the SeaTac Municipal Code.

6. Energy and Natural Resources:

- a) **What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.**

This is a non-project action.

- b) **Would your project affect the potential use of solar energy by adjacent properties? Generally describe:**

This non-project action is not site-specific. No properties are adjacent.

- c) **What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts:**

This is a non-project action, therefore no measures are proposed.

7. Environmental Health:

- a) **Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? Describe:**

This is a non-project action. There are no environmental health hazards associated with this proposal.

- 1) **Describe any known or possible contamination at the site from present or past uses**

This non-project action is not site-specific.

- 2) **Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity**

This non-project action is not site-specific.

- 3) **Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project**

This is a non-project action.

4) Describe special emergency services that might be required

This is a non-project action and therefore would not directly result in the need for additional services.

5) Proposed measures to reduce or control environmental health hazards, if any:

No specific measures are proposed.

b) Noise:**1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?**

This non-project action is not site-specific. There is traffic noise and other noise typical of an urbanized area. There is also commercial aircraft noise in certain parts of the City.

2) What types and levels of noise would be created by or associated with the project on a short time or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

This is a non-project action and therefore would not directly generate noise.

3) Proposed measures to reduce or control noise impacts:

No specific measures are proposed. New development is subject to Chapter 13.240 of the SeaTac Municipal Code, Sound Transmission Code.

8. Land and Shoreline Use:**a) What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe**

This non-project action is not site-specific. SeaTac contains commercial, industrial and residential uses typical of a Central Puget Sound basin suburban community, in addition to the Seattle-Tacoma International Airport. There are no significant changes to land use proposed.

Site N/A

North N/A

South N/A

East N/A

West N/A

- b) Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?**

This non-project action is not site-specific. Some areas of SeaTac were used for agriculture in the past.

- c) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversized equipment access, the application of pesticides, tilling, and harvesting? If so, how:**

Not applicable. The City is urban and surrounded by urban uses.

- d) Describe any structures on the site:**

This non-project action is not site-specific.

- e) Will any structures be demolished?**

This non-project action is not site-specific.

- g) What is the current zoning classification of the site?**

This non-project action is not site-specific.

- h) What is the current Comprehensive Plan designation of the site?**

This non-project action is not site-specific.

- i) If applicable, what is the current Shoreline Master Program designation of the site?**

This non-project action is not site-specific. The SeaTac Shoreline Master Program applies only to one water body in the city, Angle Lake. The proposal does not change any aspect of the Shoreline Master Program.

- j) Has any part of the site been classified as an “environmentally sensitive” area? Specify:**

This non-project action is not site-specific. Chapter 15.700 of the SeaTac Municipal Code regulates development potentially impacting sensitive areas, which include wetlands, streams, aquifer recharge areas, fish and wildlife habitat conservation areas, steep slopes, erosion and landslide hazard areas.

- k) **Approximately how many people would reside or work in the completed project?**

This is a non-project action and therefore would not directly result in new residents.

- l) **Approximately how many people would the completed project displace?**

This is a non-project action. No people would be displaced.

- m) **Proposed measures to avoid or reduce displacement impacts:**

This is a non-project action and would not create displacements.

- n) **Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:**

This is a non-project action that would not impact existing land uses and plans..

9. Housing:

- a) **Approximately how many units would be provided? Indicate whether high, middle, or low-income housing.**

This is a non-project action and would not directly result in new housing units.

- b) **Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.**

This is a non-project action and therefore would not directly result in housing units being eliminated.

- c) **Proposed measures to reduce or control housing impacts.**

This is a non-project action and therefore would not impact housing.

10. Aesthetics:

- a) **What is the tallest height of any proposed structure(s), not including antennas; what is/are the principal exterior building material(s) proposed?**

This is a non-project action. No structures are proposed.

- b) **What views in the immediate vicinity would be altered or obstructed?**

This is a non-project action. No views will be affected.

- c) **Proposed measures to reduce or control aesthetic impacts:**

This is a non-project action. Aesthetics will not be impacted.

11. Light and Glare:

- a) **What type of light or glare will the proposal produce? What time of day would it mainly occur?**

This is a non-project action. No light or glare will be produced.

- b) **Could light or glare from the finished project be a safety hazard or interfere with views?**

This is a non-project action.

- c) **What existing off-site sources of light or glare may affect your proposal?**

This non-project action is not site-specific.

- d) **Proposed measure to reduce or control light and glare impacts, if any:**

This is a non-project action.

12. Recreation:

- a) **Would the proposed project displace any existing recreational uses? Describe:**

This is a non-project action. No existing uses will be displaced.

- b) **Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant:**

This is a non-project action. Recreation will not be impacted.

- c) **What designated and informal recreational opportunities are in the immediate vicinity?**

This non-project action is not site-specific. All of the City's parks are identified on City maps.

13. Historic and Cultural Preservation:

- a) **Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe**

This non-project action is not site-specific.

- b) **Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources**

This non-project action is not site-specific.

- c) **Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.**

N/A

- d) **Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required**

N/A

14. Transportation:

- a) **Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site Plans.**

This non-project action is not site specific, but is applicable to all areas within the jurisdictional boundary of the City of SeaTac. The freeways serving the City include I-5, SR 518, and SR 509. Principal arterial streets include International Boulevard (SR 99), S. 188th Street, S. 200th Street, and 28th/24th Avenue S. Minor arterial streets include S.128th Street, S.154th Street, S. 170th Street, S.176th Street, S.208th Street, Military Road, Des Moines Memorial Drive, and 51st Avenue S.

- b) **Is the site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?**

This non-project action is not site specific, but is applicable all areas within the jurisdictional boundary of the City of SeaTac. The City is served by public transit including Sound Transit's Link light rail and bus service provided by King County Metro and Sound Transit.

- c) **How many parking spaces would the completed project have? How many would the project eliminate?**

This is a non-project action and therefore will not directly affect changes in the number of parking spaces city-wide.

- d) **Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? Generally describe (indicate whether public or private):**

This is a non-project action and does not directly include any streets or improvements.

- e) **Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? Generally describe:**

This is a non-project action and therefore no direct use of water, rail, or air transportation will result.

- f) **How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?**

This is a non-project action and therefore would not directly result in additional trips.

- g) **Proposed measures to reduce or control transportation impacts:**

This is a non-project action and will not directly result in transportation impacts.

- h) **Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe:**

This is a non-project action and therefore will not directly affect the movement of agricultural and forest products.

15. Public Services:

- a) **Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? Generally describe:**

This is a non-project action and therefore would not directly result in impacts to public services.

b) Proposed measures to reduce or control direct impacts on public services:

This is a non-project action, therefore there are no measures proposed to reduce or control impacts on public services.

16. Utilities**a) Check utilities currently available at the site:**

Electricity Natural Gas Water Refuse Service Telephone
Sanitary Sewer Septic System Other _____

This non-project action is not site-specific. These utility services are available to properties throughout SeaTac.

b) Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed:

This is a non-project action and therefore would not directly result in impacts to utilities. Except for the Stormwater Utility, the City does not directly provide any utility services.

C. SIGNATURE

The above answers are true and complete to the best of my knowledge, I understand that the lead agency is relying on them to make its decision.



 Signature

10/15/19

 Date Submitted

Anita Woodmass

Senior Management Analyst, City of SeaTac City
 Managers Office

 Printed Name

 Position and Agency/Organization

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(Do Not Use This Sheet For Project Actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment. When answering these questions, be aware of the extent of the proposal, or how the types of activities likely to result from the proposal would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water, emissions to air, production, storage, or release of toxic or hazardous substances, or production of noise?

The proposed amendments, in and of themselves, are not likely to increase discharge to water, emissions to air, production, storage, or release of toxic or hazardous substances, or production of noise.

Proposed measures to avoid or reduce such increases are:

The potential for subsequent projects to produce the noted effects that are not addressed through the application of existing federal, state or local laws will be addressed through appropriate environmental review as needed.

Surface Water: Impacts to surface waters from pollutants carried by stormwater are mitigated through the implementation of the current King County Surface Water Design Manual (Section 12.10.010, SeaTac Municipal Code) and compliance with the City's Western Washington Phase II Municipal Stormwater Permit (Permit # WAR 04-55410).

Air: Production of air emissions is regulated under Sections 15.460.060, 15.460.070, 15.460.080, and 15.460.100 SMC.

Noise: Production of noise is regulated by Section 15.460.020 SMC.

Toxic or Hazardous Substances: The storage or release of toxic or hazardous substances is regulated by the International Fire Code (WAC 51-54A, adopted by reference in Section 13.150.010, SeaTac Municipal Code), and through the application of existing federal, state or other local laws. Potential impacts not addressed under these regulations will be addressed through appropriate environmental review as needed.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

The proposal amends the regulations for the applicability and standards affecting ROW frontage improvements, variances, bonding and clarifies existing code provisions. While improvements within the ROW may result in impacts to plants, animals, fish, or marine life at a site-level, none of the city's regulations for critical areas or shoreline are being modified. All new development in such area would need to meet all applicable requirements for protections.

Proposed measures to avoid or reduce such increases are:

Impacts not addressed by these regulations will be addressed through appropriate environmental review and permit review as needed.

3. How would the proposal be likely to deplete energy or natural resources?

The proposed amendments, in and of themselves, would not be likely to deplete energy or natural resources.

Proposed measures to protect or conserve energy and natural resources are:

None are presently proposed.

4. **How would the proposal be likely to use or affect environmentally sensitive areas or areas designed (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplain, or prime farmlands?**

No amendments to regulations for environmentally sensitive areas are proposed.

Proposed measures to protect such resources or to avoid or reduce impacts are:

5. None are presently proposed.
6. **How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?**

Standards addressing road standards are currently allowed in the city and the proposed amendment do not change where they are allowed.

Proposed measures to avoid or reduce shoreline and land use impacts are:

Shoreline use is addressed by the City's Shoreline Master Program, and Shoreline Management Code, SMC Title 18 and no changes are proposed to shoreline regulations.

Impacts related to future site development proposals will be mitigated through application of the City's development regulations, and subject to appropriate environmental review, as needed.

7. **How would the proposal be likely to increase demands on transportation or public services and utilities?**

The proposed amendments, in and of themselves, would not be likely to increase demands on transportation or public services and utilities. However, subsequent projects may have these effects.

Proposed measures to reduce or respond to such demand(s) are:

None are presently proposed. Impacts related to specific developments at the project level will be mitigated subject to appropriate environmental review, as needed.

7. **Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.**

The proposed action will not conflict with local, state or federal laws or requirements for the protection of the environment.



CITY OF SEATAC SEPA NOTICE



DETERMINATION OF NONSIGNIFICANCE FILE SEP19-0014; CAM19-0003

DESCRIPTION OF PROPOSAL: Road Standards Code Update. This non-project proposal includes proposed amendments to Titles 11, 13 and 14 of the SeaTac Municipal Code. These changes pertain to development standards that apply in the Right-of-Way and in some instances, private property. Broadly, these changes address ROW frontage improvements, ROW dedication, deferral of improvements and the ROW cross section.

PROPONENT: City of SeaTac, Public Works Department
LOCATION: Entire City
LEAD AGENCY: City of SeaTac

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment, and an environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed Environmental Checklist and other information on file with the lead agency.

COMMENT PERIOD:

This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for **14 days** from the date of issuance. Comments must be submitted by **5:00 P.M. on November 12, 2019**. Detailed information is available to the public upon request. CONTACT: Anita Woodmass, Sr. Management Analyst, at 206-973-4750 (awoodmass@seatacwa.gov).

APPEAL PERIOD:

Any person wishing to appeal this determination may file such an appeal to the SeaTac City Clerk within **ten (10) days** from the end of the comment period. All appeals of the above determination must be filed by **5:00 P.M. November 22, 2019**. **THERE IS A FEE TO APPEAL THIS DETERMINATION (SEE CITY OF SEATAC FEE SCHEDULE).**

RESPONSIBLE OFFICIAL: Steve Pilcher, Community and Economic Development Director
4800 S. 188th Street
SeaTac, Washington 98188
(206) 973-4750

Handwritten signature of Steve Pilcher in black ink.

Steve Pilcher, Director
Department of Community & Economic Development

Date

Handwritten date "10/28/19" in black ink.

DATE ISSUED/PUBLISHED IN THE SEATTLE TIMES:

OCTOBER 28, 2019



STATE OF WASHINGTON
DEPARTMENT OF COMMERCE
1011 Plum Street SE • PO Box 42525 • Olympia, Washington 98504-2525 • (360) 725-4000
www.commerce.wa.gov

10/16/2019

Ms. Anita Woodmass
Senior Management Analyst
City of SeaTac
4800 S 188th Street
SeaTac, WA 98188-8605

Sent Via Electronic Mail

Re: City of SeaTac--2019-S-802--Request for Expedited Review / Notice of Intent to Adopt Amendment

Dear Ms. Woodmass:

Thank you for sending the Washington State Department of Commerce (Commerce) the Request for Expedited Review / Notice of Intent to Adopt Amendment as required under [RCW 36.70A.106](#). We received your submittal with the following description.

Proposed amendments to Titles 11, 13 and 14 of the SeaTac Municipal Code. These changes pertain to development standards that apply in the Right-of-Way and in some instances, private property. Broadly these changes address ROW frontage improvements, ROW dedication, deferral of improvements and the ROW cross section.

We received your submittal on 10/15/2019 and processed it with the Submittal ID 2019-S-802. Please keep this letter as documentation that you have met this procedural requirement. Your 60-day notice period ends on 12/15/2019.

You requested expedited review under [RCW 36.70A.106\(3\)\(b\)](#). We have forwarded a copy of this notice to other state agencies for expedited review and comment. If one or more state agencies indicate that they will be commenting, then Commerce will deny expedited review and the standard 60-day review period (from date received) will apply. Commerce will notify you by e-mail regarding of approval or denial of your expedited review request. If approved for expedited review, then final adoption may occur no earlier than fifteen calendar days after the original date of receipt by Commerce.

If you have any questions, please contact Growth Management Services at reviewteam@commerce.wa.gov, or call Gary Idleburg, (360) 725-3045.

Sincerely,

Review Team
Growth Management Services

Notice of Intent to Adopt Amendment / Notice of Adoption Cover Sheet

Pursuant to RCW 36.70A.106, the following jurisdiction provides the following required state agency notice.

1. Jurisdiction Name:	City of SeaTac
2. Select Submittal Type: Select the Type of Submittal listed. (Select One Only)	<input type="checkbox"/> 60-Day Notice of Intent to Adopt Amendment. <input checked="" type="checkbox"/> Request of Expedited Review / Notice of Intent to Adopt Amendment. <input type="checkbox"/> Supplemental Submittal for existing Notice of Intent to Adopt Amendment. <input type="checkbox"/> Notice of Final Adoption of Amendment.
3. Amendment Type: Select Type of Amendment listed. (Select One Only)	<input type="checkbox"/> Comprehensive Plan Amendment. <input checked="" type="checkbox"/> Development Regulation Amendment. <input type="checkbox"/> Critical Areas Ordinance Amendment. <input type="checkbox"/> Combined Comprehensive and Development Regulation Amendments. <input type="checkbox"/> Countywide Planning Policy .
4. Description Enter a brief description of the amendment. Begin your description with "Proposed" or "Adopted", based on the type of Amendment you are submitting. Examples: <i>"Proposed comprehensive plan amendment for the GMA periodic update."</i> or <i>"Adopted Ordinance 123, adoption amendment to the sign code."</i> (Maximum 400 characters).	This non-project proposal includes proposed amendments to Titles 11, 13 and 14 of the SeaTac Municipal Code. These changes pertain to development standards that apply in the Right-of-Way and in some instances, private property. Broadly these changes address ROW frontage improvements, ROW dedication, deferral of improvements and the ROW cross section.

<p>5. Is this action part of your 8-year periodic update required under RCW 36.70A.130 of the Growth Management Act (GMA)?</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>6. Proposed Dates: Enter the anticipated public hearing date(s) for your Planning Commission/Planning Board or for your Council/Commission.</p>	<p>Planning Commission: November 19, 2019 City Council: November 26, 2019 & December 10, 2019 Proposed / Date of Adoption: December 10, 2019</p>
<p>7. Contact Information:</p>	
<p>A. Prefix/Salutation: <i>(Examples: "Mr.", "Ms.", or "The Honorable" (elected official))</i></p>	<p>Ms</p>
<p>B. Name:</p>	<p>Anita Woodmass</p>
<p>C. Title:</p>	<p>Senior Management Analyst</p>
<p>D. Email:</p>	<p>awoodmass@seatacwa.gov</p>
<p>E. Work Phone:</p>	<p>206 973 4839</p>
<p>F. Cell/Mobile Phone: <i>(optional)</i></p>	<p>-</p>
<p>Consultant Information:</p>	
<p>G. Is this person a consultant?</p>	<p><input type="checkbox"/> Yes</p>
<p>H. Consulting Firm name?</p>	<p></p>
<p>8. Would you like Commerce to contact you for Technical Assistance regarding this submitted amendment?</p>	<p><input checked="" type="checkbox"/> Yes</p>

REQUIRED: Attach or include a copy of the proposed amendment text or document(s). We do not accept a website hyperlink requiring us to retrieve external documents. Jurisdictions must submit the actual document(s) to Commerce. If you experience difficulty, please email the reviewteam@commerce.wa.gov

Questions? Call the review team at (509) 725-3066.

CITY OF SEATAC

PUBLIC HEARING NOTICE

PURSUANT TO RCW 35A.63.220 AND RCW 36.70A.390, NOTICE IS HEREBY GIVEN THAT THE SEATAC PLANNING COMMISSION WILL HOLD A **VIRTUAL PUBLIC HEARING ON AUGUST 4, 2020 AT 5:30 P.M.**, OR SOON THEREAFTER. THE PURPOSE OF THIS HEARING WILL BE TO RECEIVE WRITTEN PUBLIC COMMENT ON THE FOLLOWING LAND USE CONTROLS:

PROJECT Amendments to Titles 11, 13 and 14 of the SeaTac Municipal Code. These changes pertain to development standards that apply in the Right-of-Way (ROW) and in some instances, private property. Broadly, these changes address ROW frontage improvements, ROW dedication, deferral of improvements and the ROW cross section.

FILE NO/S: CAM19-0003

APPLICANT: City of SeaTac

LOCATION: City-Wide

DESCRIPTION: Amendments across several titles include proposed new provisions and clarifications and/or modifications of existing standards. More specifically, clarification of the applicability and the types of off-site improvement requirements, when improvements shall be installed, the variance process and how improvements may be bonded. Additionally, provisions pertaining to when and how ROW dedication may be required, the deferral of street improvements, the dedication of private streets to public ROW and modifications to the ROW cross section are included within the proposed ordinance.

VIRTUAL MEETING: Due to the current COVID-19 public health emergency, and social distancing protocols, pursuant to the Governor's and public health officials' orders, this meeting will be conducted virtually. The public may call in to the conference line to listen to the meeting. The number is 206.973.4555. While you will be able to hear the meeting; you will not be able to participate in the meeting. Please note that if you are unable to mute your phone, everyone else on the call-in line will be able to hear you, so please refrain from speaking. No one will be able to physically attend this meeting.

PUBLIC HEARING COMMENTS: In an effort to adhere to the social distancing protocols, pursuant to the Governor's and public health officials' orders, and in order to keep our residents, Council, and staff healthy, the City Council will not hear any in-person public hearing comments during this COVID-19 public health emergency. If you wish to submit a public comment, please email your comments to PCPublicComment@seatacwa.gov by **3:30 p.m. the day of the meeting**. The comment will be read into the record, up to five minutes each and then placed on the City's website for viewing. Public comments submitted to an email address other than PCPublicComment@seatacwa.gov, or after the deadline, will not be included as part of the record.

STAFF CONTACT: Anita Woodmass, Senior Management Analyst, awoodmass@seatacwa.gov, 206.973.4839, City Manager's Office, 4800 South 188th Street, SeaTac, Washington 98188-8605

DATE ISSUED/PUBLISHED IN THE SEATTLE TIMES: TUESDAY, JULY 21, 2020

Re: "Changes in SMC Title 14 Subdivisions"

Good Day All & To Whom this may concern,

I am Cathy Boysen Heiberg, general manager of the Boysen Family LLC. I represent our family that has owned commercial real estate since 1941 located on International Blvd. across from the Sea-Tac Airport. Our approximately 40 contiguous acres with a mix of uses include 3 large hotels (Hilton, Radisson & Red Lion), 3 large office buildings (SeaTac Office Center) and WallyPark valet surface parking (about 4 acres). Our 4 generations of family lived on, farmed and responsibly developed this land for market driven, predominantly airport related, highest and best uses. Every acre is encumbered by long term commercial ground leases. We are proud of responsibly developing and managing our family owned land with these quality and successful businesses that over many decades have brought millions of Tax Dollars to the City. As cautious stewards of our heritage and legacy, OUR Goals, Values and Visions are to maintain Family Ownership in managing these acres of land for generations to come.

For the Public Record I am compelled to state our opposition to much of these Road Standards and Codes. Numerous times since the mid 1990's we have voiced and documented our concerns and opposition about these prescriptive, nonflexible and excessive standards and codes. For several years (2009 & 2010), I served on the Ad Hoc Committee studying Title 15 Zoning Code in great detail and making recommendations to the City Council and Planning Department. There is no "Public Necessity" to enter private land and businesses with these "dedications" to the City for their ownership. Unnecessary roads with extensive and expensive encumbrances for private land developments will have unintended consequences. We are concerned for the safety, security and liability of the businesses, their employees and guests. This overreaching of required government "dedications" of Roads and detailed Streetscapes amounts to legalizing takings and we view this as Eminent Domain seizing in disguise.

I have thoroughly read the Packet Summary and some areas of concern include the following:

Increased & Wider ROW Cross Section Elements of roadway widths, landscape strips, sidewalk widths, bicycle lanes & detailed specific components of each area of streetscapes & required prescriptive "improvements required at the sole cost of the developer." Please refer to pages 2-8 of the handout and greater detail within the Standards and Codes themselves.

We respectfully request that All of You allow and recommend greater flexibility for The Land Owners' Visions, Goals and Values and reconsider these very demanding and expensive requirements and restrictions on developments and Land Owners in SeaTac. I've heard the rationale by several City Department managers and analysts' statements of being the "norm now" in other cities such as Bellevue, Mercer Island, Redmond or Kirkland. Our City does not need to copy and follow what is standard and works in other jurisdictions. Our diverse and unique population, businesses and needs differ from other cities. It takes thoughtful and

creative, flexible planning and guidance to continue to grow responsibly and encourage our uniqueness. Please help contribute to keeping our existing and current developments and bring in new, instead of discouraging it.

Our Family has reasonable expectations, goals and visions of sensibly and responsibly owning and managing our land. When the City puts into law standards and codes that are in conflict with and threaten our future plans and uses, we must bring this to everyone's attention and try to be constructive with more reasonable and mutually agreeable flexible solutions.

Thank You for your considerations and we welcome and encourage your discussions.

Most Sincerely,
Cathy Boysen Heiberg, G.M.
The Boysen Family Members (14)
crboysen.heiberg@hotmail.com
253-927-0654 home office



MEMORANDUM

Date: August 04, 2020

To: Planning Commission

From: Dennis Hartwick, Senior Planner

Subject: 2020 Housekeeping Code Amendment Package Phase 1

The Planning Division completed the draft of the 2020 Housekeeping Code Amendment Package Phase 1, which was introduced to the Planning Commission at the February 18, 2020 meeting, and brought it back for a refresher at the July 7, 2020 meeting due to the long hiatus caused by the COVID-19 pandemic. Staff also made themselves available to answer questions from the Planning Commission at the July 21, 2020 meeting. The August 4, 2020 Planning Commission meeting will be a virtual public hearing to receive public comments. The remainder of the project's timeline is listed below.

Project Timeline

PED briefing: 01/23/2020

PC briefing: 02/18/2020

PC Review: 07/07/2020

PC Review: 07/21/2020

Public Hearing: 08/04/2020

PED briefing : 08/27/2020

Council Action: 09/08/2020 or 09/22/2020

Enclosure: Staff Report



Code Amendment (CAM) Staff Report

File Number(s): CAM20-0001, SEP20-0006

Project Name: 2020 Housekeeping Package

Project Address: Citywide

Project Summary: Amendments to the SeaTac Municipal Code (SMC) primarily focused on improving clarity, consistency, and organization. Changes include: condensing land use, parking, and landscaping charts; aligning parking reductions; removing regulations that duplicate state law; updating cross-references; fixing typos; and adding omissions from previous amendments.

Applicant: City of SeaTac

I. Background

This project was originally conceived as a housekeeping package for minor amendments that could be used as a template for annual Code updates as required under SMC 15.205.020(E). The majority of the amendments included in this package were selected from a list of potential Code amendments created by the Planning Division to address a wide range of issues that have arisen over the years. Priority was given to amendments that clarified confusing or vague regulations or definitions, resolved conflicting regulations, removed redundancies, or are administrative cleanup (e.g. adding omissions from previous amendments, fixing typos, updating or creating cross references, etc.). However, due to recent emerging issues, a few amendments that are substantive in nature were included in this package.

A. Timeline

1. Planning and Economic Development Committee (PED) briefing: 01/23/2020
2. Planning Commission (PC) briefing: 02/18/2020
3. Washington State Department of Commerce (Commerce) submittal: 06/01/2020
4. PC review: 07/07/2020
5. PC review: 07/21/2020
6. Commerce review deadline: 07/31/2020
7. Public Hearing: 08/04/2020
8. PED briefing: 08/27/2020
9. Council Action (tentative): 09/08/2020

B. SEPA Review

The Applicant served as SEPA Lead Agency for this proposal and issued a Determination of Nonsignificance (DNS) on July 9, 2020 (Exhibit D). The comment period for the SEPA action expired on July 23, 2020. Public comments (Exhibit E) were received from the following individuals/organizations:

1. SeaTac resident Earl Gipson stated that the DNS was issued prematurely and any action be delayed until the Planning Commission has had a chance to review the SEPA Checklist.

C. Washington State Department of Commerce Review

The City submitted a 60-day Notice of Intent to Adopt Amendments to Commerce on June 1, 2020 (Exhibit F). At the time of this writing, staff has not received any comments from Commerce.

II. Amendments

A tracked changes version of the amendments is included in this staff report as Exhibit B. Additionally, a summary table that lists the subject of the amendment, the Code section, a summary of the change, and the reason for the change, is included as Exhibit A.

III. Nonconforming Uses

Land uses, structures, or site improvements that were legally established prior to the effective date of the Code amendments, and become nonconforming because of the amendments, may continue as a nonconformance provided they comply with SMC 15.120.

IV. Staff Recommendation

Staff recommends approval of the code amendments except for the change to historical subdivision dates [SMC 14.26.040(F)]. Staff has uncovered conflicting information regarding the change and needs more time to research the issue.

V. Exhibits

- A.** Summary of Changes
- B.** Amendments
- C.** SEPA checklist
- D.** SEPA determination
- E.** Public comments on the SEPA determination
- F.** Commerce submittal and acknowledgement
- G.** Public hearing notice

Prepared by: Dennis Hartwick, *Senior Planner*

Prepared on: 07/30/2020

CAM20-0001, SEP20-0006: 2020 Housekeeping Package Summary of Changes

#	Subject	Section (SMC)	Summary of Change	Reason for Change
1.	Short Plats	14.18.020(B)	Added “tracts, parcels, or sites” to the regulation.	Make the regulation consistent with state law and the definition in SMC 14.16.226. Clarify that tracts, parcels, and sites count toward the maximum number of divisions that can be created in a short plat.
2.	Short Plats	14.18.020(C)	Added “tracts, parcels, or sites” to the regulation.	Make the regulation consistent with state law and the definition in SMC 14.16.226. Clarify that tracts, parcels, and sites count toward the maximum number of divisions that can be created in a short plat.
3.	Subdivisions	14.26.040(F)	Changed the date related to historical subdivisions and tax lots from 1937 to July 1, 1974.	Align date with state regulations.
4.	Definitions	15.105.150	Repealed.	Remove a definition of a land use that is no longer in the use charts.
5.	Definitions	15.105.180	Added clarifying language to “Retail, Big Box”, “Retail Establishment” and “Retail, General”.	Align definitions of “Retail, Big Box” and “Retail, General”. Clarify what land uses are considered a “Retail Establishment”.
6.	Setbacks	15.110.040(C)(1)	Added clarifying language.	Link paragraph (1) with subparagraph (a). Make the regulation easier to follow and understand.
7.	Land Use Actions and Procedures	15.115.005	Condensed the first two sentences of the section into one.	Streamline the regulation. Clarify that the Community and Economic Development Director has the authority over development agreements and preliminary site plan reviews.
8.	Subsidiary Uses	15.115.020(E)(4)	Added clarifying language. Created subparagraphs.	Clarify which subsidiary uses are permitted in the residential zones and Park zone.

CAM20-0001, SEP20-0006: 2020 Housekeeping Package Summary of Changes

#	Subject	Section (SMC)	Summary of Change	Reason for Change
9.	Preapplication Meetings	15.115.030(B)	Replaced “Development Review Committee” with “preapplication meeting”.	Update City terminology.
10	Preapplication Meetings	15.115.040(C)	Deleted “Development Review Committee”.	Remove old terminology.
11	Use Chart – Main	15.205.040	Consolidated specific land uses into more general land uses in the “Retail and Commercial” section of the use chart. Deleted and added several land uses in the “Retail and Commercial” section of the use chart.	Streamline the use chart. Align the use chart with other charts in the SMC.
12	Use Chart – City Center	15.300.055	Consolidated specific land uses into more general land uses in the “Retail and Commercial” section of the use chart. Deleted and added several land uses in the “Retail and Commercial” section of the use chart.	Streamline the use chart. Align the use chart with other charts in the SMC.
13	Use Chart – South 154 th Street Station Area	15.305.055	Consolidated specific land uses into more general land uses in the “Retail and Commercial” section of the use chart. Deleted and added several land uses in the “Retail and Commercial” section of the use chart.	Streamline the use chart. Align the use chart with other charts in the SMC.
14	Use Chart – Angle Lake Station Area	15.310.050	Consolidated specific land uses into more general land uses in the “Retail and Commercial” section of the use chart. Deleted and added several land uses in the “Retail and Commercial” section of the use chart.	Streamline the use chart. Align the use chart with other charts in the SMC.

CAM20-0001, SEP20-0006: 2020 Housekeeping Package Summary of Changes

#	Subject	Section (SMC)	Summary of Change	Reason for Change
15	Dimensional Standards	15.405.100	Added a “20-foot” front yard setback requirement for tent structures. Deleted “setback” from Note (2), which pertains to canopy tent structures. Deleted Note (3), which pertains to tent structures.	Correct errors from previous code amendments.
16	Mobile Food Vending	15.415.300(E)	Repealed.	Remove the sunset clause for mobile food vending.
17	Landscaping Chart	15.445.210	Changed the side/rear yard landscaping requirement for Manufacturing and Fabrication, Medium from Type II/5 feet to Type II/10 feet. Changed the building façade landscaping requirement for Multi-Family from Type IV/5 feet to Type V/5 feet. Changed the side/rear yard landscaping requirement for Sexually Oriented Business from Type II/6 feet to Type II/5 feet. Consolidated specific land uses into more general land uses in the “Retail and Commercial” section of the landscaping chart. Deleted and added several land uses in the “Retail and Commercial” section of the landscaping chart.	Align landscaping requirements with similar uses. Streamline the use chart. Align the use chart with other charts in the SMC.
18	Parking Chart	15.455.120	Deleted the parking reduction restriction for residential uses. Consolidated specific land uses into more general land uses in the “Retail and Commercial” section of the parking chart.	Create consistency in the parking reductions for residential developments in the City. Streamline the use chart. Align the use chart with other charts in the SMC.

CAM20-0001, SEP20-0006: 2020 Housekeeping Package Summary of Changes

#	Subject	Section (SMC)	Summary of Change	Reason for Change
			Deleted and added several land uses in the “Retail and Commercial” section of the parking chart.	
19	Parking Reductions	15.455.140(A)(1)	Deleted the limitation on parking reductions for residential developments.	Create consistency in the parking reductions for residential developments in the City.
20	Single-Family Parking Standards	15.455.700	Deleted “UL-5,000” from the list of single-family zones. Added “driveways” to the applicability sentence.	Remove a defunct zone. Clarify applicability of the section.
21	Single-Family Parking Standards	15.455.700(A)(3)	Added “that” to a sentence.	Correct an omission.
22	Home Occupations	15.465.500(C)(2)	Reorganized sentence.	Clarify how the area of a home occupation is measured.
23	Home Occupations	15.465.500(D)(2)	Replaced “chapter” with “section”.	Correct a citation.
24	Mobile Home Park Relocation Standards	15.465.600(H)	Repealed and readopted.	Remove regulations that duplicate state law.
25	Subsidiary Uses	15.470.005	Added punctuation. Deleted “religious use facilities”.	Clarify the purpose of the section and where subsidiary uses are permitted.
26	Subsidiary Uses	15.470.010	Replaced “Type I Site Plan Review Permit” with “building or engineering permit”.	Replace defunct permit with the correct permits for processing subsidiary uses.
27	Subsidiary Uses	15.470.200	Shortened the title of the section. Added a subsection. Renumbered a subsection.	Correct the formatting and organization of the section.

CAM20-0001, SEP20-0006: 2020 Housekeeping Package Summary of Changes

#	Subject	Section (SMC)	Summary of Change	Reason for Change
28	Notice of Applications	16A.09.030	Deleted the mailing distances for the various permit types.	Remove duplicative information. The mailing distances are located in Appendix II, which is referenced in the subsection.
29	Permits, Actions	16A Appendix I	Added "Departures" to the Planning Division permits/actions. Removed "Site Plan Review, Type I" from the Planning Division permits/actions.	Correct an omission from the list of permits/actions. Remove a defunct permit/action from the list.

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SMC 14.18.020(B) is amended to read:

B. A maximum of nine (9) lots, tracts, parcels, or sites may be created by any single application;

SMC 14.18.020(C) is amended to read:

C. Except as provided in SMC 14.15.020(C), if the lot to be subdivided was created through a prior short subdivision, at least five (5) years must have passed since the recording of such prior short subdivision, except that when the short plat contains fewer than nine (9) lots, tracts, parcels, or sites, a short plat alteration may be requested to create additional lots, tracts, parcels, or sites up to a maximum of nine (9) within the original short plat boundaries. A short plat alteration shall contain the same information as required in a short plat application. (Ord. 18-1008 § 1; Ord. 15-1012 § 7; Ord. 09-1012 § 1 (Exh. A))

The introductory language of SMC 14.26.040(F) is amended to read:

F. Any recorded subdivisions or tax lots created before July 1, 1974~~1937~~ under Chapter 58.08 RCW shall be reviewed in accordance with Chapter 58.17 RCW and the provisions of SMC Titles 14 and 15. The Director may make a positive determination of separate tax lot status for any separate lot not meeting the dimensional standards of SMC Title 15, provided the lot is not impacted by the following:

...

SMC 15.105.150 is amended to read:

Other Retail Uses

~~A retail use that is substantially similar to other listed permitted retail uses within a zone and has similar impacts relating to but not limited to: traffic, storm drainage, the generation of light and glare, emissions or pollutants, odors, or electromagnetic radiation.~~

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SMC 15.105.180 is amended to read:

Retail, Big Box

A retail or wholesale ~~establishment~~ in a building greater than fifty thousand (50,000) square feet of gross floor area that typically requires a high parking-to-building area ratio. Big-box retail buildings are typically single-story structures. Accessory outdoor display of some materials may occur.

SMC 15.105.180 is amended to read:

Retail Establishment

A commercial enterprise which provides goods and/or services directly to the consumer, whose goods are available for immediate purchase and removal from the premises by the purchaser, and/or whose services are traditionally not permitted within an office use.

A. A retail establishment includes but is not limited to: antique/secondhand store; apparel/accessory store; department/variety store; drug store; florist shop; food/grocery store; furniture store; hardware/garden store; hobby/toy store; jewelry store; liquor store; pet store; and sporting goods store.

~~A.B.~~ A retail establishment does not include pawn shop.

SMC 15.105.180 is amended to read:

Retail, General

A retail Eestablishments within a permanent structure engaged in selling goods or merchandise to the general public for personal or household consumption and rendering services incidental to the sale of such goods. This definition excludes retail, big box uses and pawn shops.

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The introductory language of SMC 15.110.040(C)(1) is amended to read:

1. Lots created through~~All~~ subdivisions and short plats shall maintain required front, side and rear setbacks from any access easements, except as follows:-

...

The introductory language of SMC 15.115.005 is amended to read:

The purposes of this chapter are to allow for consistent evaluation of land use applications and any other quasi-judicial matters considered by the Hearing Examiner or Director pursuant to the applicable ordinances and authority. ~~This chapter also details decision criteria for administrative variances and minor conditional use permits rendered by the Director.~~

The criteria in this chapter are intended to protect nearby properties from the possible effects of land use requests subject to discretionary land use permits by:

...

SMC 15.115.020(E)(4) is amended to read:

4. To allow subsidiary uses in:
 - a. ~~S~~chool facilities or City facilities within the residential zones and Park zone; and
 - b. Religious use facilities in residential zones.

See criteria in Chapter 15.470 SMC, Subsidiary Uses. (Ord. 15-1018 § 1)

SMC 15.115.030(B) is amended to read:

- B. Terms of the proposed development agreement shall be subject to the preapplication meeting ~~Development Review Committee~~ process set forth at SMC 16A.05.020, Preapplication Meetings, and such other provisions of SMC Title 16A, Development Review Code, as may be deemed appropriate by the City.

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SMC 15.115.040(C) is amended to read:

C. Threshold Review. During or within forty-five (45) days subsequent to the mandatory preapplication ~~Development Review Committee~~ meeting required by SMC 16A.05.020, Preapplication Meetings, the Director shall make a threshold determination, and advise the potential applicant in writing of such determination, whether the proposed project is an EPF and, if so, whether it is difficult to site. In making said determinations, the Director shall broadly and liberally apply the definition of an EPF in consideration of the full range of proposed and potential services to be provided to the public, whether provided directly by, funded by, or contracted for by a governmental agency, or provided by a private entity or entities subject to public service obligations. The determination of whether an EPF will be difficult to site shall be made by the Director upon known or reasonably perceived and articulable facts. Proposed projects determined not to be EPFs, and proposed projects determined to be EPFs but also determined to be not difficult of siting, shall be reviewed and processed as any other similar project pursuant to the City Development Code without regard to this section.

These requirements shall not be construed to limit the appropriate use of schools and other facilities for emergency shelters in disaster situations.

SMC 15.205.040 is amended to read:

See pdf 'UseChart-Main'

SMC 15.300.055 is amended to read:

See pdf 'UseChart-CityCenter'

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SMC 15.305.055 is amended to read:

See pdf 'UseChart-154th'

SMC 15.310.050 is amended to read:

See pdf 'UseChart-AngleLake'

SMC 15.405.100 is amended to read:

See pdf 'AccessoryStructuresChart'

SMC 15.415.300(E) is repealed:

E. repealed ___/___/____. (Ord. 18-1009 § 9)

Repealed language below:

~~[E. Expiration. The provisions of this section shall expire on March 31, 2020.]~~

SMC 15.445.210 is amended to read:

See pdf 'LandscapingChart'

SMC 15.455.120

See pdf 'ParkingChart'

SMC 15.455.140(A)(1) is amended to read:

1. Residential/commercial – Thirty-five percent (35%) maximum ~~—see the parking chart in SMC 15.455.120 for limits to the maximum reduction for some residential uses;~~

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The introductory language of SMC 15.455.700 is amended to read:

In addition to the applicable parking requirements within this chapter, the following maximum off-street parking standards shall apply within the single-family zones (~~UL-5,000~~; UL-7,200; UL-9,600; and UL-15,000).

These standards shall be applicable to new and existing driveways and parking areas.

SMC 15.455.700(A)(3) is amended to read:

3. Two (2) inches of 5/8 minus compacted rock provided mud or other fine material that does not work its way to the surface of the rock. Alternate sized minus compacted rock may be used upon approval by the City; or

SMC 15.465.500(C)(2) is amended to read:

2. Is clearly incidental and secondary to the use of the property for dwelling purposes with the floor area devoted to the home occupation not exceeding twenty-five percent (25%) of the living area of the dwelling unit; for the purposes of this paragraph, living area does ~~(not to~~ include the grounds, out-buildings, garage, unfinished basement, or other areas not prepared for normal dwelling purposes);

SMC 15.465.500(D)(2) is amended to read:

2. Day care facilities, bed and breakfast operations and other similar uses otherwise allowed in residential homes are exempt from the provisions of this section~~chapter~~.

SMC 15.465.600(H) is repealed and readopted to read:

H. Mobile Home Park Relocation Standards.

1. The owner of a mobile home park must comply with the requirements of Chapter 59.20 RCW and Chapter 59.21 RCW if the mobile home park, or any portion thereof,

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- a. Closes;
- b. Changes the use of the land on which it is located; or
- c. Converts to a mobile home park subdivision, condominium, or cooperative.

2. The owner of a mobile home park must notify the City prior to giving notice to the tenants in accordance with RCW 59.20.080(1)(e) if any of the actions in (1)(a) – (c) of this subsection occur. (Ord. 15-1018 § 1)

Repealed language below:

~~[H. Mobile Home Park Relocation Standards. At such time as the owner of a mobile home park determines to close a mobile home park, or any portion thereof, or to change the use of the land on which a mobile home park is located, or any portion thereof, including conversion to a mobile home park subdivision, condominium or cooperative as discussed below, but prior to the date on which the owner gives notice to tenants of the change of land use pursuant to RCW 59.20.080(1)(e), the owner shall submit to the City a mobile home park relocation plan covering the park or portion of the park for which a change is proposed. In the case of conversion to a mobile home park subdivision, condominium or cooperative, a relocation plan shall be required if and only if purchase of a share is necessary to remain in the park; in such cases, the relocation plan shall be required only for tenants who are not purchasing a share and would be displaced by the conversion. Once the plan is approved in accordance with this section, the City shall issue a certificate of approval to the mobile home park owner. The mobile home relocation plan shall comply with the standards and procedures contained in this section.~~

~~If an eminent domain action of a Federal, State or local agency causes closure of a mobile home park and the procedures set forth in the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act, 42 U.S.C. 4601 et seq., and the regulations of 49 CFR Part 24 or the Relocation Assistance – Real Property Acquisition Policy Act of Chapter 8.26 RCW and the regulations of Chapter 468-100 WAC are followed, the requirements of those acts and regulations will supersede the requirements of this section and the standards contained herein.~~

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~~If a condemnation action of the City causes closure of a mobile home park, the City will be responsible for fulfilling the requirements of the standards contained herein and may provide additional relocation assistance in accordance with the provisions of the State act and regulations. If the City chooses to follow portions of the State act and the Director determines that there is a conflict or redundancy between the portions of the State act and regulations being followed by the City, and the standards contained herein, the State act shall take precedence in such areas of conflict or redundancy. If the State act is followed in all respects, such act will supersede the requirements of this section and the standards contained herein.~~

~~1. Required Elements of the Mobile Home Park Relocation Plan. The mobile home relocation plan shall include the following required elements:~~

~~a. Inventory. An inventory of park tenants and their mobile homes shall be prepared in a format established by the Department (hereinafter referred to as the “department”). The purpose of the inventory is to provide data for the State Environmental Policy Act (Chapter 43.21C RCW) checklist (hereinafter referred to as the “SEPA checklist”), which will analyze the impact of the park closure, and to establish a basis for identifying relocation/mitigation options. The inventory shall include:~~

- ~~i. An inventory of park tenants (to include information as to age, income, number of years in the park);~~
- ~~ii. An inventory of the age and conditions of the mobile homes; and~~
- ~~iii. Costs of pad rental, park utility fees and other charges, personal utilities, insurance, personal property taxes, and mobile home security interests, if applicable.~~

~~The inventory request form shall clearly state to tenants that disclosure of age, income and housing cost information is voluntary, and that the purpose of requesting the information is to assess the impact of the proposed closure and the applicability of low income housing assistance programs. If provided, this information shall be treated in a confidential manner and shall be made public only in statistical summary format.~~

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- b. ~~Environmental Conditions. An analysis of environmental conditions in the park shall be conducted. The analysis shall include noise levels and other environmental factors affecting the suitability of the park for various land uses, including mobile homes, other residential uses, and commercial uses. This information will be used to prepare the SEPA determination of environmental impacts of the proposed action. Noise measurements shall be taken on site by the property owner using an approved noise meter.~~
- e. ~~Options. A list of relocation options shall be prepared, including:~~
- ~~i. A list of vacant mobile home park spaces in King and Pierce Counties, together with a description of each park's amenities, restrictions, rental rates and other costs charged;~~
 - ~~ii. A list of low cost apartments or other low cost housing options in King County;~~
 - ~~iii. Information from banks concerning first-time home buyer programs;~~
 - ~~iv. Information from the county or nonprofit entities concerning relocation park options; and~~
 - ~~v. Information from the Port of Seattle regarding the process for obtaining Port noise mitigation funds and "advisory assistance," if applicable, including a statement of whether or not the owner intends to participate in any available program and pass noise mitigation funds to tenants.~~
- d. ~~Choices. A statement of housing preference, based on the available options, shall be gathered from each mobile home tenant. The list of each participating tenant's preference shall provide a basis for tenants to coordinate their preferences with others in the park and with the available opportunities.~~
- e. ~~Anticipated Timing. The mobile home park owner shall provide a statement of anticipated timing for park closure.~~
- f. ~~Coordination Plans or Actions. The mobile home park owner shall provide a statement of any coordination plans or actions in addition to those stated above that the park owner intends to take in order to minimize the impacts of park closure on the tenants. The relocation plan shall identify an~~

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~~official relocation plan contact. The contact shall be responsible for providing the required relocation information to tenants and status information to the City.~~

~~2. Required Process. The timing and preparation of the mobile home relocation plan shall comply with the following process:~~

- ~~a. The owner of the park shall initiate a preapplication meeting with the department to clarify the requirements of the relocation plan. If applicable, the applicant shall also meet with Port of Seattle staff to determine if relocation assistance is available.~~
- ~~b. The owner of the park shall notify, in writing, all affected park tenants and the department that the owner is beginning the process of preparing a mobile home relocation plan. In such notification, the department shall schedule a meeting with tenants to inform them of the owner's proposal for the property, the requirements of the mobile home relocation standards, as contained herein, and the proposed timeline for the process.~~
- ~~c. The mobile home park owner shall prepare a relocation plan, pursuant to the requirements of subsection (H)(1) of this section.~~
- ~~d. The mobile home park owner shall complete a SEPA checklist for the relocation plan. A copy of the SEPA checklist shall be sent to each tenant of the mobile home park. If the owner is proposing to redevelop the site, the owner may choose to have the site plan for the new development evaluated for environmental impacts concurrently with the relocation plan. If this option is chosen, the owner shall submit a site plan along with the SEPA checklist and relocation plan.~~
- ~~e. The department shall review the relocation plan to ensure compliance with the requirements of subsection (H)(1) of this section. If it is determined that the requirements have not been met, the department shall notify the mobile home park owner in writing of the identified deficiencies. The owner shall revise the plan to correct all of the identified deficiencies before resubmitting it to the City.~~

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- ~~f. Once it is determined that the requirements of subsection (A) of this section have been met, the Director of the department shall issue a decision on the relocation plan based on the impacts of the proposed action. The decision may be to approve, deny, or require modification of the relocation plan. If the relocation plan is approved, the Director shall issue a certificate of approval.~~
- ~~g. The decision of the Director is appealable to the Hearing Examiner, in accordance with the procedures of SMC 15.115.070, Appeal Process. If the decision is appealed, the relocation plan process as set forth herein shall automatically be stayed until the appeal is resolved.~~
- ~~h. If approved, the relocation plan shall be delivered to all tenants by the mobile home park owner prior to or coincident with the minimum twelve (12) month notice of intent to close the park. The relocation plan shall be valid for delivery to tenants for three (3) months from the date of approval. If the relocation plan is not delivered in this time frame, or if park closure does not occur within two (2) years of approval of the plan, preparation of a new or updated plan may be required by the City.~~
- ~~i. The mobile home park owner shall provide to the City a statement confirming that all requirements of Chapter 59.23 RCW, if applicable, including notice and first right of refusal of tenants to purchase the park have been followed.~~
- ~~j. The park owner shall submit to the City a report on the relocation process which shall include: (a) a list of tenants remaining in the park, by space or address (rent roll); and (b) spaces which have been vacated together with a description of the destination of vacating tenants and the type of housing obtained. The report shall be submitted monthly, or more frequently if requested by the department, until the park is vacant.~~
- ~~k. Once the relocation plan has been deemed by the Director to be satisfactorily implemented, the City shall issue a certificate of satisfactory completion. The mobile home park shall not be closed prior to the issuance of said certificate. The relocation plan shall be deemed to be satisfactorily implemented when the plan's stated actions have been implemented and when all tenants have relocated.~~

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3. ~~Alternative Plan and Process. If the owner of a mobile home park negotiates a relocation agreement with tenants to the satisfaction of such tenants, the agreement, signed by all affected tenants, shall be submitted to the City in lieu of the relocation plan and process of subsections (1)(1) and (2) of this section. The following process shall then apply:~~

- a. ~~The City Attorney shall review the agreement and attest to its legality as to form.~~
- b. ~~The requirement of RCW 59.20.080(1)(c) with respect to a twelve (12) month notice of land use change must still be met. However, if all tenants have satisfactorily relocated prior to the statutory twelve (12) month period, the park, or portion thereof, may be closed sooner.~~
- e. ~~Once the agreement has been determined to address the needs of the tenants, the Director shall issue a certificate of approval.~~
- d. ~~The owner shall submit monthly reports in accordance with subsection (1)(2)(j) of this section.~~
- e. ~~After all tenants have moved from the park, the Director shall issue a certificate of satisfactory completion and the park may be closed. (Ord. 15-1018 § 1)~~

SMC 15.470.005 is amended to read:

The purpose of this chapter is to delineate regulations that apply to subsidiary uses located in school facilities, City-owned facilities, and religious use facilities ~~within the residential and Park zones and religious use facilities within residential zones.~~ (Ord. 15-1018 § 1)

SMC 15.470.010 is amended to read:

B. Subsidiary uses which are permitted as of right shall be processed ~~as a~~ through the appropriate building or engineering permit Type I Site Plan Review Permit. (Ord. 15-1018 § 1)

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SMC 15.470.200 is amended to read:

15.470.200 Use Charts for Subsidiary Uses ~~in School or City Owned Property in Residential and Park Zones~~

A. Subsidiary Uses in School or City Owned Property in Residential and Park Zones.

LAND USE	NUMBER OF PERSONS ALLOWED	PERMITTED	MINOR CUP	MAJOR CUP	ADDITIONAL REGULATIONS
School or City Owned Property in Residential or Park Zones					
Religious Use Facility	1 to 40	X			See SMC 15.470.100(D) for requirements and criteria if two (2) or more subsidiary uses are proposed on school property
	41 to 80		X		
	81 or more			X	
Specialized Instruction School	1 to 40	X			
	41 to 80		X		
	81 or more			X	
Sports Club	1 to 40	X			
	41 to 80		X		
	81 or more			X	
Day Care II	Not applicable		X		
Preschool	1 to 60	X			
	61 to 130		X		
	131 or more			X	
Nonprofit Organizations	1 to 40	X			
	41 to 80		X		
	81 or more			X	

BA. Subsidiary Uses in Religious Use Facilities in Residential Zones.

LAND USE	NUMBER OF PERSONS ALLOWED	PERMITTED	MINOR CUP	MAJOR CUP	ADDITIONAL REGULATIONS
Religious Use Facilities in Residential Zones					
Specialized Instruction School	1 to 30	X			See SMC 15.470.100(E) for requirements and criteria if two (2) or more subsidiary uses are proposed in a religious use facility
	31 to 60		X		
	61 or more			X	
Day Care II	Not applicable		X (In UL zone only)		
Preschool	1 to 30	X			
	31 or more			X	
Nonprofit Organizations	1 to 30	X			
	31 to 60		X		
	61 or more			X	

(Ord. 15-1018 § 1)

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SMC 16A.09.030 is amended to read:

D. The NOA shall be mailed via first class mail to adjacent property owners ~~within three hundred (300), five hundred (500) or one thousand (1,000) feet of the exterior property line,~~ based on the standards set forth below and in Appendix II.

SMC 16A Appendix I is amended to read:

Appendix I – City of SeaTac Permits by Department and Type

Permits/Actions	Type I	Type II	Type III
Building Services Division			
Electrical	X		
Mechanical	X		
Plumbing	X		
Building	X		
Engineering Review Division			
Concurrency Determination	X		
Grading and Drainage (STE permit)	X		
Right-of-Way Use	X		
Engineering Variance	X		
Fire Department			
Fire Alarm Permits	X		
Fire Suppression System	X		
Fuel Storage Tank	X		
Other Fire Code Permits	X		
Planning Division			
Departures	X		
Home Occupation	X		
Lot Line Adjustment	X		
Separate Lot	X		
Shorelines Exemption	X		
Sign	X		
Site Plan Review, Type I	X		
Temporary Use	X		
Administrative Variance		X	
Conditional Use Permit (CUP) Minor, Administrative		X	
Preliminary Site Plan		X	
Public Utility Exception to CAO		X	

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Permits/Actions	Type I	Type II	Type III
Short Plat		X	
Special Home Occupation (SHOP)		X	
Reasonable Use Exception to CAO		X	
Conditional Use Permit (CUP) Major			X
CUP – Essential Public Facility (EPF)			X
Planned Unit Development (PUD)			X
Rezone: Owner-Initiated			X
Shoreline Substantial Development			X
Subdivision			X
Variance			X
Variance (Sign)			X

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SMC 15.205.040 Use Chart

LAND USE	UL	UM	UH	UH-UCR	T	MHP	NB	O/C/MU	O/CM	CB	CB-C	RBX	I	P	ADDITIONAL STANDARDS
ANIMALS															
Butterfly/Moth Breeding							P			P	P	P	P		
Kennel/Cattery							P			P	P		P		
Stables	P(1)													P	(1) Permitted only in an adopted Equestrian Overlay Zone. See SMC 15.315.300, Equestrian Overlay Zone.
Veterinary Clinic							P	C	P(1)	P	P	P(2)	P		(1) Permitted as part of a mixed use development, as described in SMC 15.520.100, Definition of Mixed Use. (2) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
BUSINESS SERVICES															
Airport Support Facility												P			
Cargo Containers	P(1,2)	P(1,2)	P(1,2)	P(1,2)	P(1,2)	P(1,2)	P(1,2)	P(1,2)	P(1,2)	P	P(3)	P	P	P(1,2)	See Chapter 15.410 SMC, Cargo Containers. (1) Permitted as accessory to primary use. (2) Not permitted as accessory to dwelling units. (3) Not to be used for distribution/ warehouse as the primary use of property.
Commercial/ Industrial Accessory Uses							P		C	P	P	P	P		
Conference/ Convention Center							P		P	P	P	P	P		
Construction/Trade									C	C	C	P(1)	P		(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Distribution Center/ Warehouse							C		C	C		P	P		
Equipment Rental, Large												C	P		
Equipment Rental, Small							C		P(1)	P	P		P		(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Equipment Repair, Large													P		
Equipment Repair, Small							P		P(1)	P	P	P(2)	P		(1) Permitted only as part of a mixed used development, as described in SMC 15.520.100, Definition of Mixed Use. (2) Permitted only as accessory to primary use not to exceed 20% of total square footage of building(s).
Helipad/Airport and Facilities													P		
Landscaping Business										P	P	P	P		
Professional Office			P	P			P	P	P	P	P	P	P		
Storage, Self-Service										P	P	C	P		
Truck Terminal									C	C		P(1)	P		(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
CIVIC AND INSTITUTIONAL															
Cemetery		C	C	C			C				P	P	P	C	

SMC 15.205.040 Use Chart

LAND USE	UL	UM	UH	UH-UCR	T	MHP	NB	O/C/MU	O/CM	CB	CB-C	RBX	I	P	ADDITIONAL STANDARDS
City Hall	P	C	C	C				P	P	P	P	P			
Court								P	P	P	P	P	P		
Fire Facility	C	P	P	P			P	P	P	P	P	P	P	P	
Funeral Home/ Crematory							P		P(1)	P	P	P(2)	P	C	(1) Permitted as part of a mixed use development, as described in SMC 15.520.100, Definition of Mixed Use. (2) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Police Facility	C	P	P	P			P	P	P	P	P	P	P	P	
Public Agency Office			P	P			P	P	P	P	P	P	P		
Public Agency Yard								C	C	P	P	C	P		
Public Archives							C	P	P	P	P	P	P	C(1)	(1) Limited to existing structures.
Social Service Office			C	C			P	P	P	P	P	P	P		
EDUCATIONAL															
College/University	C	C	C	C				P(1)	P	P	P	P			(1) Permitted as part of a mixed use development, as described in SMC 15.520.100, Definition of Mixed Use.
Elementary/Middle School	C	C	C	C								C			
High School	C	C	C	C			P			C	C	C			
Specialized Instruction School	P(1,2)/C(3)	P(1,2)/C(3)	P(1,2)/C(3)	P(1,2)/C(3)			P	P(4)	P(4)	P	P	P	P		(1) Limited to 3 students per day. (2) Permitted as a subsidiary use, subject to criteria in Chapter 15.470 SMC, Subsidiary Uses. (3) Permitted as a minor conditional use, subject to criteria in SMC 15.115.020(E), Conditional Use Permit (CUP). (4) Permitted as part of a mixed use development, as described in SMC 15.520.100, Definition of Mixed Use.
Vocational/Technical School							C	P(1)	P(1)	P	P	C	C		(1) Permitted as part of a mixed use development, as described in SMC 15.520.100, Definition of Mixed Use.
HEALTH AND HUMAN SERVICES															
Crisis Diversion Facility (CDF)													C	C	Subject to a Conditional Use Permit (CUP) and Essential Public Facility (EPF) siting process.
Crisis Diversion Interim Facility (CDIF)													C	C	Subject to a Conditional Use Permit (CUP) and Essential Public Facility (EPF) siting process.
Day Care I	P(1)	P(1)	P(1)	P(1)	P(1)	P(1)	P(1)	P(1,2)	P(1,2)					P(1,3)	See Chapter 15.420 SMC, Day Care Facilities. (1) If family day care providing in-home care, regulations in SMC 15.420.200, Family Day Care Facilities apply. (2) Permitted as part of a mixed use development, as described in SMC 15.520.100, Definition of Mixed Use. (3) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).

SMC 15.205.040 Use Chart

LAND USE	UL	UM	UH	UH-UCR	T	MHP	NB	O/C/MU	O/CM	CB	CB-C	RBX	I	P	ADDITIONAL STANDARDS
Day Care II	C(1)	P	P	P		C	P	P(2)	P(2)	P	P	P			See Chapter 15.420 SMC, Day Care Facilities. (1) Permitted as a minor conditional use, subject to criteria in SMC 15.115.020(E), Conditional Use Permit (CUP). (2) Permitted as part of a mixed use development, as described in SMC 15.520.100, Definition of Mixed Use.
Halfway House									C	C	C	C			As part of the CUP process a determination will be made as to whether an essential public facility (EPF) siting process is needed. See SMC 15.115.040, Essential Public Facilities. These requirements shall not be construed to limit the appropriate use of schools and other facilities for emergency shelters in disaster situations.
Hospital							P		C	P	P	P			
Medical Dental Lab			C	C			P	P	P	P	P	P	P		
Medical Office/ Outpatient Clinic			P	P			P	P	P	P	P	P	P		
Miscellaneous Health							P	C	C	P	P	P			
Opiate Substitution Treatment Facility										C	C	C	C		Subject to a Conditional Use Permit (CUP) and Essential Public Facility (EPF) siting process.
Overnight Shelter	P(1)	P(1)	P(1)	P(1)			P(1)		P(1)/C(2)	P(1)/C(2)	P(1)/C(2)	P(1)/C(2)			(1) Allowed only as part of permitted Religious Use Facility Accessory not to exceed 20% of total building square footage, providing operating plan is approved ensuring there are no significant traffic or noise impacts to neighbors, and that health and safety standards are met. (2) As part of the CUP process a determination will be made as to whether an essential public facility (EPF) siting process is needed. See SMC 15.115.040, Essential Public Facilities. These requirements shall not be construed to limit the appropriate use of schools and other facilities for emergency shelters in disaster situations.
Secure Community Transition Facility									C	C	C	C	C		Subject to a Conditional Use Permit (CUP) and Essential Public Facility (EPF) siting process.
Transitional Housing			C	C					C	P	P	P			Must have adequate on-site and program management, and satisfactory written policies and procedures, including those describing tenant selection, assistance, denial or termination, and housing safety standards. Screening must not allow as residents persons who have been classified as Class III sexual offenders.
MANUFACTURING															
Aerospace Equipment													C		
Apparel/Textile Products										C	C		P		
Batch Plants													C		Cement batch plants are prohibited.
Biomedical Product Facility												P	P		

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LAND USE	UL	UM	UH	UH-UCR	T	MHP	NB	O/C/MU	O/CM	CB	CB-C	RBX	I	P	ADDITIONAL STANDARDS
Chemical/Petroleum Products													P		
Commercial/ Industrial Machinery													P		
Computer/Office Equipment												C	P		
Electronic Assembly												C	P		
Fabricated Metal Products													P		
Food Processing							P		C	P	P		P		
Furniture/Fixtures													P		
Laboratories, Research, Development and Testing							C		C	C	C	P	P		
Manufacturing, Light Misc.													P		
Winery/Brewery/ Distillery								C(1)	P(1)	P	P	P(1)	P		(1) Micro winery/brewery/distillery shall have a retail section.
Off-Site Hazardous Waste Treatment and Storage Facilities													C		Must comply with RCW 70.105.210.
Paper Products													P		
Primary Metal Industry													P		
Printing/Publishing										P	P	C	P		
Recycling Processing													C		
Rubber/Plastic/ Leather/Mineral Products													P		
Textile Mill										C			P		
Wood Products	C(1)												P		(1) Minimum lot size of 5 acres.
MOTOR VEHICLES															
Auto/Boat Dealer									C(1)	P	P		P		(1) Permitted as part of a mixed use development, as described in SMC 15.520.100, Definition of Mixed Use.
Auto Service Center							P			P	P	P(1)	P		(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Auto Supply Store							P	C(1)	C(1)	P	P		P		(1) Permitted as part of a mixed use development, as described in SMC 15.520.100, Definition of Mixed Use.
Auto Wrecking													C		
Commercial Marine Supply							C			P	P		P		
Electric Vehicle Infrastructure	P(1)	P(1)	P(2)	P(2)	P(1)	P(1)	P	P(3)	P	P	P	P	P	P(1)	(1) Restricted electric vehicle charging stations only. (2) Battery charging stations only, limited in use only to the tenants or customers of the development located on site. (3) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Fueling/Service Station							P			P	P		P		See SMC 15.415.100, Fueling/Service Stations.

SMC 15.205.040 Use Chart

LAND USE	UL	UM	UH	UH-UCR	T	MHP	NB	O/C/MU	O/CM	CB	CB-C	RBX	I	P	ADDITIONAL STANDARDS
Mobile Refueling Operations	P(1)	P(1)	P(1)	P(1)	P(1)	P(1)	P(1)	P(1)	P(1)	P	P	P	P	P(1)	See Chapter 15.450 SMC, Mobile Refueling Operations. (1) Permitted only to refuel heavy equipment at a construction site.
Public/Private Parking							C		C(1)	P	P	P	P		(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Tire Retreading													P		
Towing Operation													C		
Vehicle Rental/Sale									C(1)	P	P	P(1)	P		(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Vehicle Repair, Large													P		
Vehicle Repair, Small							C			P	P		P		
RECREATIONAL AND CULTURE															
Amusement Park									C	C	C			C(1)	(1) Site must be adjacent to an improved arterial.
Community Center		C	C	C			P	P	P	P	P	P(1)		P	(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Drive-In Theater										P					
Golf Course	C									C				P	
Health Club			C(1)	C(1)			P	P	P	P	P	P	P(1)		(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Library	P	P	C	C	C		P	P	P	P	P	P			
Museum		C	C	C			P	P	P	P	P	P			
Nonprofit Organization	P(1)/C(2)	P(1)/C(2)	P	P			P	P	P	P	P	P		P(1)/C(2)	(1) Permitted as subsidiary use, subject to criteria in Chapter 15.470 SMC, Subsidiary Uses. (2) Permitted as a minor conditional use, subject to criteria in SMC 15.115.020(E), Conditional Use Permit (CUP).
Park	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Recreational Center	P(1)	P(1)	P(1)	P(1)			C	P	P	P	P	P(2)	P	P	(1) The hours to conduct outdoor activities may be limited dependent 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. to 8:00 a.m. or lighting that cannot be screened that would cast glare on adjacent residents. (2) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Religious Use Facility	C	C	P	P	C		P	P	P	P	P	P		P(1)/C(2)	(1) Permitted as a subsidiary use, subject to criteria in Chapter 15.470 SMC, Subsidiary Uses. (2) Permitted as a minor conditional use, subject to criteria in SMC 15.115.020(E), Conditional Use Permit (CUP).

SMC 15.205.040 Use Chart

LAND USE	UL	UM	UH	UH-UCR	T	MHP	NB	O/C/MU	O/CM	CB	CB-C	RBX	I	P	ADDITIONAL STANDARDS
Religious Use Facility Accessory	C(1,2)	C(1,2)	C(2)	C(2)	C(1)		P(2)	P	P(2)	P(2)	P(2)	P(2)		P(3)/C(4)	(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s). (2) May include an overnight shelter, not to exceed 20% of total building square footage, providing an operating plan is approved ensuring there are no significant traffic or noise impacts to neighbors, and that health and safety standards are met. (3) Permitted as a subsidiary use, subject to criteria in Chapter 15.470 SMC, Subsidiary Uses. (4) Permitted as a minor conditional use, subject to criteria in SMC 15.115.020(E), Conditional Use Permit (CUP).
Sports Club	P(1)/C(2)						C			P	P	P	P		(1) Permitted as a subsidiary use, subject to criteria in Chapter 15.470 SMC, Subsidiary Uses. (2) Permitted as a minor conditional use, subject to criteria in SMC 15.115.020(E), Conditional Use Permit (CUP).
Stadium/Arena									C	C	C		C	C	
RESIDENTIAL															
College Dormitory							C	P(1)	P	P	P	P			(1) Permitted as part of a mixed use development, as described in SMC 15.520.100 Definition of Mixed Use.
Duplex		P(1)	P(1)	P(1)	P(1)										See Chapter 15.505 SMC, Townhouse and Duplex Development Design Standards. (1) Duplexes are only permitted as part of a townhouse development.
Dwelling Unit, Caretaker/Manager										P	P	P			
Dwelling Unit, Detached	P(1)	P(1) (2)	P(2)	P											(1) Efficiency unit permitted within primary dwelling, not to exceed 25% of gross square feet of dwelling. (2) Small lot single-family allowed subject to design standards in Chapter 15.500 SMC, Small Lot Single-Family Design Standards.
Manufactured/ Modular Home	P	P					P								See SMC 15.465.600, Mobile/ Manufactured/Modular Homes and Mobile Home Parks.
Mobile Home							P								See SMC 15.465.600, Mobile/ Manufactured/Modular Homes and Mobile Home Parks.
Mobile Home Park	C(1)	C(1)	C(1)	C(1)			P								See SMC 15.465.600, Mobile/ Manufactured/Modular Homes and Mobile Home Parks. (1) A park outside established or proposed mobile home park zone is permitted after approval through the CUP process.
Multi-Family		P	P	P			C	P	P(1)	P(1)	P(1)	C(1)			(1) For projects fronting International Blvd or S 188th St, at least 50% of the building's ground floor shall be a retail, service, or commercial use as described in SMC 15.520.300, Mixed Use in Residential Projects.
Townhouse		P	P	P	P			P							See Chapter 15.505 SMC, Townhouse and Duplex Development Design Standards.
RESIDENTIAL, RETIREMENT AND ASSISTED LIVING															

SMC 15.205.040 Use Chart

LAND USE	UL	UM	UH	UH-UCR	T	MHP	NB	O/C/MU	O/CM	CB	CB-C	RBX	I	P	ADDITIONAL STANDARDS
Assisted Living Facility			P	P			C	P	P	P	P				
Community Residential Facility I	P	P	P	P			P	P		P	P	P			See SMC 15.465.400, Community Residential Facilities Standards.
Community Residential Facility II			P	P			C	P(1)	P	P	P	P			See SMC 15.465.400, Community Residential Facilities Standards. (1) Permitted as part of a mixed use development, as described in SMC 15.520.100, Definition of Mixed Use.
Continuing Care Retirement Community			P	P			C	P	P	P	P				
Convalescent Center/Nursing Home			P	P			P		P	P	P	P			
Retirement Apartments		P	P	P			C	P	P	P	P				
RESIDENTIAL, ACCESSORY															
Accessory Dwelling Unit	P	P													See SMC 15.465.100, Accessory Dwelling Units (ADUs).
Home Occupation	P	P	P	P	P	P	P	P	P	P	P	P	P	P	See SMC 15.465.500, Home Occupations.
Shed/Garage	P	P	P	P	P										See Chapter 15.405 SMC, Accessory and Tent Structures.
Tent Structure	P														See Chapter 15.405 SMC, Accessory and Tent Structures.
Tent Structure, Canopy	P														See Chapter 15.405 SMC, Accessory and Tent Structures.
RETAIL AND COMMERCIAL															
Agricultural Crop Sales (Farm Only)	P(1)						P			P	P	P	P		(1) No permanent retail sales structures permitted. Retail sales allowed on a seasonal basis for no more than 90 days in a calendar year. Wholesale sales permitted year round only for products produced/ grown on site.
Antique/Secondhand Store							P	P(1)	P(1)	P	P				(1) Permitted as part of a mixed use development, as described in SMC 15.520.100, Definition of Mixed Use.
Apparel/Accessory Store								P(1)	P	P	P	P(2)			(1) Permitted as part of a mixed use development, as described in SMC 15.520.100, Definition of Mixed Use. (2) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Arcade (Games/ Food)			P(1)	P(1)			P	P(1)	P(1)	P(1)	P(1)	P(1)		P	(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Beauty Salon/ Personal Grooming Service			C(1)	C(1)			P	P(2)	C(2)	P	P	P			(1) Small resident-oriented use only, not to exceed 2,000 square footage of building(s). (2) Permitted as part of a mixed use development, as described in SMC 15.520.100, Definition of Mixed Use.
Coffee Shop/Retail Food Shop			P(1)	P(1)			P	P(2)	P	P	P	P			(1) Small resident-oriented use only, not to exceed 2,000 square footage of building(s). (2) Permitted as part of a mixed use development, as described in SMC 15.520.100, Definition of Mixed Use.
Concession Sales							P	P	P	P	P	P	P	P	

SMC 15.205.040 Use Chart

LAND USE	UL	UM	UH	UH-UCR	T	MHP	NB	O/C/MU	O/CM	CB	CB-C	RBX	I	P	ADDITIONAL STANDARDS
Department/Variety Store							P	P(4)	P(4)	P	P	P(2)			(1) Permitted as part of a mixed-use development, as described in SMC 15.520.100, Definition of Mixed Use. (2) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Drug Store							P	P(4)	P(4)	P	P	P			(1) Permitted as part of a mixed-use development, as described in SMC 15.520.100, Definition of Mixed Use.
Dry Cleaner			P(1,2)	P(1,2)			P	P(1)	P(1)	P	P	P(2)			(1) Permitted as part of a mixed use development, as described in SMC 15.520.100, Definition of Mixed Use. (2) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Entertainment Club															
Espresso Stand			P(1)	P(1)			P	P(2)	P	P	P	P	P		(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s). (2) Permitted as part of a mixed use development, as described in SMC 15.520.100, Definition of Mixed Use.
Fabric Store								P(4)	P(4)	P	P	P(2)			(1) Permitted as part of a mixed-use development, as described in SMC 15.520.100, Definition of Mixed Use. (2) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Financial Institution							P	P	P	P	P	P	P		
Florist Shop			P(4)	P(4)			P	P(2)	P(2)	P	P	P(3)			(1) Small resident-oriented use only, not to exceed 2,000 square footage of building(s), as part of a residential mixed-use project. (2) Permitted as part of a mixed-use development, as described in SMC 15.520.100, Definition of Mixed Use. (3) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Feed Store			P(4)	P(4)			P	P(2)	P(2)	P	P	P(3)			(1) Small resident-oriented use only, not to exceed 2,000 square footage of building(s). (2) Permitted as part of a mixed-use development, as described in SMC 15.520.100, Definition of Mixed Use. (3) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).

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LAND USE	UL	UM	UH	UH-UCR	T	MHP	NB	O/C/MU	O/CM	CB	CB-C	RBX	I	P	ADDITIONAL STANDARDS	
Forest Products							P(1)		P(2)	(P1)	P(1)				C(3)	(1) Temporary forest product sales related to holidays. Merchandise limited to Christmas trees, wreaths, herbs and associated decorations. (2) Permitted as part of a mixed use development, as described in SMC 15.520.100, Definition of Mixed Use. (3) Forest product related businesses shall provide the following: minimum of 10 acres; access to major arterial; and minimum 30 foot buffers around the perimeter of property (Type II landscaping).
Furniture Store								P(4)	P	P	P					(4) Permitted as part of a mixed-use development, as described in SMC 15.520.100, Definition of Mixed Use.
Hardware/Garden Material							P	P(4)	P(4)	P	P					(1) Permitted as part of a mixed-use development, as described in SMC 15.520.100, Definition of Mixed Use.
Hobby/Toy Store							P	P(4)	P(4)	P	P	P(2)				(1) Permitted as part of a mixed-use development, as described in SMC 15.520.100, Definition of Mixed Use. (2) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Jewelry Store							P	P(4)	P(4)	P	P	P(2)				(1) Permitted as part of a mixed-use development, as described in SMC 15.520.100, Definition of Mixed Use. (2) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Laundromat		P(1)	P	P			P			P	P			P		(1) Small resident-oriented use only, not to exceed 2,000 square footage of building(s), as part of a residential mixed use project.
Liquor Store								G	P	P	P					
Media Material				P(4)	P(4)		P	P(2)	P	P	P	P(3)				(1) Small resident-oriented use only, not to exceed 2,000 square footage of building(s), as part of a residential mixed use project. (2) Permitted as part of a mixed-use development, as described in SMC 15.520.100, Definition of Mixed Use. (3) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Mobile Food Vending							P	P	P	P	P	P	P	P		See SMC 15.415.300, Mobile Food Vending
Other Retail Uses							G	G	P	P	P	G				
Pet Store								P(4)	P(4)	P	P	P(2)				(1) Permitted as part of a mixed-use development, as described in SMC 15.520.100, Definition of Mixed Use. (2) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Photographic and Electronic Store							P	P(4)	P(4)	P	P	P(2)				(1) Permitted as part of a mixed-use development, as described in SMC 15.520.100, Definition of Mixed Use. (2) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).

SMC 15.205.040 Use Chart

LAND USE	UL	UM	UH	UH-UCR	T	MHP	NB	O/C/MU	O/CM	CB	CB-C	RBX	I	P	ADDITIONAL STANDARDS
Produce Stand							P		C	P	P	P	P		No more than 25% of the gross floor area of the produce stand shall be used for the sale of incidental or accessory uses.
Restaurant			C(1,2)	C(1,2)			P(2)	P(2,3)	P(3)	P	P	P	P		(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s). (2) No drive-through facilities allowed. (3) Permitted as part of a mixed use development, as described in SMC 15.520.100, Definition of Mixed Use.
Restaurant, Fast Food									P(1)	P	P	P	P		(1) Permitted as part of a mixed use development, as described in SMC 15.520.100, Definition of Mixed Use.
Retail, Big Box								P(1)	C(1)	C	C	C	P		(1) Permitted as part of a mixed use development, as described in SMC 15.520.100, Definition of Mixed Use.
Retail, General			P(1)	P(1)			P	P(2)	P(2)	P	P	P(3)			(1) Small resident-oriented use only, not to exceed 2,000 square footage of building(s). (2) Permitted as part of a mixed use development, as described in SMC 15.520.100, Definition of Mixed Use. (3) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Sexually Oriented Business										C	C	C	C		See SMC 15.415.200, Sexually Oriented Business.
Sporting Goods and Related Stores								P(1)	P(1)	P	P	P(2)			(1) Permitted as part of a mixed use development, as described in SMC 15.520.100, Definition of Mixed Use. (2) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Tavern							P(1)	C	P	P	P				(1) Small resident-oriented use only, not to exceed 2,000 square footage of building(s).
Theater							P		P	P	P	P(1)	P	P(1)	(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Wholesale/Bulk Store								P(1)	C(1)	C	C	C	P		(1) Permitted as part of a mixed use development, as described in SMC 15.520.100, Definition of Mixed Use.
RETAIL AND COMMERCIAL, LODGING															
Bed and Breakfast	P	P	P	P			P	P	C						See SMC 15.465.300, Bed and Breakfast Standards.
Hostel		C	C	C			P	C	P	P	P	P			
Hotel/Motel and Associated Uses			C	C			P	C	P	P	P	P			
UTILITIES															
Communications Facility	C/P	C/P	C/P	C/P	C/P		C/P	C/P	C/P	C/P	C/P	C/P	C/P		See Chapter 15.480 SMC, Wireless Communications Facilities, for specific use and development standards.
Utility Substation	C	C	C	C			C	C	C	P	P	P	P		
Utility Use	C	C	C	C			C	C	C	C	C	P	P		
Wireless Communications Facilities	C/P	C/P	C/P	C/P	C/P	C/P	C/P	C/P	C/P	C/P	C/P	C/P	C/P	C/P	See Chapter 15.480 SMC, Wireless Communications Facilities, for specific use and development standards.

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Exhibit C-1 (Page 33)

Date: 08/04/2020

SMC 15.300.055 City Center Overlay District Use Chart

LAND USE	UM	UH	UH- UCR	NB	CB-C	O/CM	O/C/ MU	T	P	Additional Regulations
ANIMALS										
Kennel/Cattery				P	P(1)					(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Stables									P	
Veterinary Clinic			P(1)	P	P	P(1)	C			(1) Permitted as a part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use.
BUSINESS SERVICES										
Airport Support Facility										
Commercial/Industrial Accessory Uses				P	C	C				
Conference/Convention Center				P	P	P				
Construction/Trade					C	C				
Distribution Center/ Warehouse				C		C(1)				(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Equipment Rental, Large										
Equipment Rental, Small				C	C	P(1)				(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Equipment Repair, Large										
Equipment Repair, Small				P	P(1)	P(2)				(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s). (2) Permitted as a part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use.
Helipad/Airport and Facilities										
Professional Office		P(1)	P(1)	P	P	P	P			(1) Permitted as a part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use.
Storage, Self-Service										
Truck Terminal										
CIVIC AND INSTITUTIONAL										
Cemetery	C	C		C	C				C	
City Hall			P(1)	P	P					(1) Permitted as a part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use.
Court					P	P	P			
Fire Facility	P	P	P	P	P	P	P		P	
Funeral Home/Crematory				P	P(1)	P(2)			C	(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s). (2) Permitted as a part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use.
Police Facility	P	P	P	P	P	P	P		P	
Public Agency Office		P	P	P	P	P	P		P	

SMC 15.300.055 City Center Overlay District Use Chart

LAND USE	UM	UH	UH- UCR	NB	CB-C	O/CM	O/C/ MU	T	P	Additional Regulations
Public Agency Yard					C	C	C		C(1)	(1) A public agency yard located on property within the park zone may be used as a combined maintenance facility for park and nonpark purposes; provided, that the facility shall be no more expansive than that which is reasonably expected to be needed for park maintenance when park facilities are fully developed.
Public Archives				C	P	P	P		C(1)	(1) A public archives facility located on property within the park zone is limited to existing structures.
Social Service Office		C	P	P	P	P	P			
EDUCATIONAL										
College/University	C	C	C		P	P	P(1)			(1) Permitted as a part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use.
Elementary/Middle School	C	C	C							
High School	C	C	C	P	C					
Specialized Instruction School	P(1)	P(1)	P	P	P	P(2)	P(2)			(1) Limited to 3 students per day. (2) Permitted as a part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use.
Vocational/Technical School				C	P	P(1)	P(1)			(1) Permitted as a part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use.
HEALTH AND HUMAN SERVICES										
Day Care I	P(1)	P(1)	P(1)	P(1)		P(1,2)	P(1,2)	P(1)		See Chapter 15.420 SMC, Day Care Facilities. (1) If family day care providing in-home care, regulations in SMC 15.420.200, Family Day Care Facilities apply. (2) Permitted as a part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use.
Day Care II	P	P	P	P	P	P(1)	P(1)			See Chapter 15.420 SMC, Day Care Facilities. (1) Permitted as a part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use.
Hospital				P	P	C				
Medical Dental Lab		C	C	P	P	P	P			
Medical Office/Outpatient Clinic		P	P	P	P	P	P			
Miscellaneous Health			C	P	P	C	C			
Opiate Substitution Treatment Facility					C					Subject to the CUP-EPF siting process (SMC 15.115.040, Essential Public Facilities).
Secure Community Transition Facility					C	C				Subject to the CUP-EPF siting process (SMC 15.115.040, Essential Public Facilities).
Transitional Housing		C	C		P	C				Must have adequate on-site and program management, and satisfactory written policies and procedures, including those describing tenant selection, assistance, denial or termination, and housing safety standards. Screening must not allow as residents persons who have been classified as Class III sexual offenders.

SMC 15.300.055 City Center Overlay District Use Chart

LAND USE	UM	UH	UH- UCR	NB	CB-C	O/CM	O/C/ MU	T	P	Additional Regulations
MANUFACTURING										
Aerospace Equipment										
Apparel/Textile Products										
Biomedical Products Facilities										
Chemical/Petroleum Products										
Commercial/Industrial Machinery										
Computer/Office Equipment										
Electronic Assembly										
Fabricated Metal Products										
Food Processing										
Furniture/Fixtures										
Laboratories, Research, Development and Testing				C	C	C				
Manufacturing, Light Misc.										
Winery/Brewery/Distillery					P	P	C			Micro-winery/brewery/distillery with retail section.
Paper Products										
Primary Metal Industry										
Printing/Publishing					C					
Recycling Processing										
Rubber/Plastic/Leather/Mineral Products										
Textile Mill										
Wood Products										
MOTOR VEHICLES										
Auto/Boat Dealer					P(1)	C(1)				(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Auto Service Center				P	P					
Auto Supply Store				P	P(1)	C(1)	C(1)			(1) Permitted as a part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use.
Auto Wrecking										
Commercial Marine Supply				C	P					
Electric Vehicle Infrastructure	P(1)	P(2)	P(2)	P	P	P	P	P(1)	P(1)	(1) Restricted electric vehicle charging stations only. (2) Battery charging stations only, limited in use only to the tenants or customers of the development located on site.
Fueling/Service Station				C	P					

SMC 15.300.055 City Center Overlay District Use Chart

LAND USE	UM	UH	UH- UCR	NB	CB-C	O/CM	O/C/ MU	T	P	Additional Regulations
Mobile Refueling Operation	P(1)	P(1)	P(1)	P(1)	P	P	P(1)	P(1)	P(1)	See Chapter 15.450 SMC, Mobile Refueling Operations. (1) Permitted only to refuel heavy equipment at a construction site.
Public/Private Parking				C(1,2)	P(1,2)	C(1,2)				(1) Public/private parking lots (including park-and-fly and other commercial parking) are only permitted within a structure. See SMC 15.300.450(A) for provisions regarding public/private surface parking lot as an interim use. See SMC 15.300.460 for parking structure design and development standards. (2) Public/private parking lot structures are permitted up to one thousand two hundred (1,200) spaces. (See SMC 15.300.460(A), Parking Structures with Public/Private Parking Uses.) Additional spaces may be added only via the incentive method defined in SMC 15.300.460(A)(2).
Tire Retreading										
Towing Operation										
Vehicle Rental/Sales					P(1)	C(1)				(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Vehicle Repair, Large										
Vehicle Repair, Small				C	P					
RECREATIONAL AND CULTURAL										
Amusement Park					C	C			C(1)	(1) Site must be adjacent to an improved arterial.
Community Center	C	P	P	P	P	P	P		P	
Drive-In Theater										
Golf Course									P	
Health Club		C(1)	P	P	P	P	P			(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Library	P	C	P	P	P	P	P	C		
Museum	C	C	P	P	P	P				
Nonprofit Organization	P(1)/ C(2)	P	P	P	P	P	P		P(1)/ C(2)	(1) Permitted as a subsidiary use, subject to criteria in Chapter 15.470 SMC, Subsidiary Uses. (2) Permitted as a minor conditional use, subject to criteria under SMC 15.115.020(E), Conditional Use Permit (CUP).
Park	P	P	P	P	P	P	P	P	P	
Recreational Center		P	P	P	P	P	P		P	
Religious Use Facility	P(1)/ C(2)	P	P	P	P	P	P		P(1)/ C(2)	(1) Permitted as a subsidiary use, subject to criteria in Chapter 15.470 SMC, Subsidiary Uses. (2) Permitted as a minor conditional use, subject to criteria under SMC 15.115.020(E), Conditional Use Permit (CUP).

SMC 15.300.055 City Center Overlay District Use Chart

LAND USE	UM	UH	UH- UCR	NB	CB-C	O/CM	O/C/ MU	T	P	Additional Regulations
Religious Use Facility Accessory	C(1)	C(1)	P(1)	P	P	P	P		P(2)/ C(3)	(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s). (2) Permitted as a subsidiary use, subject to criteria in Chapter 15.470 SMC, Subsidiary Uses. (3) Permitted as a minor conditional use, subject to criteria under SMC 15.115.020(E), Conditional Use Permit (CUP).
Stadium/Arena					C	C			C	
RESIDENTIAL										
College Dormitory				C	P	P	P(1)			(1) Permitted as a part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use.
Duplex	P(1)	P(1)(2)		C(1)	P(1)		P(1)	P(1)		See Chapter 15.505 SMC, Townhouse and Duplex Development Design Standards. (1) Duplexes are only permitted as part of a townhouse development. (2) Townhouse and duplex development allowed only in UH-1800 zone.
Dwelling Unit, Caretaker/ Manager		P	P		P					
Dwelling Unit, Detached	P(1,2,3, 4)	P(4)								(1) Accessory dwelling units permitted. See SMC 15.465.100, Accessory Dwelling Units (ADUs) for standards. (2) Efficiency unit permitted within primary dwelling, not exceeding 25% of gross square feet of dwelling. (3) See SMC 15.465.600, Mobile/Manufactured/Modular Homes and Mobile Home Parks, for additional development standards. (4) Small lot single-family development allowed subject to design standards specified in Chapter 15.500 SMC, Small Lot Single-Family Design Standards
Manufactured Home (HUD)	P									See SMC 15.465.600, Mobile/Manufactured/Modular Homes and Mobile Home Parks, for additional development standards.
Mobile Home (nonHUD)										
Mobile Home Park	C(1)	C(1)	C(1)			P				(1) A park outside established or proposed mobile home park zone is permitted after approval through the CUP process.
Multi-Family	P	P	P	C	P(1)	P	P			(1) For designated parcels fronting International Blvd., S. 176th St., or S. 188th St. (see Figure 15.300.730A), at least 50% of a building's ground floor shall be a retail, service, or commercial use as described in the mixed use standards in SMC 15.300.720 and 15.300.730.
Townhouse	P	P(1)		C	P		P	P		(1) Townhouse and duplex development allowed only in UH-1800 zone.

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SMC 15.300.055 City Center Overlay District Use Chart

LAND USE	UM	UH	UH- UCR	NB	CB-C	O/CM	O/C/ MU	T	P	Additional Regulations
RESIDENTIAL, RETIREMENT AND ASSISTED LIVING										
Community Residential Facility I	P	P	P	P	P	P	P			See SMC 15.465.400, Community Residential Facilities Standards.
Community Residential Facility II		P	P	C	P	P	P(1)			See SMC 15.465.400, Community Residential Facilities Standards. (1) Permitted only as part of a mixed use development, as described in SMC 15.300.730, Ground Floor Uses in Mixed Use Projects, and arranged on site as described in SMC 15.300.720, Definition of Mixed Use.
Convalescent Center/ Nursing Home	P	P	P	P		P				
Retirement Apartments	P	P	P	C	P(1)	P	P			(1) For designated parcels fronting International Blvd., S. 176th St., or S. 188th St. (see Figure 15.300.730A), at least 50% of a building's ground floor shall be a retail, service, or commercial use as described in the mixed use standards in SMC 15.300.720 and 15.300.730.
RESIDENTIAL, ACCESSORY										
Home Occupation	P	P	P		P	P	P	P		See SMC 15.465.500, Home Occupations.
Shed/Garage	P(1)	P(1)	P(1)					P		(1) Limited to 1,000 gross square feet and a 20 foot height limit (highest point).
RETAIL AND COMMERCIAL										
Agricultural Crop Sales (Farm Only)				P	P					
Antique/Secondhand Store			P(1)	P	P	P(1)	P(1)			(1) Permitted as a part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use.
Apparel/Accessory Store		P(1)	P(2)		P	P(2)	P(2)			(1) Small, resident-oriented uses only, as part of a residential-mixed use project. (2) Permitted as a part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use.
Arcade (Games/Food)		P(1)	P(1)	P	P	P(1)	P(1)		P	(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Beauty Salon/Personal Grooming Service		P(1)	P(2)	P	P	C(2)	P(2)			(1) Small, resident-oriented uses only. (2) Permitted as a part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use.
Coffee Shop/Retail Food Shop		P(1)	P(2)	P	P	P(2)	P(2)			(1) Small, resident-oriented uses only. (2) Permitted as a part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use.
Concession Sales				P	P	P	P	P	P	
Department/Variety Store				P	P	P(1)	P(1)			(1) Permitted as a part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use.

SMC 15.300.055 City Center Overlay District Use Chart

LAND USE	UM	UH	UH- UCR	NB	CB-C	O/CM	O/C/ MU	T	P	Additional Regulations
Drug Store		P(1)	P(2)	P	P	P(2)	P(2)			(1) Small, resident-oriented uses only, as part of a residential-mixed use project. (2) Permitted as a part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use.
Dry Cleaner		P(1,2)	P(2)	P	P	P(2)	P(2)			(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s). (2) Permitted as a part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use.
Entertainment Club										
Espresso Stand		P(1)	P	P	P	P	P(2)			(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s). (2) Permitted as a part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use.
Fabric Store		P(1)	P(2)		P	P(2)	P(2)			(1) Small, resident-oriented uses only, as part of a residential-mixed use project. (2) Permitted as a part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use.
Financial Institution			P(1)	P	P	P	P			(1) Permitted as a part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use.
Florist Shop		P(1)	P(2)	P	P	P(2)	P(2)			(1) Small, resident-oriented uses only, as part of a residential-mixed use project. (2) Permitted as a part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use.
Food Store		P(1)	P(2)	P	P	P(2)	P(2)			(1) Small, resident-oriented uses only. (2) Permitted as a part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use.
Forest Products				P(1)	P(1)	P(1)				(1) Temporary forest product sales related to holidays. Merchandise limited to Christmas trees, wreaths, herbs and associated decorations.
Furniture Store			P(1)		P	P(1)	P(1)			(1) Permitted as a part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use.
Hardware/Garden Material				P	P	P(1)	P(1)			(1) Permitted as a part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use.
Hobby/Toy Store		P(1)	P(2)	P	P	P(2)	P(2)			(1) Small, resident-oriented uses only, as part of a residential-mixed use project. (2) Permitted as a part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use.

SMC 15.300.055 City Center Overlay District Use Chart

LAND USE	UM	UH	UH- UCR	NB	CB-C	O/CM	O/C/ MU	T	P	Additional Regulations
Jewelry Store		P(1)	P(2)	P	P	P(2)	P(2)			(1) Small, resident-oriented uses only, as part of a residential mixed-use project. (2) Permitted as a part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use.
Laundromat		P(1)	P	P	P	P	P(2)			(1) Small, resident-oriented uses only, as part of a residential mixed use project. (2) Permitted as a part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use.
Liquor Store					P	P	G			
Media Material		P(1)	P(2)	P	P	P(2)	P(2)			(1) Small, resident-oriented uses only, as part of a residential mixed-use project. (2) Permitted as a part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use.
Mobile Food Vending				P	P	P	P		P	See SMC 15.415.300, Mobile Food Vending.
Other Retail Uses		P(1)	P(2)	G	P	P	G			(1) Small, resident-oriented uses only, as part of a residential mixed-use project. (2) Permitted as a part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use.
Pet Store			P(1)		P	P(1)	P(1)			(1) Permitted as a part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use.
Photographic and Electronic Store			P(1)	P	P	P(1)	P(1)			(1) Permitted as a part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use.
Produce Stand										
Restaurant		C(1,2)	P(2,3)		P	P(2,3)	P(2,3)			(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s). (2) No drive-through facilities allowed. (3) Permitted as a part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use.
Restaurant, Fast Food					P					(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s). (2) Permitted as a part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use.
Retail, Big Box					C(1)	C(1)	P(1)			(1) Permitted as a part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use.
Retail, General		P(1)	P(2)	P	P	P(2)	P(2)			(1) Small, resident-oriented uses only, as part of a residential mixed use project. (2) Permitted as a part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use.

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SMC 15.300.055 City Center Overlay District Use Chart

LAND USE	UM	UH	UH- UCR	NB	CB-C	O/CM	O/C/ MU	T	P	Additional Regulations
Sexually Oriented Business					C					See SMC 15.415.200, Sexually Oriented Business.
Sporting Goods and Related Stores			P(1)	P	P	P(1)	P(1)			(1) Permitted as a part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use.
Tavern			P(1)	P(2)	P	P(2)	C			(1) Permitted as a part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use. (2) Small, resident-oriented uses only.
Theater				P	P	P			P(1)	(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Wholesale/Bulk Store					G	G(1)	P(1)			(1) Permitted as a part of a mixed use development, as described in SMC 15.300.720, Definition of Mixed Use.
RETAIL AND COMMERCIAL, LODGING										
Bed and Breakfast	P	P	P	P		P	P			See SMC 15.465.300, Bed and Breakfast Standards.
Hotel/Motel and Associated Uses		C(1)		P	P	P	C			(1) Only allowed on UH zoned properties south of S. 184th Street.
UTILITIES										
Communications Facility	C/P	C/P	C/P	C/P	C/P	C/P	C/P	C/P		See Chapter 15.480 SMC, Wireless Communications Facilities, for specific use and development standards.
Utility Substation		C	C	C	C	C	C			
Utility Use	C	C	C	C	C	C	C			
Wireless Communications Facility	C/P	C/P	C/P	C/P	C/P	C/P	C/P	C/P	C/P	See Chapter 15.480 SMC, Wireless Communications Facilities, for specific use and development standards.

SMC 15.305.055 South 154th Street Station Area Overlay District Use Chart

LAND USE	UM	UH	UH-UCR(1)	CB-C	T	Additional Regulations (1) Residential projects in UH-UCR zone south of S. 154th St. are exempt from mixed use requirements.
ANIMALS						
Kennel/Cattery				P(1)		(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Stables						
Veterinary Clinic			P(1)	P		(1) Permitted as a part of a residential mixed use development, as described in SMC 15.305.710, Definition of Mixed Use.
BUSINESS SERVICES						
Airport Support Facility						
Cargo Containers						
Commercial/Industrial Accessory Uses						
Conference/Convention Center			P(1)	P		(1) Permitted as a part of a residential mixed use development, as described in SMC 15.305.710, Definition of Mixed Use.
Construction/Landscaping Yard						
Distribution Center/Warehouse						
Equipment Rental, Large						
Equipment Rental, Small				C		
Equipment Repair, Large						
Equipment Repair, Small				P		
Helipad/Airport and Facilities						
Professional Office			P(1)	P		(1) Permitted as a part of a residential mixed use development, as described in SMC 15.305.710, Definition of Mixed Use.
Storage, Self-Service						
Truck Terminal						
CIVIC AND INDUSTRIAL						
Cemetery						
Fire Facility	P	P	P	P		
Funeral Home/Crematory						
Police Facility	P	P	P	P		
Public Agency Office		P	P	P		
Public Agency Yard						
Social Service Office				P		
EDUCATIONAL						
College/University	C	C	P(1)	P		(1) Permitted as a part of a residential mixed use development, as described in SMC 15.305.710, Definition of Mixed Use.
Elementary/Middle School	C	C	C			
High School	C	C	C	C		
Specialized Instruction School		P(1)	P	P		(1) Permitted as a part of a residential mixed use development, as described in SMC 15.305.710, Definition of Mixed Use.
Vocational/Technical School			P(1)	P		(1) Permitted as a part of a residential mixed use development, as described in SMC 15.305.710, Definition of Mixed Use.
HEALTH AND HUMAN SERVICES						
Crisis Diversion Facility (CDF)						
Crisis Diversion Interim Facility (CDIF)						

SMC 15.305.055 South 154th Street Station Area Overlay District Use Chart

LAND USE	UM	UH	UH-UCR(1)	CB-C	T	Additional Regulations
						(1) Residential projects in UH-UCR zone south of S. 154th St. are exempt from mixed use requirements.
Day Care I	P(1)	P(1)	P(1)		P(1)	See Chapter 15.420 SMC, Day Care Facilities. (1) Permitted as a part of a residential mixed use development, as described in SMC 15.305.710, Definition of Mixed Use.
Day Care II	P(1)	P(1)	P(1)	P		See Chapter 15.420 SMC, Day Care Facilities. (1) Permitted as a part of a residential mixed use development, as described in SMC 15.305.710, Definition of Mixed Use.
Halfway House						
Hospital				P		
Medical Lab				P		
Medical Office/Outpatient Clinic			P(1)	P		(1) Permitted as a part of a residential mixed use development, as described in SMC 15.305.710, Definition of Mixed Use.
Opiate Substitution Treatment Facility				C		Subject to the CUP-EPF siting process (SMC 15.115.040, Essential Public Facilities).
Overnight Shelter						
Transitional Housing		C	C(1)	P		Must have adequate on-site and program management, and satisfactory written policies and procedures, including those describing tenant selection, assistance, denial or termination, and housing safety standards. Screening must not allow as residents persons who have been classified as Class III sexual offenders. (1) Permitted as a part of a residential mixed use development, as described in SMC 15.305.710, Definition of Mixed Use.
MANUFACTURING						
Assembly and Packaging						
Food Processing						
Laboratories, Research, Development and Testing				C		
Manufacturing and Fabrication, Light						
Manufacturing and Fabrication, Medium						
Micro-Winery/Brewery/ Distillery				P(1)		(1) Permitted in conjunction with the following retail uses: restaurant, tavern, retail sales or tasting room. Retail uses to be oriented to the public street and located at the ground floor.
Recycling Processing						
MOTOR VEHICLES						
Auto Service Center						
Auto Supply Store						

SMC 15.305.055 South 154th Street Station Area Overlay District Use Chart

LAND USE	UM	UH	UH-UCR(1)	CB-C	T	Additional Regulations
						(1) Residential projects in UH-UCR zone south of S. 154th St. are exempt from mixed use requirements.
Electric Vehicle Infrastructure	P(1)	P(1)	P(2)	P	P(1)	(1) Restricted electric vehicle charging stations only. (2) Battery charging stations only, limited in use only to the tenants or customers of the development located on site.
Fueling/Service Station						
Public/Private Parking						
Tire Retreading						
Towing Operation						
Vehicle Rental/Sales						
Vehicle Rental/Sales, Large						
Vehicle Repair, Large						
Vehicle Repair, Small						
RECREATIONAL AND CULTURE						
Amusement Park						
Community Center	C	P	P(1)	P		(1) Permitted as a part of a residential mixed use development, as described in SMC 15.305.710, Definition of Mixed Use.
Drive-In Theater						
Golf Course						
Health Club		C	P(1)	P		(1) Permitted as a part of a residential mixed use development, as described in SMC 15.305.710, Definition of Mixed Use.
Library	P	P(1)	P(1)	P		(1) Permitted as a part of a residential mixed use development, as described in SMC 15.305.710, Definition of Mixed Use.
Museum	C	C	P(1)	P		(1) Permitted as a part of a residential mixed use development, as described in SMC 15.305.710, Definition of Mixed Use.
Park	P	P	P	P	P	
Religious Use Facility	C/P(1,2)	P	P(3)	P		(1) Allowed as a minor CUP subject to criteria under SMC 15.115.020(E). (2) Allowed as a permitted use subject to the criteria in Chapter 15.470 SMC. (3) Permitted as a part of a residential mixed use development, as described in SMC 15.305.710, Definition of Mixed Use.
Religious Use Facility Accessory	C/P(1,2,3)	C(1)	P(1)	P		(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s). (2) Allowed as a minor CUP subject to criteria under SMC 15.115.020(E). (3) Allowed as a permitted use subject to the criteria in Chapter 15.470 SMC.
Stadium/Arena						
RESIDENTIAL						
College Dormitory				P		
Duplex	P(1)				P(1)	(1) Duplexes allowed in townhouse zone only as part of townhouse development. See Chapter 15.505 SMC, Townhouse and Duplex Development Design Standards.

SMC 15.305.055 South 154th Street Station Area Overlay District Use Chart

LAND USE	UM	UH	UH-UCR(1)	CB-C	T	Additional Regulations
						(1) Residential projects in UH-UCR zone south of S. 154th St. are exempt from mixed use requirements.
Dwelling Unit, Caretaker/ Manager						
Dwelling Unit, Detached						
Manufactured/Modular Home						
Mobile Home Park						
Multi-Family	P	P	P	P(1)		(1) Multi-family projects within the CB-C zone shall comply with the pedestrian-oriented use requirements in SMC 15.305.057.
Townhouse	P	P			P	
RESIDENTIAL, RETIREMENT AND ASSISTED LIVING						
Assisted Living		P	P			
Community Residential Facility I		P(1)	P(1)	P(1)	P(1,2)	(1) See SMC 15.465.400 for community residential facilities standards. (2) Permitted only as part of a mixed use development, as described in SMC 15.305.700 and 15.305.710.
Community Residential Facility II			P	P	P(1)	(1) Permitted only as part of a mixed use development, as described in SMC 15.305.700 and 15.305.710.
Convalescent Center/Nursing Home	P	P	P			
Retirement Apartments		P	P	P		
RESIDENTIAL, ACCESSORY						
Home Occupation	P	P	P	P	P	See SMC 15.465.500, Home Occupations.
Shed/Garage	P	P	P	P	P	See Chapter 15.405 SMC, Accessory and Tent Structures.
RETAIL AND COMMERCIAL						
Agricultural Crop Sales (Farm						
Arcade (Games/ Food)		P(1)	P(1)	P		(1) Permitted as part of a mixed use development, as described in SMC 15.305.710, Definition of Mixed Use.
Beauty Salon/ Personal Grooming Service		P(1)	P(1)	P		(1) Permitted as part of a mixed use development, as described in SMC 15.305.710, Definition of Mixed Use.
Coffee Shop/Retail Food Shop		P(1,2)	P(1,2)	P		(1) Permitted as part of a mixed use development, as described in SMC 15.305.710, Definition of Mixed Use. (2) No drive-through facilities allowed.
Concession Sales				P		
Dry Cleaner		P(1)	P(1)	P		(1) Permitted as part of a mixed use development, as described in SMC 15.305.710, Definition of Mixed Use.
Entertainment Club						
Espresso Stand		P(1,2)	P(1,2)	P		(1) Permitted as part of a mixed use development, as described in SMC 15.305.710, Definition of Mixed Use. (2) No drive-through facilities allowed.

SMC 15.305.055 South 154th Street Station Area Overlay District Use Chart

LAND USE	UM	UH	UH-UCR(1)	CB-C	T	Additional Regulations
						(1) Residential projects in UH-UCR zone south of S. 154th St. are exempt from mixed use requirements.
Financial Institution		P(1,2)	P(1,2)	P		(1) Permitted as part of a mixed use development, as described in SMC 15.305.710, Definition of Mixed Use. (2) No drive-through facilities allowed.
Forest Products						
Laundromat		P(1)	P(1)	P		(1) Permitted as part of a mixed use development, as described in SMC 15.305.710, Definition of Mixed Use.
Mobile Food Vending				P		See SMC 15.415.300, Mobile Food Vending.
Produce Stand						
Restaurant		P(1,2)	P(1,2)	P		(1) Permitted as part of a mixed use development, as described in SMC 15.305.710, Definition of Mixed Use. (2) No drive-through facilities allowed.
Restaurant, Fast Food		P(1,2)	P(1,2)	P		(1) Permitted as part of a mixed use development, as described in SMC 15.305.710, Definition of Mixed Use. (2) No drive-through facilities allowed.
Retail, Big Box						
Retail, General		P(1)	P(1)	P		(1) Permitted as part of a mixed use development, as described in SMC 15.305.710, Definition of Mixed Use.
Sexually Oriented Business				C		
Tavern			P(1)	P		(1) Permitted as part of a mixed use development, as described in SMC 15.305.710, Definition of Mixed Use.
Theater			P(1)	P		(1) Permitted as part of a mixed use development, as described in SMC 15.305.710, Definition of Mixed Use.
RETAIL AND COMMERCIAL, LODGING						
Bed and Breakfast	P(1)	P(1)	P(1)	P(1,2)	P(1)	(1) See SMC 15.465.300, Bed and Breakfast Standards. (2) Permitted as part of a mixed use development, as described in SMC 15.305.710, Definition of Mixed Use.
Hotel/Motel and Associated Uses			P(1)	P		(1) Permitted as part of a mixed use development, as described in SMC 15.305.710, Definition of Mixed Use.
UTILITIES						
Communications Facility	C/P	C/P	C/P	C/P	C/P	See Chapter 15.480 SMC, Wireless Communications Facilities, for specific use and development standards.
Utility Substation		C	C	C		
Utility Use	C	C	C	C		
Wireless Communications Facility	C/P	C/P	C/P	P	C/P	See Chapter 15.480 SMC, Wireless Communications Facilities, for specific use and development standards.

SMC 15.310.050 Use Chart

LAND USE	UM	UH	UH-UCR	RBX	CB-C	I	Additional Regulations
ANIMALS							
Butterfly/Moth Breeding							
Kennel/Cattery					P(1)(2)	P(1)	(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s). (2) Not permitted within the District Center.
Stables							
Veterinary Clinic			P(1)	P	P	P	(1) Permitted as a part of a mixed use development, as described in SMC 15.310.720, Definition of Mixed Use.
BUSINESS SERVICES							
Airport Support Facility							
Cargo Containers							
Commercial/Industrial Accessory Uses							
Conference/Convention Center				P	P	P	
Construction/Landscaping Yard							
Distribution Center/ Warehouse				C(1)			(1) Not permitted within the District Center. See map in SMC 15.310.010.
Equipment Rental, Large							
Equipment Rental, Small				P(1)	P(1)	P	(1) Not permitted within the District Center. See map in SMC 15.310.010.
Equipment Repair, Large							
Equipment Repair, Small				P(1)	P(1)	P	(1) Not permitted within the District Center. See map in SMC 15.310.010.
Helipad/Airport and Facilities							
Professional Office		P(1)	P(1)	P	P	P	(1) Permitted as part of a residential mixed use development, as described in SMC 15.310.720, Definition of Mixed Use.
Storage, Self-Service				P(1)(2)			(1) Permitted in a structure with the appearance of an office building. (2) Not permitted within the District Center. See map in SMC 15.310.010.
Truck Terminal							
CIVIC AND INSTITUTIONAL							
Cemetery							
Fire Facility	P	P	P	P(1)	P(1)	P	(1) Not permitted within the District Center. See map in SMC 15.310.010.
Funeral Home/Crematory				P(1)			(1) Not permitted within the District Center. See map in SMC 15.310.010.
Police Facility	P	P	P	P	P	P	
Public Agency Office		P	P	P	P	P	
Public Agency Yard							
EDUCATIONAL							
College/University	C	P	P	P	P	P	
Elementary/Middle School	C	C	C				
High School	C	C	C		C(1)	C	(1) Not permitted within the District Center. See map in SMC 15.310.010.
Specialized Instruction School			P(1)	P	P	P	(1) Permitted as a part of a residential mixed use development, as described in SMC 15.310.720, Definition of Mixed Use.

SMC 15.310.050 Use Chart

LAND USE	UM	UH	UH-UCR	RBX	CB-C	I	Additional Regulations
Vocational/Technical School				P	P	P	
HEALTH AND HUMAN SERVICES							
Crisis Diversion Facility (CDF)							
Crisis Diversion Interim Facility (CDIF)							
Day Care I	P(1)	P(1)	P(1)	P	P	P	See Chapter 15.420 SMC, Day Care Facilities. (1) If family day care providing in-home care, regulations in SMC 15.420.200, Family Day Care Facilities, apply.
Day Care II	P	P	P	P	P	P	See Chapter 15.420 SMC, Day Care Facilities.
Halfway House							
Hospital							
Medical Lab				P(1)	P(1)	P	(1) Not permitted within the District Center. See map in SMC 15.310.010.
Medical Office/Outpatient Clinic			P	P	P	P	
Opiate Substitution Treatment Facility					C(1)	C	Subject to the CUP-EPF siting process (SMC 15.115.040, Essential Public Facilities). (1) Not permitted within the District Center. See map in SMC 15.310.010.
Overnight Shelter							
Secure Community Transition Facility					C(1)	C	Subject to the CUP-EPF siting process (SMC 15.115.040, Essential Public Facilities). (1) Not permitted within the District Center. See map in SMC 15.310.010.
Transitional Housing		C	C		P(1)	P	Must have adequate on-site and program management, and satisfactory written policies and procedures, including those describing tenant selection, assistance, denial or termination, and housing safety standards. Screening must not allow as residents persons who have been classified as Class III sexual offenders. (1) Not permitted within the District Center. See map in SMC 15.310.010.
MANUFACTURING							
Assembly and Packaging				P(1)			(1) Not permitted within the District Center. See map in SMC 15.310.010.
Food Processing				P(1)	P(1)(2)	P(2)	(1) Not permitted within the District Center. See map in SMC 15.310.010. (2) Food processing with retail section or restaurant to be oriented to the public street.
Laboratories, Research, Development and Testing				P(1)	P(1)	P	(1) Not permitted within the District Center. See map in SMC 15.310.010.
Micro-winery/Brewery/ Distillery				P(1)	P(1)	P(1)	(1) Permitted in conjunction with the following retail uses: restaurant, tavern, retail sales or tasting room. Retail uses to be oriented to the public street and located at the ground floor.
Manufacturing and Fabrication, Light				P(1)			(1) Not permitted within the District Center. See map in SMC 15.310.010.
Manufacturing and Fabrication, Medium							
Recycling Processing							
MOTOR VEHICLES							

SMC 15.310.050 Use Chart

LAND USE	UM	UH	UH-UCR	RBX	CB-C	I	Additional Regulations
Auto Service Center							
Auto Wrecking							
Electric Vehicle Infrastructure	P(1)	P(2)	P(2)	P	P	P	(1) Restricted electric vehicle charging stations only. (2) Battery charging stations only, limited in use only to the tenants or customers of the development located on site.
Fueling/Service Station				P(1)	P(1)	P	(1) Not permitted within the District Center. See map in SMC 15.310.010.
Public/Private Parking				P(1)	P(1)	P	Permitted as structured parking only. No surface lots permitted. (1) Not permitted within the District Center. See map in SMC 15.310.010.
Tire Retreading							
Towing Operation							
Vehicle Rental/Sales							
Vehicle Rental/Sales, Large						P	
Vehicle Repair, Large						P	
Vehicle Repair, Small				P			
RECREATIONAL AND CULTURAL							
Amusement Park							
Community Center	C	P	P	P	P	P	
Drive-In Theater							
Golf Course							
Health Club		P	P	P	P	P	
Library	P	P	P	P	P	P	
Museum	C	C	P	P	P	P	
Park	P	P	P	P	P	P	
Recreational Center		P	P	P	P	P	
Religious Use Facility	P(1)/C(2)	P	P	P/C(3)	P/C(3)	P	(1) Permitted as a subsidiary use, subject to criteria in Chapter 15.470, Subsidiary Uses. (2) Permitted as a minor conditional use, subject to criteria under SMC 15.115.020(E), Conditional Use Permit (CUP). (3) Conditional use within the District Center. See map in CMC 15.310.010.
Religious Use Facility Accessory	C(1)	C(1)	P(1)	P/C(2)	P/C(2)	P	(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s). (2) Conditional use within the District Center. See map in CMC 15.310.010.
Stadium/Arena							
RESIDENTIAL							
College Dormitory		P	P(1)	P	P	P	(1) Permitted as a part of a mixed use development, as described in SMC 15.310.720, Definition of Mixed Use.
Duplex	P(1)	P(1)(2)					See Chapter 15.505 SMC, Townhouse and Duplex Development Design Standards. (1) Duplexes are only permitted as part of a townhouse development. (2) Townhouse and duplex development allowed only in UH-1800 zone.

SMC 15.310.050 Use Chart

LAND USE	UM	UH	UH-UCR	RBX	CB-C	I	Additional Regulations
Dwelling Unit, Caretaker/ Manager		P	P		P	P	
Dwelling Unit, Detached							
Manufactured/Modular Home							
Mobile Home							
Mobile Home Park							
Multi-Family	P	P	P	P(1)	P(1)	P	(1) For designated parcels within the District Center (see Figure 15.310.730A), at least 50% of a building's ground floor shall be a retail, service, or commercial use as described in the mixed use standards in SMC 15.310.720 and 15.310.730.
Townhouse	P	P(1)					(1) Townhouse and duplex development allowed only in UH-1800 zone.
RESIDENTIAL, RETIREMENT AND ASSISTED LIVING							
Assisted Living		P	P	P	P		
Community Residential Facility I	P	P	P		P(1)		See SMC 15.465.400, Community Residential Facility Standards. (1) Not permitted within the District Center. See map in SMC 15.310.010.
Community Residential Facility II		P	P	P	P	P	See SMC 15.465.400, Community Residential Facility Standards.
Continuing Care Retirement Community		P	P	P	P	P	
Convalescent Center/Nursing Home	P	P	P	P(1)	P(1)	P	(1) Not permitted within the District Center. See map in SMC 15.310.010.
Retirement Apartments	P	P	P	P(1)	P(1)	P	(1) For designated parcels within the District Center (see Figure 15.310.730A), at least 50% of a building's ground floor shall be a retail, service, or commercial use as described in the mixed use standards in SMC 15.310.720 and 15.310.730.
RESIDENTIAL, ACCESSORY							
Home Occupation	P	P	P		P	P	See SMC 15.465.500, Home Occupations.
Shed/Garage	P(1)	P(1)	P(1)				(1) Limited to 1,000 gross square feet and a 20-foot height limit (highest point).
RETAIL AND COMMERCIAL							
Agricultural Crop Sales (Farm Only)							
Arcade (Games/Food)		P(1)	P(1)	P	P	P	(1) Permitted as a part of a residential mixed use development, as described in SMC 15.310.720, Definition of Mixed Use.
Beauty Salon/Personal Grooming Service		P(1)	P(1)	P	P	P	(1) Permitted as a part of a residential mixed use development, as described in SMC 15.310.720, Definition of Mixed Use.
Coffee Shop/Retail Food Shop		P(1,2)	P(1,2)	P(2)	P(2)		(1) Permitted as a part of a residential mixed use development, as described in SMC 15.310.720, Definition of Mixed Use. (2) No drive-through facilities allowed within the District Center. See map in SMC 15.310.010.
Concession Sales				P	P	P	
Dry Cleaner		P(1)	P(1)	P	P	P	(1) Permitted as a part of a residential mixed use development, as described in SMC 15.310.720, Definition of Mixed Use.
Entertainment Club				P	P	P	

SMC 15.310.050 Use Chart

LAND USE	UM	UH	UH-UCR	RBX	CB-C	I	Additional Regulations
Espresso Stand		P(1,2)	P(1,2)	P(2)	P(2)	P	(1) Permitted as a part of a residential mixed use development, as described in SMC 15.310.720, Definition of Mixed Use. (2) No drive-through facilities allowed within the District Center. See map in SMC 15.310.010.
Financial Institution		P(1)	P(1)	P(2)	P(2)	P	(1) Permitted as a part of a residential mixed use development, as described in SMC 15.310.720, Definition of Mixed Use. (2) No drive-through facilities allowed within the District Center. See map in SMC 15.310.010.
Forest Products							
Laundromat		P(1)	P(1)	P	P	P	(1) Permitted as a part of a residential mixed use development, as described in SMC 15.310.720, Definition of Mixed Use.
Mobile Food Vending				P	P	P	See SMC 15.415.300, Mobile Food Vending.
Produce Stand							
Restaurant		P(1,2)	P(1,2)	P(3)	P(3)	P	(1) No drive-through facilities allowed. (2) Permitted as a part of a residential mixed use development, as described in SMC 15.310.720, Definition of Mixed Use. (3) No drive-through facilities allowed within the District Center. See map in SMC 15.310.010.
Restaurant, Fast Food				P(1)	P(1)	P	(1) No drive-through facilities allowed within the District Center. See map in SMC 15.310.010.
Retail, Big Box				P(1)			(1) Not permitted within the District Center.
Retail, General		P(1)	P(1)	P	P	P	(1) Permitted as a part of a residential mixed use development, as described in SMC 15.310.720, Definition of Mixed Use.
Sexually Oriented Business					C(1)	C	See SMC 15.415.200, Sexually Oriented Business. (1) Not permitted within the District Center. See map in SMC 15.310.010.
Tavern				P	P	P	
Theater				P	P(1)	P	(1) Not permitted within the District Center. See map in SMC 15.310.010.
Wholesale/Bulk Store					C(1)	C	(1) Not permitted within the District Center. See map in SMC 15.310.010.
RETAIL AND COMMERCIAL, LODGING							
Bed and Breakfast	P	P	P				See SMC 15.465.300, Bed and Breakfast Standards.
Hotel/Motel and Associated Uses				P	P	P	Hotel/motel lobby and restaurant to be located at, and oriented to, the public street and located at the ground floor.
UTILITIES							
Communications Facility	C/P	C/P	C/P	C/P	C/P	C/P	See Chapter 15.480 SMC, Wireless Communications Facilities, for specific use and development standards.
Utility Substation		C	C	C	C	C	
Utility Use	C	C	C		C	C	
Wireless Communications Facility	C/P	C/P	C/P	C/P	C/P	C/P	See Chapter 15.480 SMC, Wireless Communications Facilities, for specific use and development standards.

15.405.100 Accessory and Tent Structures Standards Chart

DEVELOPMENT STANDARDS	GARAGE, SHED, BARN, AND SIMILAR STRUCTURES						CANOPY		TENT		ADDITIONAL REGULATIONS
	UL-15,000	UL-9,600 UL-7,200	UM-3,6010 UM-2,400	UH-1,800 UH-900 UH-UCR	T	MHP	UL-15,000	UL-9,600 UL-7,200	UL-15,000	UL-9,600 UL-7,200	
MINIMUM FRONT YARD SETBACK	20'	20'	(1)	(1)	(1)	N/A	20' (2)	20' (2)	20'(3)	20'(3)	(1) See front yard setbacks in SMC 15.400.100, Residential Standards Chart. (2) One canopy tent structure may be allowed in the front yard setback per the criteria in SMC 15.405.400(A). (3) Not permitted in front yard setback.
MINIMUM SIDE YARD SETBACK	5'	5'	5' (1)(2)	5' (1)	5' (1)(3)	5'	(4)	(4)	(4)	(4)	(1) Setback dimensions may change subject to landscape requirements. See SMC 15.445.010(C) in the landscaping chapter for applicable standards. (2) May be zero lot line with approved design and not adjacent to the UL Zone. (3) May be zero lot line with approved design and not adjacent to UL Comprehensive Plan designation. If adjacent to UL Comprehensive Plan designation, minimum is 10 feet. (4) Allowed to intrude up to two feet into the side yard setback.
MINIMUM REAR YARD SETBACK	15'	5' (1)	5' (1)(2)(3)	5' (2)	5' (2)(4)	5'	N/A	N/A	N/A	N/A	(1) Only one accessory structure is permitted to have a five-foot rear yard setback. All others shall have a 15-foot rear yard setback. (2) Setback dimensions may change subject to landscape requirements. See SMC 15.445.010(C) in the landscaping chapter for applicable standards. (3) May be zero lot line with approved design and not adjacent to the UL zone. (4) May be zero lot line with approved design and not adjacent to UL Comprehensive Plan designation. If adjacent to UL Comprehensive Plan designation, minimum is 10 feet.
MAXIMUM SIZE	(1)	1,000 gross square feet	1,000 gross square feet	1,000 gross square feet	1,000 gross square feet	1,000 gross square feet	(2)	(2)	(2)	(2)	(1) No greater than two times the gross square footage of the primary residence, not including the area of an attached garage. (2) See tent structure/canopy standards in this section and SMC 15.405.200 and 15.405.300.
MAXIMUM STRUCTURE HEIGHT	20' (1)	20' (1)	20' (1)	20' (1)	20' (1)	20' (1)	15'	15'	15'	15'	(1) Exterior height limit measured to the top of the peak or gable of the roof.

SMC 15.445.210 Landscaping Standards Chart

LAND USE	STREET FRONTAGE (Type/Width)	BUILDING FACADE IF >30 FT. HIGH OR >50 FT. WIDE (Type/Width)	SIDE/REAR YARDS (Type/Width)	SIDE/REAR BUFFER FOR NONCOMPATIBLE ZONES (Type/ Width)	PARKING LOT LANDSCAPE STANDARDS APPLICABLE (See SMC 15.445.250)	ADDITIONAL REGULATIONS
ANIMALS						
Butterfly/Moth Breeding	III/10 ft.	V/5 ft.	III/5 ft.	I/10 ft. (1)	Yes	(1) Adjacent to single-family or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes. See SMC 15.445.240.
Kennel/Cattery	IV/10 ft.	V/5 ft.	II/5 ft.	I/10 ft. (1)	N/A	(1) Adjacent to single-family (UL or UM) zones for buffering purposes.
Stables	N/A	N/A	N/A	N/A	N/A	
Veterinary Clinic	IV/10 ft.	V/5 ft.	III/5 ft.	N/A	N/A	
BUSINESS SERVICES						
Airport Support Facility	IV/10 ft.	V/5 ft.	II/5 ft.	I/20 ft. (1)	Yes	(1) Adjacent to single-family or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes. See SMC 15.445.240.
Commercial/Industrial Accessory Uses	II/10 ft.	V/5 ft.	III/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to single-family (UL or UM) zones for buffering purposes.
Conference/Convention Center	IV/10 ft.	V/5 ft.	I/5 ft.	I/20 ft. (1)	Yes	(1) Adjacent to single-family (UL or UM) zones for buffering purposes.
Construction/Trade	III/10 ft.	V/5 ft.	II/5 ft.	I/10 ft. (1)	N/A	(1) Adjacent to single-family or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes. See SMC 15.445.240.
Construction/Landscaping Yard	III/10 ft.	V/5 ft.	II/5 ft.	I/10 ft. (1)	N/A	(1) Adjacent to single-family or multi-family zones (UL, UM, UH, or MHP) for buffering purposes. See SMC 15.445.240.
Distribution Center/Warehouse	II/10 ft.	V/5 ft.	II/5 ft.	I/20 ft. (1)	Yes	(1) Adjacent to single-family or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes. See SMC 15.445.240.
Equipment Rental, Large	III/10 ft.	V/5 ft.	III/5 ft.	I/10 ft. (1)	Yes	(1) Adjacent to single-family or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes. See SMC 15.445.240.
Equipment Rental, Small	IV/10 ft.	V/5 ft.	II/5 ft.	I/10 ft. (1)	Yes	(1) Adjacent to single-family (UL or UM) zones for buffering purposes.
Equipment Repair, Large	II/10 ft.	V/5 ft.	II/5 ft.	II/20 ft. (1)	Yes	(1) Adjacent to single-family or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes. See SMC 15.445.240.
Equipment Repair, Small	II/10 ft.	V/5 ft.	II/5 ft.	I/10 ft. (1)	N/A	(1) Adjacent to single-family (UL or UM) zones for buffering purposes.
Helipad/Airport Facility	I/10 ft.	N/A	I/10 ft.	I/20 ft. (1)	N/A	(1) Adjacent to single-family or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes. See SMC 15.445.240.
Landscaping Business	II/10 ft.	V/5 ft.	II/10 ft.	I/20 ft. (1)	Yes	(1) Adjacent to single-family or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes. See SMC 15.445.240.

SMC 15.445.210 Landscaping Standards Chart

LAND USE	STREET FRONTAGE (Type/Width)	BUILDING FACADE IF >30 FT. HIGH OR >50 FT. WIDE (Type/Width)	SIDE/REAR YARDS (Type/Width)	SIDE/REAR BUFFER FOR NONCOMPATIBLE ZONES (Type/ Width)	PARKING LOT LANDSCAPE STANDARDS APPLICABLE (See SMC 15.445.250)	ADDITIONAL REGULATIONS
Professional Office	IV/10 ft.	V/5 ft.	III/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to single-family or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes. See SMC 15.445.240.
Storage, Self-Service	III/10 ft.	V/5 ft.	II/5 ft.	I/10 ft. (1)	N/A	(1) Adjacent to single-family or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes. See SMC 15.445.240.
Truck Terminal	II/10 ft.	V/5 ft.	II/5 ft.	I/20 ft. (1)	Yes	(1) Adjacent to single-family or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes. See SMC 15.445.240.
CIVIC AND INSTITUTIONAL						
Cemetery	IV/20 ft.	N/A	N/A	N/A	N/A	
City Hall	IV/10 ft.	V/5 ft.	III/10 ft.	I/20 ft. (1)	Yes	(1) Adjacent to single-family or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes. See SMC 15.445.240.
Court	IV/10 ft.	V/5 ft.	III/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to single-family (UL or UM) zones for buffering purposes.
Fire Facility	IV/10 ft.	V/5 ft.	III/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to single-family (UL or UM) zones for buffering purposes.
Funeral Home/Crematory	IV/10 ft.	V/5 ft.	II/5 ft.	I/20 ft. (1)	Yes	(1) Adjacent to single-family (UL or UM) zones for buffering purposes.
Police Facility	IV/10 ft.	V/5 ft.	III/5 ft.	III/10 ft. (1)	Yes	(1) Adjacent to single-family (UL or UM) zones for buffering purposes.
Public Agency Office	IV/10 ft.	V/5 ft.	III/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to single-family (UL or UM) zones for buffering purposes.
Public Agency Yard	III/20 ft.	V/5 ft.	III/5 ft.	II/20 ft. (1)	Yes	(1) Adjacent to single-family (UL or UM) zones for buffering purposes.
Public Archives	IV/10 ft.	V/5 ft.	III/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to single-family (UL or UM) zones for buffering purposes.
Social Service Office	IV/10 ft.	V/5 ft.	III/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to single-family (UL or UM) zones for buffering purposes.
EDUCATIONAL						
College/University	IV/10 ft.	V/5 ft.	IV/10 ft.	N/A	Yes	
Elementary/Middle School	IV/10 ft.	V/5 ft.	IV/5 ft.	N/A	Yes	
High School	IV/10 ft.	V/5 ft.	IV/10 ft.	N/A	Yes	
Specialized Instruction School	IV/10 ft.	V/5 ft.	IV/10 ft.	N/A	Yes	
Vocational/Technical School	IV/10 ft.	V/5 ft.	IV/10 ft.	N/A	Yes	
HEALTH AND HUMAN SERVICES						
Day Care I	N/A	N/A	N/A	N/A	N/A	
Day Care II	IV/10 ft.	V/5 ft.	III/5 ft.	N/A	Yes	
Halfway House	II/20 ft.	V/5 ft.	II/10 ft.	I/20 ft.	Yes	
Hospital	III/10 ft.	V/5 ft.	III/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to single-family (UL or UM) zones for buffering purposes.

SMC 15.445.210 Landscaping Standards Chart

LAND USE	STREET FRONTAGE (Type/Width)	BUILDING FACADE IF >30 FT. HIGH OR >50 FT. WIDE (Type/Width)	SIDE/REAR YARDS (Type/Width)	SIDE/REAR BUFFER FOR NONCOMPATIBLE ZONES (Type/ Width)	PARKING LOT LANDSCAPE STANDARDS APPLICABLE (See SMC 15.445.250)	ADDITIONAL REGULATIONS
Medical/Dental Lab	III/10 ft.	V/5 ft.	III/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to single-family (UL or UM) zones for buffering purposes.
Medical Lab	III/10 ft.	V/5 ft.	III/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to single-family (UL or UM) zones for buffering purposes.
Medical Office/Outpatient Clinic	IV/10 ft.	V/5 ft.	III/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to single-family (UL or UM) zones for buffering purposes.
Miscellaneous Health	IV/10 ft.	V/5 ft.	III/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to single-family (UL or UM) zones for buffering purposes.
Opiate Substitution Treatment Facility	IV/10 ft.	V/5 ft.	III/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to single-family or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes. See SMC 15.445.240.
Overnight Shelter	II/20 ft.	V/5 ft.	II/20 ft.	I/20 ft.	Yes	
Secure Community Transition Facility	I/10 ft.	V/5 ft.	I/10 ft.	I/20 ft. (1)	Yes	Requirements listed here are the minimum standards. Final landscape requirements shall be determined upon review of a site plan, based on CPTED and public safety principles, by the Director in consultation with the Police Chief. (1) Adjacent to single-family or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes. See SMC 15.445.240.
Transitional Housing	II/20 ft.	V/5 ft.	III/5 ft.	I/15 ft.	Yes	
MANUFACTURING						
Aerospace Equipment	III/10 ft.	V/5 ft.	III/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to single-family or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes.
Apparel/Textile Products	II/20 ft.	V/5 ft.	II/5 ft.	I/20 ft. (1)	Yes	(1) Adjacent to single-family or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes.
Assembly and Packaging	III/10 ft.	V/5 ft.	III/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to single-family or multi-family zones (UL, UM, UH, or MHP) for buffering purposes.
Batch Plant	I/20 ft.	V/5 ft.	I/20 ft.	I/35 ft. (1)	Yes	(1) Adjacent to single-family or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes.
Biomedical Products Facility	III/15 ft.	V/5 ft.	II/5 ft.	I/20 ft. (1)	Yes	(1) Adjacent to single-family or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes.
Chemical/Petroleum Products	I/10 ft.	V/5 ft.	I/10 ft.	I/20 ft. (1)	Yes	(1) Adjacent to single-family or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes.
Commercial/Industrial Machinery	II/10 ft.	V/5 ft.	II/10 ft.	I/20 ft. (1)	Yes	(1) Adjacent to single-family or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes.

SMC 15.445.210 Landscaping Standards Chart

LAND USE	STREET FRONTAGE (Type/Width)	BUILDING FACADE IF >30 FT. HIGH OR >50 FT. WIDE (Type/Width)	SIDE/REAR YARDS (Type/Width)	SIDE/REAR BUFFER FOR NONCOMPATIBLE ZONES (Type/ Width)	PARKING LOT LANDSCAPE STANDARDS APPLICABLE (See SMC 15.445.250)	ADDITIONAL REGULATIONS
Computer/Office Equipment	III/10 ft.	V/5 ft.	III/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to single-family or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes.
Electronic Assembly	III/10 ft.	V/5 ft.	III/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to single-family or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes.
Fabricated Metal Products	I/10 ft.	V/5 ft.	I/10 ft.	I/20 ft. (1)	Yes	(1) Adjacent to single-family or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes.
Food Processing	III/20 ft.	V/5 ft.	II/5 ft.	I/20 ft. (1)	Yes	(1) Adjacent to single-family or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes.
Furniture/Fixtures	III/15 ft.	V/5 ft.	II/5 ft.	I/10 ft. (1)	Yes	(1) Adjacent to single-family or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes.
Laboratories, Research, Development and Testing	III/10 ft.	V/5 ft.	II/10 ft.	I/20 ft. (1)	Yes	(1) Adjacent to single-family or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes.
Manufacturing and Fabrication, Light	III/10 ft.	V/5 ft.	II/10 ft.	I/10 ft. (1)	Yes	(1) Adjacent to single-family or multi-family zones (UL, UM, UH, or MHP) for buffering purposes.
Manufacturing and Fabrication, Medium	III/10 ft.	V/5 ft.	II/5 ft. II/10 ft.	I/10 ft. (1)	Yes	(1) Adjacent to single-family or multi-family zones (UL, UM, UH, or MHP) for buffering purposes.
Manufacturing, Light Misc.	III/10 ft.	V/5 ft.	II/10 ft.	I/10 ft. (1)	Yes	(1) Adjacent to single-family or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes.
Micro-Winery/Brewery/Distillery	III/15 ft.	V/5 ft.	II/5 ft.	I/20 ft. (1)	Yes	(1) Adjacent to single-family or multi-family zones (UL, UM, UH, or MHP) for buffering purposes.
Off-Site Hazardous Waste Treatment and Storage Facilities	II/10 ft.	V/5 ft.	II/10 ft.	I/10 ft. (1)	Yes	(1) Adjacent to single-family or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes.
Paper Products	III/15 ft.	V/5 ft.	II/5 ft.	I/10 ft. (1)	Yes	(1) Adjacent to single-family or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes.
Primary Metal Industry	I/10 ft.	V/5 ft.	I/10 ft.	I/20 ft. (1)	Yes	(1) Adjacent to single-family or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes.
Printing/Publishing	III/15 ft.	V/5 ft.	II/5 ft.	I/10 ft. (1)	Yes	(1) Adjacent to single-family or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes.

SMC 15.445.210 Landscaping Standards Chart

LAND USE	STREET FRONTAGE (Type/Width)	BUILDING FACADE IF >30 FT. HIGH OR >50 FT. WIDE (Type/Width)	SIDE/REAR YARDS (Type/Width)	SIDE/REAR BUFFER FOR NONCOMPATIBLE ZONES (Type/ Width)	PARKING LOT LANDSCAPE STANDARDS APPLICABLE (See SMC 15.445.250)	ADDITIONAL REGULATIONS
Recycling Processing	II/20 ft.	V/5 ft.	I/5 ft.	I/10 ft. (1)	Yes	(1) Adjacent to single-family or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes.
Rubber/Plastic/Leather/Mineral Products	I/10 ft.	V/5 ft.	I/10 ft.	I/20 ft. (1)	Yes	(1) Adjacent to single-family or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes.
Textile Mill	II/20 ft.	V/5 ft.	II/5 ft.	I/20 ft. (1)	Yes	(1) Adjacent to single-family or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes.
Winery/Brewery/Distillery	III/15 ft.	V/5 ft.	II/5 ft.	I/20 ft. (1)	Yes	(1) Adjacent to single-family or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes.
Wood Products	II/20 ft.	V/5 ft.	II/5 ft.	I/10 ft. (1)	Yes	(1) Adjacent to single-family or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes.
MOTOR VEHICLE RELATED						
Auto/Boat Dealer	III/10 ft.	V/5 ft.	II/5 ft.	I/20 ft. (1)	Yes	(1) Adjacent to single-family or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes.
Auto Service Center	II/10 ft.	V/5 ft.	II/5 ft.	I/20 ft. (1)	Yes	(1) Adjacent to single-family (UL or UM) zones for buffering purposes.
Auto Supply Store	III/10 ft.	V/5 ft.	III/5 ft.	I/10 ft. (1)	Yes	(1) Adjacent to single-family or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes.
Auto Wrecking	II/10 ft.	N/A	I/5 ft.	I/10 ft. (1)	N/A	(1) Adjacent to single-family or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes.
Commercial Marine Supplies	IV/10 ft.	V/5 ft.	III/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to single-family (UL or UM) zones for buffering purposes.
Electric Vehicle Infrastructure – Battery Exchange Station and Level 3 Rapid Charging Station Only	III/5 ft.	V/5 ft.	III/5 ft.	I/10 ft. (1)	Yes	Required for rapid charging station only if it is a primary use on the property. (1) Adjacent to single-family or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes.
Fueling/Service Station	III/5 ft.	V/5 ft.	III/5 ft.	I/10 ft. (1)(2)	Yes	(1) Adjacent to single-family or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes. (2) See applicable standards in SMC 15.415.100, Fueling/Service Stations.
Public/Private Parking	III/10 ft.	V/5 ft.	II/10 ft.	II/20 ft. (1)	Yes	(1) Adjacent to single-family or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes.

SMC 15.445.210 Landscaping Standards Chart

LAND USE	STREET FRONTAGE (Type/Width)	BUILDING FACADE IF >30 FT. HIGH OR >50 FT. WIDE (Type/Width)	SIDE/REAR YARDS (Type/Width)	SIDE/REAR BUFFER FOR NONCOMPATIBLE ZONES (Type/ Width)	PARKING LOT LANDSCAPE STANDARDS APPLICABLE (See SMC 15.445.250)	ADDITIONAL REGULATIONS
Tire Retreading	I/20 ft.	V/5 ft.	I/10 ft.	I/20 ft. (1)	Yes	(1) Adjacent to single-family or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes.
Towing Operation	II/10 ft.	N/A	I/5 ft.	I/10 ft. (1)	N/A	(1) Adjacent to single-family or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes.
Vehicle Rental/Sales	IV/10 ft.	V/5 ft.	II/10 ft.	I/20 ft. (1)	Yes	(1) Adjacent to single-family or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes.
Vehicle Rental/Sales, Large	IV/10 ft.	V/5 ft.	II/10 ft.	I/20 ft. (1)	Yes	(1) Adjacent to single-family or multi-family zones (UL, UM, UH, or MHP) for buffering purposes.
Vehicle Repair, Large	II/10 ft.	V/5 ft.	II/10 ft.	I/20 ft. (1)	Yes	(1) Adjacent to single-family or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes.
Vehicle Repair, Small	II/10 ft.	V/5 ft.	II/5 ft.	I/20 ft. (1)	Yes	(1) Adjacent to single-family (UL or UM) zones for buffering purposes.
RECREATIONAL AND CULTURAL						
Amusement Park	IV/20 ft.	V/5 ft.	II/5 ft.	I/20 ft. (1)	Yes	(1) Adjacent to single-family (UL or UM) zones for buffering purposes.
Community Center	II/10 ft.	N/A	N/A	N/A	Yes	
Drive-In Theater	IV/20 ft.	N/A	1/5 ft.	1/20 ft. (1)	Yes	(1) Adjacent to single-family (UL or UM) zones for buffering purposes.
Golf Course	N/A	N/A	N/A	N/A	Yes	
Health Club	IV/10 ft.	V/5 ft.	III/5 ft.	I/10 ft.	Yes	
Library	IV/10 ft.	N/A	III/5 ft.	N/A	Yes	
Museum	IV/10 ft.	N/A	II/10 ft.	N/A	Yes	
Park	N/A	N/A	N/A	N/A	N/A	
Recreational Center	IV/10 ft.	V/5 ft.	IV/5 ft.	II/10 ft.	Yes	
Religious Use Facility	IV/10 ft.	N/A	N/A	I/10 ft.	Yes	
Religious Use Facility, Accessory	IV/10 ft.	N/A	N/A	I/10 ft.	Yes	
Sports Club	IV/10 ft.	V/5 ft.	IV/5 ft.	II/10 ft.	Yes	
Stadium/Arena/Auditorium	IV/20 ft.	V/5 ft.	II/5 ft.	I/20 ft. (1)	Yes	(1) Adjacent to single-family (UL or UM) zones for buffering purposes.
RESIDENTIAL						
College Dormitory	IV/10 ft.	N/A	IV/5 ft.	II/10 ft.	Yes	
Duplex	N/A	N/A	N/A	N/A	N/A	See SMC 15.505.500, Landscaping and Screening (townhouse and duplex).
Dwelling Unit, Detached	N/A	N/A	N/A	N/A	N/A	
Manufactured/Modular Home (HUD)	N/A	N/A	N/A	N/A	N/A	
Mobile Home (nonHUD)	N/A	N/A	N/A	N/A	N/A	
Mobile Home Park	II/20 ft.	N/A	I/20 ft.	N/A	N/A	

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Multi-Family	III/10 ft. (1)	IV/5 ft. V/5 ft.	III/5 ft.	I/10 ft.	Yes	(1) In UH zones, street frontage landscaping can be reduced up to 5 feet if combined with contiguous building facade landscaping for a total of 10 feet immediately abutting building. No path or other design feature may encroach within the combined landscaping.
Townhouse	III/20 ft. (1)	V/5 ft.	III/10 ft.	II/15 ft. (1)	Yes (over 3 units)	See SMC 15.505.500, Landscaping and Screening (townhouse and duplex).
RESIDENTIAL, RETIREMENT AND ASSISTED LIVING						
Assisted Living Facility	III/20 ft.	V/5 ft.	III/5 ft.	I/15 ft.	Yes	
Community Residential Facility I	N/A	N/A	N/A	N/A	N/A	
Community Residential Facility II	II/20 ft.	V/5 ft.	III/5 ft.	I/5 ft.	Yes	
Continuing Care Retirement Community	III/10 ft.	V/5 ft.	III/5 ft.	I/5 ft.	Yes	
Convalescent Center/Nursing Home	II/20 ft.	V/5 ft.	II/15 ft.	N/A	Yes	
Retirement Apartments	III/10 ft. (1)	V/5 ft.	III/5 ft.	I/10 ft.	Yes	(1) In UH zones, street frontage landscaping can be reduced up to 5 feet if combined with contiguous building facade landscaping for a total of 10 feet immediately abutting building. No path or other design feature may encroach within the combined landscaping.
RESIDENTIAL, ACCESSORY						
Home Occupation	N/A	N/A	N/A	N/A	N/A	
Shed/Garage	N/A	N/A	N/A	N/A	N/A	
RETAIL and COMMERCIAL						
Agricultural Crop Sales (Farm Only)	III/5 ft.	N/A	II/5 ft. (1)	II/10 ft. (1)(2)	Yes (1)	(1) Does not apply in the residential zone. (2) Adjacent to single-family or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes.
Antique/Secondhand Store	IV/10 ft.	V/5 ft.	III/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to single-family (UL or UM) zones for buffering purposes.
Apparel/Accessory Store	III/10 ft.	V/5 ft.	III/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to single-family (UL or UM) zones for buffering purposes.
Arcade (Games/Food)	IV/10 ft.	N/A	IV/5 ft.	II/10 ft.	Yes	
Beauty Salon/Personal Grooming Service	IV/10 ft.	V/5 ft.	III/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to single-family (UL or UM) zones for buffering purposes.
Coffee Shop/Retail Food Shop	IV/10 ft.	V/5 ft.	III/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to single-family (UL or UM) zones for buffering purposes.
Department/Variety Store	IV/10 ft.	V/5 ft.	III/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to single-family or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes.

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Drug-Store	IV/10 ft.	V/5 ft.	III/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to single-family (UL or UM) zones for buffering purposes.
Dry Cleaner	IV/10 ft.	V/5 ft.	III/5 ft.	II/20 ft. (1)	Yes	(1) Adjacent to single-family (UL or UM) zones for buffering purposes.
Entertainment Club	IV/10 ft.	V/5 ft.	III/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to single-family (UL or UM) zones for buffering purposes.
Fabric-Store	IV/10 ft.	V/5 ft.	III/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to single-family (UL or UM) zones for buffering purposes.
Financial Institution	IV/10 ft.	V/5 ft.	IV/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to single-family (UL or UM) zones for buffering purposes.
Florist-Shop	IV/10 ft.	V/5 ft.	III/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to single-family (UL or UM) zones for buffering purposes.
Food-Store	IV/10 ft.	V/5 ft.	III/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to single-family (UL or UM) zones for buffering purposes.
Forest Products	II/10 ft.	V/5 ft.	I/5 ft.	I/10 ft. (1)	Yes	(1) Adjacent to single-family or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes
Furniture-Store	IV/10 ft.	V/5 ft.	III/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to single-family (UL or UM) zones for buffering purposes.
Hardware/Garden	IV/10 ft.	V/5 ft.	III/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to single-family or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes
Hobby/Toy-Store	IV/10 ft.	V/5 ft.	III/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to single-family (UL or UM) zones for buffering purposes.
Jewelry-Store	IV/10 ft.	V/5 ft.	III/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to single-family (UL or UM) zones for buffering purposes.
Laundromat	IV/10 ft.	V/5 ft.	III/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to single-family (UL or UM) zones for buffering purposes.
Liquor-Store	IV/10 ft.	V/5 ft.	III/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to single-family (UL or UM) zones for buffering purposes.
Media-Material	IV/10 ft.	V/5 ft.	III/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to single-family (UL or UM) zones for buffering purposes.
Mobile Vending	N/A	N/A	N/A	N/A	N/A	
Other-Retail-Uses	IV/10 ft.	V/5 ft.	III/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to single-family (UL or UM) zones for buffering purposes.
Pet-Store	IV/10 ft.	V/5 ft.	III/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to single-family (UL or UM) zones for buffering purposes.
Photographic and Electronic-Store	IV/10 ft.	V/5 ft.	III/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to single-family (UL or UM) zones for buffering purposes.
Produce Stand	IV/5 ft.	N/A	IV/5 ft.	N/A	N/A	
Restaurant	IV/10 ft.	V/5 ft.	III/5 ft.	I/10 ft. (1)	Yes	(1) Adjacent to single-family or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes.

SMC 15.445.210 Landscaping Standards Chart

LAND USE	STREET FRONTAGE (Type/Width)	BUILDING FACADE IF >30 FT. HIGH OR >50 FT. WIDE (Type/Width)	SIDE/REAR YARDS (Type/Width)	SIDE/REAR BUFFER FOR NONCOMPATIBLE ZONES (Type/ Width)	PARKING LOT LANDSCAPE STANDARDS APPLICABLE (See SMC 15.445.250)	ADDITIONAL REGULATIONS
Restaurant, Fast Food	IV/10 ft.	V/5 ft.	III/5 ft.	I/10 ft. (1)	Yes	(1) Adjacent to single-family or multi-family zones (UL, UH-900, 1800, or MHP) for buffering purposes.
Retail, Big Box	IV/10 ft.	V/5 ft.	III/5 ft.	I/10 ft. (1)	Yes	(1) Adjacent to single-family or multi-family zones (UL, UM, UH, or MHP) for buffering purposes.
Retail, General	IV/10 ft.	V/5 ft.	III/5 ft.	I/10 ft. (1)	Yes	(1) Adjacent to single-family or multi-family zones (UL, UM, UH, or MHP) for buffering purposes.
Sexually Oriented Business	IV/10 ft.	V/5 ft.	II/6 ft. II/5 ft.	N/A	Yes	
Sporting Goods and Related Stores	IV/10 ft.	V/5 ft.	III/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to single-family (UL or UM) zones for buffering purposes.
Tavern	IV/10 ft.	V/5 ft.	III/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to single-family (UL or UM) zones for buffering purposes.
Theater	II/20 ft.	N/A	I/5 ft.	I/20 ft. (1)	Yes	(1) Adjacent to single-family (UL or UM) zones for buffering purposes.
Wholesale/Bulk Store	IV/10 ft.	V/5 ft.	III/5 ft.	II/10 ft. (1)	Yes	(1) Adjacent to single-family (UL or UM) zones for buffering purposes.
RETAIL AND COMMERCIAL, LODGING						
Bed and Breakfast	N/A	N/A	N/A	N/A	N/A	
Hostel	III/10 ft.	V/5 ft.	III/5 ft.	I/20 ft. (1)	Yes	(1) Adjacent to single-family (UL or UM) zones for buffering purposes.
Hotel/Motel and Associated Uses	III/10 ft.	V/5 ft.	III/5 ft.	I/20 ft. (1)	Yes	(1) Adjacent to single-family (UL or UM) zones for buffering purposes.
UTILITIES						
Communications Facilities	II/10 ft. I/10 ft. (1)	N/A	II/5 ft. I/10 ft. (1)	II/5 ft. I/10 ft. (1)	N/A	(1) Type II landscaping applies in high intensity zones. Type I landscaping applies in low intensity zones. See SMC 15.480.090(G).
Utility Substation	I/10 ft.	N/A	I/10 ft.	N/A	N/A	
Utility Use	III/10 ft.	V/5 ft.	IV/10 ft.	II/10 ft. (1)	Yes	(1) Adjacent to single-family (UL or UM) zones for buffering purposes.
Wireless Communications Facilities	II/10 ft. I/10 ft. (1)	N/A	II/5 ft. I/10 ft. (1)	II/10 ft. (2)	N/A	(1) Type II landscaping applies in high intensity zones. Type I landscaping applies in low intensity zones. See SMC 15.480.090(G). (2) Adjacent to residential or park zones for buffering purposes.

2020 Housekeeping Amendments - Phase 1

Exhibit C-1 (Page 62)
Date: 08/04/2020

15.455.120 Parking Chart for Required Off-Street Spaces

LAND USE	MINIMUM SPACES REQUIRED	ADDITIONAL REGULATIONS
ANIMALS		
Butterfly/Moth Breeding	1 per 250 sf of office/retail area	
Kennel/Cattery	1 space per 12 animal enclosures 1 space per 250 sf of retail sales area 2 spaces for a dwelling unit	
Stables	1 per 2 stalls	
Veterinary Clinic	1 per 300 sf of building area	
BUSINESS SERVICES		
Airport Support Facility	1 per 250 sf	
Commercial/Industrial Accessory Uses	1 per 300 sf	
Conference/Convention Center	1 per 3 fixed seats, plus 1 per 40 sf for assembly areas without fixed seats	
Construction/Trade	1 per 250 sf of office	
Construction/Landscaping Yard	1 per 250 sf of office	
Distribution Center/Warehouse	1 per 250 sf of office, plus 1 per 3,500 sf of storage areas	
Equipment Rental, Large	1 per 250 sf of building	
Equipment Rental, Small	1 per 250 sf of building	
Equipment Repair, Large	1 per 300 sf of office, plus 1 per 1,000 sf of indoor repair areas	
Equipment Repair, Small	1 per 250 sf of building	
Helipad/Airport and Facilities	Helipad: 4 per pad Airport: 1 per 500 sf of building	
Landscaping Business	1 per 250 sf of office/storage area	
Professional Office	1 per 300 sf of office building	
Storage, Self Service	1 per employee (designated), plus 3 for customers	
Truck Terminal	1 per 250 sf of office or 1 per employee, whichever is greater	
CIVIC AND INSTITUTIONAL		
Cemetery	1 per 40 sf of chapel area, plus 1 per employee	
City Hall	1 space per 250 sf of office area plus 1 per 40 sf of fixed seats or assembly area if a municipal court use is located in City Hall	
Court	1 per employee, plus 1 per 40 sf of fixed seats or assembly areas	
Fire Facility	1 per employee, plus 1 per 100 sf of public office areas	
Funeral Home/Crematory	1 per 40 sf of chapel area, plus 1 per employee	
Police Facility	1 per employee, plus 1 per 100 sf of public office areas	
Public Agency Office	1 per 250 sf	
Public Agency Yard	1 per 200 sf, plus 1 per 1,000 sf of indoor storage or repair areas	
Public Archives	1 per employee, plus 1 per 400 sf of waiting/review areas	
Social Service Office	1 per 250 sf	
EDUCATIONAL		
College/University	1 per employee, 0.7 per student	

2020 Housekeeping Amendments - Phase 1

15.455.120 Parking Chart for Required Off-Street Spaces

LAND USE	MINIMUM SPACES REQUIRED	ADDITIONAL REGULATIONS
Elementary-Middle School	1 per 50 students, 1 per faculty member	
High School	1 per 35 students, 1 per faculty member	
Specialized Instruction School	1 per employee, 1 per 2 students	
Vocational/Technical School	1 per employee, 1 per 10 students	
HEALTH AND HUMAN SERVICES		
Day Care I	2 per facility, plus 1 per employee	
Day Care II	2 per facility (minimum), plus 1 per employee, and 1 load/unload space per every 10 children	
Halfway House	Parking Plan based on population served and projected needs should be submitted and approved by the Director	
Hospital	1 per bed plus 5 per each 2 employees	
Medical/Dental Lab	1 per 300 sf of building	
Medical Lab	1 per 300 sf of building	
Medical Office/Outpatient Clinic	1 per 275 sf of building	
Miscellaneous Health	1 per 300 sf of building	
Overnight Shelter	Parking Plan based on population served and projected needs should be submitted and approved by the Director	
Opiate Substitution Treatment Facility	1 per 275 sf of building, unless modified by a parking plan as part of the CUP-EPF process	
Secure Community Transition Facility	1 per employee, plus 0.5 per resident for visitor parking	
Transitional Housing	Parking Plan based on population served and projected needs should be submitted and approved by the Director	
MANUFACTURING		
Aerospace Equipment	1 per employee, plus 1 per 500 sf of building	
Apparel/Textile Products	1 per employee, plus 1 per 500 sf of building	
Assembly and Packaging	1 per employee, plus 1 per 500 sf of building	
Batch Plants	1 per employee, plus 1 per 500 sf of building	
Biomedical Production Facility	1 per 500 sf of gross floor area, plus 1 space per employee	
Chemical/Petroleum Products	1 per employee, plus 1 per 500 sf of building	
Commercial/Industrial Machinery	1 per employee, plus 1 per 500 sf of building	
Computer/Office Equipment	1 per employee, plus 1 per 500 sf of building	
Electronic Assembly	1 per employee, plus 1 per 500 sf of building	
Fabricated Metal Products	1 per employee, plus 1 per 500 sf of building	
Food Processing	1 per employee, plus 1 per 500 sf of building	
Furniture/Fixtures	1 per employee, plus 1 per 500 sf of building	
Laboratories, Research, Development and Testing	1 per 300 sf	
Manufacturing and Fabrication, Light	1 per employee, plus 1 per 500 sf of building	
Manufacturing and Fabrication, Medium	1 per employee, plus 1 per 500 sf of building	
Manufacturing, Light Misc.	1 per employee, plus 1 per 500 sf of building	
Micro-Winery/Brewery/Distillery	1 per employee, plus 1 per 40 sf of tasting area	
Off-Site Hazardous Waste Treatment and Storage Facilities	1 per employee, plus 1 per 500 sf of building	
Paper Products	1 per employee, plus 1 per 500 sf of building	
Primary Metal Industry	1 per employee, plus 1 per 500 sf of building	

2020 Housekeeping Amendments - Phase 1

15.455.120 Parking Chart for Required Off-Street Spaces

LAND USE	MINIMUM SPACES REQUIRED	ADDITIONAL REGULATIONS
Printing/Publishing	1 per employee, plus 1 per 500 sf of building	
Recycling Processing	1 per 1,000 sf or 1 per employee, whichever is greater	
Rubber/Plastic/Leather/Mineral Products	1 per employee, plus 1 per 500 sf of building	
Textile Mill	1 per employee, plus 1 per 500 sf of building	
Winery/Brewery/Distillery	1 per employee, plus 1 per 40 sf of tasting area	
Wood Products	1 per employee, plus 1 per 500 sf of building	
MOTOR VEHICLE RELATED		
Auto/Boat Dealer	1 per 300 sf of building, plus 1 per employee	
Auto Service Center	4 spaces, plus 6 stacking spaces	
Auto Supply Store	1 per 250 sf of leasable space	
Auto Wrecking	1 per employee (designated), plus 3 for customers	
Commercial Marine Supply	1 per 1,000 sf of gross floor area, plus 1 space per employee	
Electric Vehicle Infrastructure – Battery Exchange Station and Rapid Charging Station Only	1 per employee 0.65 spaces per rapid charging station space for customers waiting to use rapid charging station (Required only if the use is the primary use on the property)	
Fueling/Service Station	Without grocery store attached: 1 per employee, plus 1 per service bay With grocery store attached: 1 per employee, plus 1 per 200 sf of store area	
Public/Private Parking	1 per employee (designated)	
Tire Retreading	1 per employee, plus 1 per 500 sf of building	
Towing Operation	1 per employee (designated)	
Vehicle Rental/Sales	1 per 300 sf of building, plus 1 per employee plus a minimum of 3,000 sf of display area	
Vehicle Rental/Sales, Large	1 per 300 sf of building, plus 1 per employee plus a minimum of 3,000 sf of display area	
Vehicle Repair, Large	1 per 300 sf of office, plus 1 per 1,000 sf of indoor repair areas	
Vehicle Repair, Small	2 spaces per service bay	
RECREATIONAL AND CULTURAL		
Amusement Park	1 per 200 sf of area within enclosed buildings, plus 1 for every 3 persons that the outdoor facilities are designed to accommodate at maximum capacity	
Community Center	1 per 400 sf of building, plus 1 per employee	
Drive-In Theater	---	
Golf Course	3 per hole, plus 1 per employee	
Health Club	1 per 150 sf of leasable space	
Library	1 per 200 sf of building	
Museum	1 per 200 sf of building	
Park	1 space for each 3 users at maximum utilization	
Recreational Center	1 per 400 sf of building	
Religious Use Facility	1 per 4 fixed seats, or 1 per 40 sf of gfa used for assembly purposes without fixed seats	

2020 Housekeeping Amendments - Phase 1

15.455.120 Parking Chart for Required Off-Street Spaces

LAND USE	MINIMUM SPACES REQUIRED	ADDITIONAL REGULATIONS
Religious Use Facility Accessory	1 per 500 gsf	
Sports Club	1 per 100 sf of building plus 1 per 4 fixed seats if tournaments or competitions are held at the sports club. If tournaments or competitions are proposed, a traffic control plan, approved by the City, shall be submitted.	If bench or pew seating is used, each twenty-four (24) lineal inches of bench or pew seating shall be considered as a separate seat
Stadium/Arena	1 per 3 fixed seats, plus 1 per employee	
EXCEPTIONS		
Bowling Center	5 per lane, plus 1 per employee	
Golf Driving Range	1 per tee, plus 1 per employee	
RESIDENTIAL		
College Dormitory	1.5 per bedroom	
Duplex	1.25 per dwelling unit	These ratios may be reduced with proof of viable HCT linkage/station pursuant to the determination of the Director. The overall ratio may not be lowered more than ten percent (10%).
Dwelling Unit, Detached	2 per dwelling unit	These ratios may be reduced with proof of viable HCT linkage/station pursuant to the determination of the Director. The overall ratio may not be lowered more than ten percent (10%).
Manufactured/Modular Home (HUD)	2 per dwelling unit	
Mobile Home (nonHUD)	2 per dwelling unit	
Mobile Home Park	2 per dwelling unit	
Multi-Family	Studio Unit: 1 per dwelling unit 1 Bedroom Unit: 1.5 per dwelling unit 2-3 Bedroom Unit: 2 per dwelling unit	These ratios may be reduced with proof of viable HCT linkage/station pursuant to the determination of the Director. The overall ratio may not be lowered more than ten percent (10%).
Townhouse	2 per dwelling unit, plus 0.25/unit for visitor parking	These ratios may be reduced with proof of viable HCT linkage/station pursuant to the determination of the Director. The overall ratio may not be lowered more than ten percent (10%).
RESIDENTIAL, RETIREMENT AND ASSISTED LIVING		
Assisted Living Facility	0.25 per unit/room	
Community Residential Facility I	2 per dwelling unit	
Community Residential Facility II	Parking plan based on population served and projected needs should be submitted and approved by the City Manager, or designee.	
Continuing Care Retirement Community	0.25 per assisted living unit/room 0.75 per retirement apartment dwelling unit 1 per 5 beds for convalescent/nursing care	
Convalescent Center/Nursing Home	1 per 5 beds	
Retirement Apartments	0.75 per dwelling unit	
RESIDENTIAL, ACCESSORY		
Accessory Dwelling Unit (ADU)	1 per accessory dwelling unit 2 per accessory dwelling units greater than 600 square feet in area	Minimum spaces required in addition to spaces required for existing single-family residences.

2020 Housekeeping Amendments - Phase 1

15.455.120 Parking Chart for Required Off-Street Spaces

LAND USE	MINIMUM SPACES REQUIRED	ADDITIONAL REGULATIONS
Home Occupation	---	
Shed/Garage	---	
RETAIL AND COMMERCIAL		
Agricultural Crop Sales (Farm Only)	1 per 250 sf of leasable space	
Antique/Secondhand Store	1 per 250 sf of leasable space	
Apparel/Accessory Store	1 per 250 sf of leasable space	
Arcade (Games/Food)	1 per 250 sf of building	
Beauty Salon/Personal Grooming Service	1 per 200 sf of gross floor area	
Coffee Shop/Retail Food Shop	1 per 250 sf of leasable space	
Concession Sales	To be assessed at time of application and subject to evaluation of onsite circulation	
Department/Variety Store	1 per 250 sf of leasable space	
Drug Store	1 per 250 sf of leasable space	
Dry Cleaner	1 per 250 sf of building	
Entertainment Club	1 per 250 sf of leasable space	
Espresso Stand	1 per 150 sf of gross floor area plus 3 stacking spaces with drive-through	
Fabric Store	1 per 250 sf of leasable space	
Fast Food/Restaurant	1 per 150 sf of leasable space (plus 5 stacking spaces with drive-through)	
Financial Institution	1 per 250 sf, plus 5 stacking spaces	
Florist Shop	1 per 250 sf of leasable space	
Food Store	At least 15,000 sf: 1 per 250 sf of leasable space Less than 15,000 sf: 3, plus 1 per 300 sf	
Forest Products	1 per employee	
Furniture Store	1 per 300 sf of building	
Hardware/Garden Material	1 per 250 sf of leasable space	
Hobby/Toy Store	1 per 250 sf of leasable space	
Jewelry Store	1 per 250 sf of leasable space	
Laundromat	1 per 250 sf of leasable space	
Liquor Store	1 per 250 sf of leasable space	
Media Material	1 per 250 sf of leasable space	
Mobile Vending	To be assessed at time of application and subject to evaluation of onsite circulation	
Other Retail Uses	1 per 250 sf of gross floor area	
Pet Store	1 per 250 sf of leasable space	
Photographic and Electronic Store	1 per 250 sf of leasable space	
Produce Stand	1 per 250 sf of gross floor area, plus 1 per employee	
Restaurant	1 per 150 sf of leasable space	
Restaurant, Fast Food	1 per 150 sf of leasable space (plus 5 stacking spaces with drive-through)	
Retail, Big Box	1 per 250 sf of leasable space	
Retail, General	1 per 250 sf of leasable space	
Sexually Oriented Business	---	

2020 Housekeeping Amendments - Phase 1

15.455.120 Parking Chart for Required Off-Street Spaces

LAND USE	MINIMUM SPACES REQUIRED	ADDITIONAL REGULATIONS
Sporting Goods and Related Stores	1 per 250 sf of leasable space	
Tavern	1 per 250 sf of leasable space	
Theater	1 per 3 fixed seats, plus 1 per employee	
Wholesale/Bulk Store	1 per 250 sf of leasable space	
RETAIL AND COMMERCIAL, LODGING		
Bed and Breakfast	1 per bedroom, plus 2 for residents	
Hostel	0.5 per bed	
Hotel/Motel and Associated Uses	Basic Guest and Employee (no shuttle service): 0.9 per bedroom Basic Guest and Employee (with shuttle service) 0.75 per bedroom With restaurant/lounge/bar: 1 per 150 gsf With banquet/meeting room: 1 per 150 gsf Retail (15,000 gsf or less): 1 per 1,000 gsf Retail (greater than 15,000 gsf): 1.5 per gsf Retail (greater than 15,000 gsf): 1.5 per 1,000 gsf	
UTILITIES		
Communications Facility	1 per 250 sf	
Utility Substation	1 per substation site	
Utility Use	1 per 250 sf	

DRAFT

ENVIRONMENTAL (SEPA) CHECKLIST**DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT**Date Checklist Prepared: 06/29/2020 Parcel No. N/A**A. BACKGROUND**1. **Name of proposed project:** 2020 Housekeeping Package (File No.: CAM20-0001/SEP20-0006)2. **Applicant:**

Name: City of SeaTac
Mailing Address: 4800 South 188th Street
SeaTac, WA 98188
Phone: 206-973-4750 Fax: 206-973-4769
Alt. Phone: 206-973-4837 Email: dhartwick@seatacwa.gov
Status: (Owner, Lessee, Agent, Etc.) _____

3. **Designated Contact Person:** (The person who will receive and disseminate all correspondence from the City)

Name: Dennis Hartwick, Senior Planner
Mailing Address: 4800 South 188th Street
SeaTac, WA 98188
Phone: 206-973-4750 Fax: 206-973-4769
Alt. Phone: 206-973-4837 Email: dhartwick@seatacwa.gov

4. **Agency requesting checklist:** City of SeaTac5. **Proposed timing or schedule (including phasing):** Public Hearing:
August 4, 2020
Proposed Council Action:
September 8, 20206. **Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain:**None.

- 7. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.**

None at this time.

- 8. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? Explain:**

None at this time.

- 9. List any government approvals or permits that will be needed for your proposal.**

- Pursuant to RCW 36.70A.106, the Washington State Department of Commerce conducts review of the proposed code amendments. The amendments were submitted for consideration for review on June 1, 2020.
 - A public hearing will be held by the SeaTac Planning Commission. The date of the public hearing is scheduled for August 4, 2020.
 - The proposed code amendments will be presented to City Council for action on September 8, 2020.
-

- 10. Give a brief, complete description of your proposal, including the proposed uses and the size, with square footage, of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page.**

This is a non-project action to amend the SeaTac Municipal Code Titles, 14, 15, and 16A to improve clarity, consistency, and organization. Changes include: condensing land use, parking, landscaping, and dimension charts; aligning parking reductions within overlay districts; removing regulations that duplicate State Law; updating cross-references; fixing typos; and adding omissions from previous amendments.

- 11. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, and section, township, and range. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.**

Proposed amendments apply citywide.

B. ENVIRONMENTAL ELEMENTS

1. Earth:

- a) **General description of the site (article one): Flat, rolling, hilly steep slopes, mountainous, other _____**

The City occupies a plateau that is generally flat, sloping gently down from north to south. Section 1.b below describes sloped areas.

- b) **What is the steepest slope on the site (approximate percent slope?)**

There are slopes exceeding 40% in the east and southeast portions of the City. Along 28th Avenue S, where the land is rolling the slopes are approximately 15%.

- c) **What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long -term commercial significance and whether the proposal results in removing any of these soils.**

The soil in the City is predominantly Alderwood gravelly sandy loam (Ag), Arents-Alderwood, Indianola loam fine sandy, Kitsap soils, Everett gravelly sandy loam, Norma sandy loam.

- d) **Are there surface indications or history of unstable soils in the immediate vicinity? Describe:**

There are areas of landslide hazard on the City's eastern edge sloping down to the Green River Valley.

- e) **Describe the purpose, type and approximate quantities of any filling or grading proposed. Indicate source of fill:**

This is a non-project action. No filling or grading is proposed.

- f) **Could erosion occur as a result of clearing, construction, or use? Generally describe:**

No. This is a non-project action.

- g) **About what percent of the site will be covered with impervious surfaces after project construction (e.g. asphalt and buildings)?**

This is a non-project action. No construction is proposed.

- h) **Proposed measures to reduce or control erosion, or other impacts to the earth, if any.**
-

This is a non-project action and therefore would not directly result in erosion or other impacts to earth. Proposed amendments to regulations require Best Available Science (BAS) and current Best Management Practices (BMPs).

2. Air:

- a) **What types of emissions to the air would result from the proposal (i.e. dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? Generally describe and give approximate quantities if known:**

This is a non-project action. No emissions would result.

- b) **Are there any off-site sources of emissions or odor that may affect your proposal? Generally describe:**

This is a non-project action.

- c) **Proposed measures to reduce or control emissions or other impacts to the air:**

This is a non-project action and therefore would not directly result in emissions or other impacts to the air.

3. Water:

- a) **Surface**

- 1) **Is there any surface water body on or in the immediate vicinity of the site (including year round and seasonal streams, saltwater, lakes, ponds, or wetlands)? Describe type and provide names. If appropriate, state what stream or river it flows into.**

There are three lakes in SeaTac: Angle Lake, Bow Lake and Tub Lake. Angle Lake and Bow Lake are located in the Urban Center east of International Boulevard. Tub Lake is located in the southwest corner of an undeveloped area of North SeaTac Park. Angle Lake is the only water body of sufficient size to be considered as a "water of the state" and therefore subject to the Shoreline Management Act. Major streams include Des Moines Creek and Walker Creek.

- 2) **Will the project require any work over, in, or adjacent to (within 200 feet) the described waters. Please describe and attach available plans.**

This is a non-project action. No work is proposed.

- 3) **Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.**

This is a non-project action. No fill or dredging is proposed.

- 4) **Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.**

This is a non-project action. No withdrawals or diversions of surface water are proposed.

- 5) **Does the proposal lie within a 100-year floodplain? Note location on the site plan.**

Only one small area of the City lies within a flood plain; that of Miller Creek on the City's west edge. This non-project action will not affect this area.

- 6) **Does the proposal involve any discharges of waste materials to surface waters? Describe the type of waste and anticipated volume of discharge.**

This is a non-project action. No discharges of waste materials are proposed.

b) **Ground Water**

- 1) **Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.**

This is a non-project action. No ground water will be withdrawn.

- 2) **Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: domestic sewage; industrial containing the following chemicals; toxic or non-toxic, agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.**

This is a non-project action. No waste material will be discharged.

Water Runoff (including storm water)

- 1) **Describe the source of runoff (including storm water) and method of collection and disposal. (include quantities). Where will this water flow? Will this water flow into other waters? Describe**

This is a non-project action. No changes to surface water flows will result.

- 2) **Could waste materials enter ground or surface waters? Generally describe.**

No. This is a non-project action.

- 3) **Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.**

This is a non-project action. No changes to drainage patterns will result.

- 4) **Proposed measures to reduce or control surface, ground, and runoff impacts, if any.**

This is a non-project action and therefore would not directly result in surface water runoff impacts. Surface water impacts are regulated by the King County Surface Water Design Manual, regulations under the SeaTac Shoreline Master Program and provisions of SMC Title 12, Public Utilities. The City is also subject to NPDES Phase 2 permit requirements.

4. Plants:

- a) **Check the types of vegetation found on the site:**

This non-project action is not site-specific. Most plants found in the Central Puget Sound basin are likely found in SeaTac, including trees, shrubs, grasses, and wet soil plants.

Deciduous tree: Alder Maple Aspen Other _____ N/A

Evergreen tree: Fir Cedar Pine Other _____
N/A _____

Shrubs N/A

Grass N/A

Pasture N/A

Crop or grain N/A

Wet soil plants: Water Lily Eelgrass Milfoil Other _____
N/A _____

Other types of vegetation: _____
N/A _____

- b) **What kind and amount of vegetation will be removed or altered?**

This is a non-project action. No vegetation will be removed or altered.

c) **List threatened or endangered species known to be on or near the site.**

No threatened or endangered species known to be resident in the city.

d) **Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site.**

This is a non-project action and therefore would not directly result in impacts to plants.

e) **List all noxious weeds and invasive species known to be on or near the site.**

This non-project action is not site-specific. Most plants found in the Central Puget Sound basin are likely found in SeaTac, including invasive species.

5. Animals:

a) **Check any birds and animals which have been observed on or near the site or are known to be on or near the site:**

This non-project action is not site-specific. Most animals found in the Central Puget Sound basin are likely found in SeaTac.

Birds: Hawk Heron Eagle Songbirds Other___ N/A

Mammals: Deer Bear Elk Beaver Other___ N/A

Fish: Bass Salmon Trout Herring Shellfish Other___ N/A

b) **List any threatened or endangered species known to be on or near the site:**

This non-project action is not site-specific.

c) **Is the site part of a migration route? Explain:**

This non-project action is not site-specific.

d) **Proposed measures to preserve or enhance wildlife:**

This is a non-project action and therefore would not directly result in impacts to wildlife.

e) **List any invasive animal species known to be on or near the site.**

This non-project action is not site-specific and therefore would not directly result in impacts to threatened or endangered animal species. Impacts to wildlife habitat are addressed through application of provisions of section 15.700.370 of the SeaTac Municipal Code.

6. Energy and Natural Resources:

- a) **What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.**

This is a non-project action.

- b) **Would your project affect the potential use of solar energy by adjacent properties? Generally describe:**

This non-project action is not site-specific. No properties are adjacent.

- c) **What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts:**

This is a non-project action, therefore no measures are proposed.

7. Environmental Health:

- a) **Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? Describe:**

This is a non-project action. There are no environmental health hazards associated with this proposal.

- 1) **Describe any known or possible contamination at the site from present or past uses**

This non-project action is not site-specific.

- 2) **Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity**

This non-project action is not site-specific.

- 3) **Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project**

This is a non-project action.

4) Describe special emergency services that might be required

This is a non-project action and therefore would not directly result in the need for additional services.

5) Proposed measures to reduce or control environmental health hazards, if any:

No specific measures are proposed.

b) Noise:**1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?**

This non-project action is not site-specific. There is traffic noise and other noise typical of an urbanized area. There is also commercial aircraft noise in certain parts of the City.

2) What types and levels of noise would be created by or associated with the project on a short time or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

This is a non-project action and therefore would not directly generate noise.

3) Proposed measures to reduce or control noise impacts:

No specific measures are proposed. New development is subject to Chapter 13.240 of the SeaTac Municipal Code, Sound Transmission Code.

8. Land and Shoreline Use:**a) What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe**

This non-project action is not site-specific. SeaTac contains commercial, industrial and residential uses typical of a Central Puget Sound basin suburban community, in addition to the Seattle-Tacoma International Airport. There are no significant changes to land use proposed.

Site N/A

North N/A

South N/A

East N/A

West N/A

- b) Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?**

This non-project action is not site-specific. Some areas of SeaTac were used for agriculture in the past.

- c) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversized equipment access, the application of pesticides, tilling, and harvesting? If so, how:**

Not applicable. The City is urban and surrounded by urban uses.

- d) Describe any structures on the site:**

This non-project action is not site-specific.

- e) Will any structures be demolished?**

This is a non-project action. Redevelopment would replace existing structures over time as property owners initiate building allowed by the plan and code.

- g) What is the current zoning classification of the site?**

This non-project action is not site-specific.

- h) What is the current Comprehensive Plan designation of the site?**

This non-project action is not site-specific.

- i) If applicable, what is the current Shoreline Master Program designation of the site?**

This non-project action is not site-specific. The SeaTac Shoreline Master Program applies only to one water body in the city, Angle Lake. The proposal does not change any aspect of the Shoreline Master Program.

- j) Has any part of the site been classified as an “environmentally sensitive” area? Specify:**

This non-project action is not site-specific. Chapter 15.700 of the SeaTac Municipal Code regulates development potentially impacting sensitive areas, which include wetlands, streams, aquifer recharge areas, fish and wildlife habitat conservation areas, steep slopes, erosion and landslide hazard areas.

- k) **Approximately how many people would reside or work in the completed project?**

This is a non-project action and therefore would not directly result in new residents.

- l) **Approximately how many people would the completed project displace?**

This is a non-project action. No people would be displaced.

- m) **Proposed measures to avoid or reduce displacement impacts:**

This is a non-project action and would not create displacements.

- n) **Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:**

This is a non-project action that would not impact existing land uses and plans. The action is compatible with projected land uses and plans in that it allows applicants an alternative to mitigating the impacts to wetlands on-site or within the same drainage basin.

9. Housing:

- a) **Approximately how many units would be provided? Indicate whether high, middle, or low-income housing.**

This is a non-project action and therefore would not directly result in new housing units.

- b) **Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.**

This is a non-project action and therefore would not directly result in housing units being eliminated.

- c) **Proposed measures to reduce or control housing impacts.**

This is a non-project action and therefore would not impact housing.

10. Aesthetics:

- a) **What is the tallest height of any proposed structure(s), not including antennas; what is/are the principal exterior building material(s) proposed?**

This is a non-project action. No structures are proposed.

- b) **What views in the immediate vicinity would be altered or obstructed?**

This is a non-project action. No views will be affected.

c) Proposed measures to reduce or control aesthetic impacts:

This is a non-project action. Aesthetics will not be impacted.

11. Light and Glare:

- a) **What type of light or glare will the proposal produce? What time of day would it mainly occur?**

This is a non-project action. No light or glare will be produced.

- b) **Could light or glare from the finished project be a safety hazard or interfere with views?**

This is a non-project action.

- c) **What existing off-site sources of light or glare may affect your proposal?**

This non-project action is not site-specific.

- d) **Proposed measure to reduce or control light and glare impacts, if any:**

This is a non-project action.

12. Recreation:

- a) **Would the proposed project displace any existing recreational uses?**

Describe:

This is a non-project action. No existing uses will be displaced.

- b) **Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant:**

This is a non-project action. Recreation will not be impacted.

- c) **What designated and informal recreational opportunities are in the immediate vicinity?**

This non-project action is not site-specific. All of the City's parks are identified on City maps.

13. Historic and Cultural Preservation:

- a) **Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe**

This non-project action is not site-specific.

- b) **Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources**

This non-project action is not site-specific.

- c) **Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.**

N/A

- d) **Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required**

N/A

14. Transportation:

- a) **Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site Plans.**

This non-project action is not site specific, but is applicable to all areas within the jurisdictional boundary of the City of SeaTac. The freeways serving the City include I-5, SR 518, and SR 509. Principal arterial streets include International Boulevard (SR 99), S. 188th Street, S. 200th Street, and 28th/24th Avenue S. Minor arterial streets include S.128th Street, S.154th Street, S. 170th Street, S.176th Street, S.208th Street, Military Road, Des Moines Memorial Drive, and 51st Avenue S.

- b) **Is the site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?**

This non-project action is not site specific, but is applicable all areas within the jurisdictional boundary of the City of SeaTac. The City is served by public transit including Sound Transit's Link light rail and bus service provided by King County Metro and Sound Transit.

- c) **How many parking spaces would the completed project have? How many would the project eliminate?**

This is a non-project action and therefore will not directly affect changes in the number of parking spaces city-wide.

- d) **Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? Generally describe (indicate whether public or private):**

This is a non-project action and does not directly include any streets or improvements.

- e) **Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? Generally describe:**

This is a non-project action and therefore no direct use of water, rail, or air transportation will result.

- f) **How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?**

This is a non-project action and therefore would not directly result in additional trips.

- g) **Proposed measures to reduce or control transportation impacts:**

This is a non-project action and will not directly result in transportation impacts.

- h) **Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe:**

This is a non-project action and therefore will not directly affect the movement of agricultural and forest products.

15. Public Services:

- a) **Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? Generally describe:**

This is a non-project action and therefore would not directly result in impacts to public services.

- b) **Proposed measures to reduce or control direct impacts on public services:**

This is a non-project action, therefore there are no measures proposed to reduce or control impacts on public services.

16. Utilities

a) **Check utilities currently available at the site:**

Electricity Natural Gas Water Refuse Service Telephone
Sanitary Sewer Septic System Other _____

This non-project action is not site-specific. These utility services are available to properties throughout SeaTac.

b) **Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed:**

This is a non-project action and therefore would not directly result in impacts to utilities. Except for the Stormwater Utility, the City does not directly provide any utility services.

C. SIGNATURE

The above answers are true and complete to the best of my knowledge, I understand that the lead agency is relying on them to make its decision.

Dennis Hartwick

06/29/2020

Signature

Date Submitted

Dennis Hartwick

Senior Planner, City of SeaTac Department of
Community and Economic Development

Printed Name

Position and Agency/Organization

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(Do Not Use This Sheet For Project Actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment. When answering these questions, be aware of the extent of the proposal, or how the types of activities likely to result from the proposal would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water, emissions to air, production, storage, or release of toxic or hazardous substances, or production of noise?

The proposed amendments, in and of themselves, are not likely to increase discharge to water, emissions to air, production, storage, or release of toxic or hazardous substances, or production of noise.

Proposed measures to avoid or reduce such increases are:

The potential for subsequent projects to produce the noted effects that are not addressed through the application of existing federal, state or local laws will be addressed through appropriate environmental review as needed.

Surface Water: Impacts to surface waters from pollutants carried by stormwater are mitigated through the implementation of the current King County Surface Water Design Manual (Section 12.10.010, SeaTac Municipal Code) and compliance with the City's Western Washington Phase II Municipal Stormwater Permit (Permit # WAR 04-55410).

Air: Production of air emissions is regulated under Sections 15.460.060, 15.460.070, 15.460.080, and 15.460.100 SMC.

Noise: Production of noise is regulated by Section 15.460.020 SMC.

Toxic or Hazardous Substances: The storage or release of toxic or hazardous substances is regulated by the International Fire Code (WAC 51-54A, adopted by reference in Section 13.150.010, SeaTac Municipal Code), and through the application of existing federal, state or other local laws. Potential impacts not addressed under these regulations will be addressed through appropriate environmental review as needed.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

The proposed amendments, in and of themselves, would not be likely to affect plants, animals, fish, or marine life. Impacts related to specific developments at the project level will be mitigated subject to appropriate environmental review, as needed.

Proposed measures to avoid or reduce such increases are:

3. Impacts not addressed by these regulations will be addressed through appropriate environmental review as needed.

4. How would the proposal be likely to deplete energy or natural resources?

The proposed amendments, in and of themselves, would not be likely to deplete energy or natural resources.

Proposed measures to protect or conserve energy and natural resources are:

None are presently proposed.

5. **How would the proposal be likely to use or affect environmentally sensitive areas or areas designed (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplain, or prime farmlands?**
6. No amendments to regulations for environmentally sensitive areas are proposed.

Proposed measures to protect such resources or to avoid or reduce impacts are:

None are presently proposed.

7. **How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?**

The proposed action, in and of themselves, would not be likely to affect land and shoreline use, including whether any would allow or encourage land or shoreline uses incompatible with existing plans.

Proposed measures to avoid or reduce shoreline and land use impacts are:

Shoreline use is addressed by the City's Shoreline Master Program, and Shoreline Management Code, SMC Title 18 and no changes are proposed to shoreline regulations.

Impacts related to future site development proposals will be mitigated through application of the City's development regulations, and subject to appropriate environmental review, as needed.

8. **How would the proposal be likely to increase demands on transportation or public services and utilities?**

The amendment to align the City Center Overlay District's parking reduction for multi-family developments with the other overlay districts may reduce personal automobile trips and increase demand for public transportation.

Proposed measures to reduce or respond to such demand(s) are:

None are presently proposed. The City Center Overlay District is served by Sound Transit's SeaTac/Airport Light Rail Station and the King County Metro's RapidRide bus service. Impacts related to specific developments at the project level will be mitigated subject to appropriate environmental review, as needed.

7. **Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.**

The proposed action will not conflict with local, state or federal laws or requirements for the protection of the environment.



DETERMINATION OF NONSIGNIFICANCE (DNS)

FILE NUMBER: SEP20-0006; CAM20-0001

PROJECT NAME: 2020 Housekeeping Package

PROJECT LOCATION: Citywide

PROJECT DESCRIPTION: Amendments to the SeaTac Municipal Code primarily focused on improving clarity, consistency, and organization. Changes include: condensing land use, parking, landscaping, and dimension charts; aligning parking reductions within overlay districts; removing regulations that duplicate State Law; updating cross-references; fixing typos; and adding omissions from previous amendments.

PROPONENT: City of SeaTac

LEAD AGENCY: City of SeaTac

STAFF CONTACT: Dennis Hartwick, *Senior Planner*; Department of Community and Economic Development; 4800 South 188th Street, SeaTac, WA 98188; dhartwick@seatacwa.gov; 206-973-4837

RESPONSIBLE OFFICIAL: Jennifer Kester, *Acting Director*; Department of Community and Economic Development; 4800 South 188th Street, SeaTac, WA 98188; 206-973-4750

The City of SeaTac, as lead agency for this proposal, has determined that the proposal will not have a probable significant adverse impact on the environment, and an environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed Environmental Checklist and other information on file with the City of SeaTac.

COMMENT PERIOD: This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for **14 days** from the date of issuance. Comments must be submitted by **5:00 P.M. on Thursday, July 23, 2020**. Detailed information is available to the public upon request.

APPEAL PERIOD: Any person wishing to appeal this determination may file such an appeal to the SeaTac City Clerk within **10 days** from the end of the comment period. All appeals of the above determination must be filed by **5:00 P.M. on Monday, August 03, 2020**. There is a fee to appeal this determination (see City of SeaTac fee schedule).



Jennifer Kester, *Acting Director*

07/09/2020

Date Issued

Dennis Hartwick

From: Earl Gipson <egipson-gts@att.net>
Sent: Thursday, July 16, 2020 4:27 AM
To: Dennis Hartwick
Cc: Jennifer Kester; Anita Woodmass; Carl Cole; Mark Johnsen; Mary Mirante Bartolo; Planning Commission
Subject: [EXT] - Comments to DNS SEP20-0006:CAM20-0001 (Housekeeping)

Dear Mr. Hardwick,

It is my opinion the Determination Of NonSignificance (SEP20-0006:CAM20-0001) titled "Housekeeping" was issued prematurely and any action be delayed (scheduled for 08/03/2020) until the Planning Commission has had the opportunity to review the SEPA Checklist and hold a Public Hearing (scheduled for 08/04/2020).

<https://www.seatacwa.gov/home/showdocument?id=28869>

I also request that the Planning Commission be provided the completed checklist prior to their next meeting and have agreed (PC Chair per SMC 2.15.050) to the Planning Department schedule/agenda. I have requested the checklist under Public Record Request PRR20-187.

This comment makes me a Party of Record with the right of appeal (deadline of 08/03/2020) and also request that appeal date be extended until the Planning Commission has made their evaluation/recommendation AFTER the Public Hearing.

Sincerely,

Earl Gipson
17050 51st Ave South
SeaTac, WA 98188
(206) 246-7626

Those Bcc'ed-FYI



THANK YOU

We have received your amendment submission. Please allow 1-3 business days for review. Please keep the Submittal ID as your receipt and for any future questions. We will also send an email receipt to all contacts listed in the submittal.

Submittal ID: 2020-S-1430

Submittal Date Time: 06/01/2020

Submittal Information

Jurisdiction	City of SeaTac
Submittal Type	60-day Notice of Intent to Adopt Amendment
Amendment Type	Development Regulation Amendment

Amendment Information

Brief Description

Proposed amendments to improve clarity, consistency, and predictability. Includes streamlining land use, parking, and landscaping charts; clarifying confusing or vague regulations and/or definitions; resolving conflicting regulations; removing redundant regulations; and administrative cleanup.

Yes, this is a part of the 8-year periodic update schedule, required under RCW 36.70A.130.

Anticipated/Proposed Date of Adoption 08/11/2020

Attachments

Attachment Type	File Name	Upload Date
Development Regulation Amendment - Draft	AmendmentsPhase1.pdf	06/01/2020 11:37 AM
Development Regulation Amendment - Draft	AccessoryStructuresChart.pdf	06/01/2020 11:38 AM
Development Regulation Amendment - Draft	LandscapingChart.pdf	06/01/2020 11:38 AM
Development Regulation Amendment - Draft	ParkingChart.pdf	06/01/2020 11:38 AM
Development Regulation Amendment - Draft	UseChart-154th.pdf	06/01/2020 11:38 AM
Development Regulation Amendment - Draft	UseChart-AngleLake.pdf	06/01/2020 11:38 AM
Development Regulation Amendment - Draft	UseChart-CityCenter.pdf	06/01/2020 11:38 AM
Development Regulation Amendment - Draft	UseChart-Main.pdf	06/01/2020 11:38 AM

Contact Information

Prefix	Mr.
First Name	Dennis
Last Name	Hartwick
Title	Senior Planner
Work	(206) 973-4837
Cell	(440) 539-5360
Email	dhartwick@seatacwa.gov

Yes, I would like to be contacted for Technical Assistance.

Certification

I certify that I am authorized to submit this Amendment for the Jurisdiction identified in this Submittal and all information provided is true and accurate to the best of my knowledge.

Full Name	Dennis Hartwick
Email	dhartwick@seatacwa.gov



STATE OF WASHINGTON
DEPARTMENT OF COMMERCE

1011 Plum Street SE • PO Box 42525 • Olympia, Washington 98504-2525 • (360) 725-4000
www.commerce.wa.gov

06/01/2020

Mr. Dennis Hartwick
Senior Planner
City of SeaTac
4800 S 188th Street
SeaTac, WA 98188-8605

Sent Via Electronic Mail

Re: City of SeaTac--2020-S-1430--60-day Notice of Intent to Adopt Amendment

Dear Mr. Hartwick:

Thank you for sending the Washington State Department of Commerce (Commerce) the 60-day Notice of Intent to Adopt Amendment as required under [RCW 36.70A.106](#). We received your submittal with the following description.

Proposed amendments to improve clarity, consistency, and predictability. Includes streamlining land use, parking, and landscaping charts; clarifying confusing or vague regulations and/or definitions; resolving conflicting regulations; removing redundant regulations; and administrative cleanup.

We received your submittal on 06/01/2020 and processed it with the Submittal ID 2020-S-1430. Please keep this letter as documentation that you have met this procedural requirement. Your 60-day notice period ends on 07/31/2020.

We have forwarded a copy of this notice to other state agencies for comment.

Please remember to submit the final adopted amendment to Commerce within ten days of adoption.

If you have any questions, please contact Growth Management Services at reviewteam@commerce.wa.gov, or call Gary Idleburg, (360) 725-3045.

Sincerely,

Review Team
Growth Management Services



PUBLIC HEARING NOTICE

Pursuant to SMC 16A.13.010, notice is hereby given that the SeaTac Planning Commission will hold a virtual public hearing on August 4, 2020 at 5:30 pm. This hearing will be to receive written public comment on the following actions:

FILE NUMBER: CAM20-0001

PROJECT NAME: 2020 Housekeeping Package

PROJECT LOCATION: Citywide

PROJECT DESCRIPTION: Amendments to the SeaTac Municipal Code primarily focused on improving clarity, consistency, and organization. Changes include: condensing land use, parking, landscaping, and dimension charts; aligning parking reductions within overlay districts; removing regulations that duplicate State Law; updating cross-references; fixing typos; and adding omissions from previous amendments.

APPLICANT: City of SeaTac

STAFF CONTACT: Dennis Hartwick, *Senior Planner*; Department of Community and Economic Development; 4800 South 188th Street, SeaTac, WA 98188; dhartwick@seatacwa.gov; 206-973-4837

SEPA THRESHOLD DETERMINATION: The City of SeaTac, acting as SEPA Lead Agency, issued a Determination of Nonsignificance (DNS) for this proposal on July 9, 2020. Information regarding that action may be obtained by contacting the City.

PUBLIC HEARING DATE/TIME: August 4, 2020 at 5:30 pm

HEARING LOCATION: Due to the current COVID-19 public health emergency, and social distancing protocols pursuant to the Governor's and public health officials' orders, the Planning Commission meeting and public hearing will be conducted virtually. The public may call in to the conference line to listen to the meeting. The number is 206-973-4555. While you will be able to hear the meeting, you will not be able to participate in the meeting. Please note that if you are unable to mute your phone, everyone else on the call-in line will be able to hear you, so please refrain from speaking. No one will be able to physically attend this meeting.

PUBLIC COMMENTS: In an effort to adhere to the social distancing protocols pursuant to the Governor's and public health officials' orders, and in order to keep our residents, Planning Commission, and staff healthy, in-person public hearing comments will not be held during this COVID-19 public health emergency. If you wish to submit a public comment, please email your comments to PCPublicComment@seatacwa.gov by 3:30 p.m. the day of the meeting. The comment will be read into the record, up to five minutes each, and then placed on the City's website for viewing. Public comments submitted to an email address other than PCPublicComment@seatacwa.gov, or after the deadline, will not be included as part of the record.

DATE ISSUED: July 21, 2020

PUBLIC HEARING

August 4, 2020

CODE AMENDMENT

CAM20-0001: 2020 Housekeeping Package



OUTLINE

Exhibit C-2 (Page 2)
Date: 08/04/2020

- I. Background
- II. Amendments
- III. Nonconforming Uses
- IV. Staff Recommendation



BACKGROUND



1. Housekeeping package focused on:
 - A. Clarifying regulations;
 - B. Resolving conflicts;
 - C. Removing redundancies; and
 - D. Administrative cleanup.
2. Also includes substantive changes in response to emerging issues.
3. Code topics addressed include:
 - A. Subdivisions;
 - B. Land use, landscaping, and parking charts; and
 - C. Subsidiary uses.

1. **PED briefing:** 01/23/2020
2. **Planning Commission briefing:** 02/18/2020
3. **Commerce submittal:** 06/01/2020
4. **Planning Commission review:** 07/07/2020
5. **Planning Commission review:** 07/21/2020
6. **Commerce review deadline:** 07/31/2020
7. **Public Hearing:** 08/04/2020
8. **PED briefing:** 08/27/2020
9. **Council Action (tentative):** 09/08/2020

1. The City served as the SEPA Lead Agency.
2. Determination of Nonsignificance issued on 07/09/2020.
3. Resident Earl Gipson was the only commenter.



COMMERCE REVIEW

Exhibit C-2 (Page 7)
Date: 08/04/2020

1. The City submitted a 60-day Notice of Intent to Adopt Amendments on 06/01/2020.
2. Commerce has not provided comments as of 07/30/2020.



AMENDMENTS



Summary of Changes

Amendments



NONCONFORMING USES



NONCONFORMING USES

Land uses, structures, or site improvements that were legally established prior to the effective date of the Code amendments, and become nonconforming because of the amendments, may continue as a nonconformance provided they comply with SMC 15.120.



STAFF RECOMMENDATION



STAFF RECOMMENDATION

Exhibit C-2 (Page 13)
Date: 08/04/2020

Staff recommends approval of the code amendments except for the changes to SMC 14.26.040(F).

- Staff needs more time to research the issue.

