



MEMORANDUM

COMMUNITY & ECONOMIC DEVELOPMENT

Date: June 15, 2012
To: Planning Commission Members
From: Michael Scarey, AICP, Senior Planner
Subject: Upcoming Meeting – Tuesday, June 19, 2012

MS for Gary Schenk, Acting Director, (ED)

Agenda items for Tuesday's meeting are as follows:

1) Draft Minutes of May 1, 2012 Planning Commission Meeting

Background:

Draft minutes of the previous meeting presented for approval.

Exhibits Associated with this Item:

Exhibit A: City of SeaTac, Planning Commission, Draft Minutes, June 5, 2012

2) Review of 2012 Planning Commission Work Plan and Report and Recommendation to Council

Presenter:

Mike Scarey, Senior Planner

Background:

SeaTac Municipal Code Section 2.15.135 requires that the Planning Commission submit a work plan to the City Council for the ensuing calendar year. Staff have prepared a draft report for the Commission's Review and approval.

Exhibits Associated with this Item:

Exhibit B: Annual Report and Proposed Work Plan

Anticipated Schedule for this Item:

Currently scheduled to be submitted to the City Council for approval at the July 10, 2012 RCM

3) Review of, and Planning Commission Recommendation on Comprehensive Plan Amendment Proposals to Include in Final Docket

Presenter:

Mike Scarey, Senior Planner

Background:

The Preliminary Docket of Comprehensive Plan Amendments contains all of the amendments to the City's Comprehensive Plan that have been proposed for this year. Preliminary Docket amendments that are approved by the City Council for inclusion in the Final Docket go forward for additional review, evaluation under the State Environmental Policy Act (SEPA), public notice procedures, and a Public Hearing. The Planning Commission is required to make a recommendation to the City Council about the Preliminary Docket amendments, including which amendment proposals should be included in the Final Docket.

Exhibits Associated with this Item:

- Exhibit C: Exhibit C includes the Staff Report, with analysis and staff recommendations for each amendment proposal, and three Attachments to the Exhibit:
 - Attachment 1: materials related to Map Amendment A-1
 - Attachment 2: materials related to Map Amendment A-2
 - Attachment 3: Preliminary Docket – Criteria and Amendment Information

Anticipated Schedule for this Item:

July 10, 2012: City Council review of Preliminary Docket Amendments, and
July 24, 2012: City Council establishes Final Docket by Motion (anticipated)

If you have any questions or comments about Tuesday's meeting, please feel free to call me at (206) 973-4750.

**CITY OF SEATAC
PLANNING COMMISSION MEETING**

Tuesday, June 19, 2012

**Council Chambers, SeaTac City Hall, 4800 S. 188th Street
5:30 p.m. to 6:50 p.m.**

MEETING AGENDA

1. Call to Order/Roll Call – 5:30 P.M.
2. Approve Minutes of May 1, 2012 Planning Commission Meeting – 5:30 P.M.to 5:35 P.M.
3. New Business - 5:35 P.M. – 6:05 P.M.
 - a. Review of 2012 Planning Commission Work Plan and Report and Recommendation to Council
4. Old Business - 6:05 P.M. – 6:35 P.M.
 - a. Review of, and Planning Commission Recommendation on Comprehensive Plan Amendment Proposals to Include in Final Docket
5. Detailed Commission Liaison's Report – 6:35 to 6:40 P.M.
6. Community & Economic Development Director's Report – 6:40 to 6:45 P.M.
7. Planning Commission Comments (*including suggestions for next meeting's agenda*) – 6:45 to 6:50 P.M.
8. Adjournment – 6:50 P.M.

EXHIBIT A
DATE 6-19-2012

CITY OF SEATAC
PLANNING COMMISSION

DRAFT

Minutes of June 5, 2012
Regular Meeting

Members Present: Daryl Tapio, Chairman, Roxie Chapin, Vice-Chair, Tom Dantzler, Jeff Guite, Joe Adamack

Members Absent: None

Staff Present: Mike Scarey, AICP, Senior Planner, Albert Torrico, Senior Planner

1. **Call to Order:**

The Chair called the meeting to order at 5:34 p.m.

2. **Approve Minutes of the May 1, 2012 Meeting:**

On a motion by Chapin, 2nd by Guite, the Commission voted **5-0 to approve** the minutes of the May 1, 2012 meeting as presented.

3. **New Business:**

A. 2013 – 2022 Transportation Improvement Program Presentation: Susan Sanderson, City Engineer

Susan Sanderson provided an overview of the Transportation Improvement Program and the projects that have been selected for 2013. She also noted that the City Council will hold a Public Hearing and Council adoption on June 26, 2012.

In response to Commission questions Ms. Sanderson had the following answers:

Are there drainage issues in the S. 150th Street and Military Road South area? There are some outstanding issues that the City has addressed with spot fixes. Those that had been occurring near MacDonald's have been resolved through road improvements. There were no reported drainage issues reported over the past year.

Are all the 2013 TIP projects funded? Yes, generally speaking all the 2013 TIP projects are funded, except those projects that extend into future years may require additional funding sources. Extending 28th/24th Avenue South is one of those projects. Funding has been secured for design and right-of-way acquisition, but still needs additional funding for future phases. Money for TIP projects comes from grants, parking taxes and gas taxes, not from property taxes.

Some of the money for the extension of 28/24th Avenue South came from a Freight Mobility Grant.

What is "Commuter Trip Reduction"? In 1991, the Legislature passed a Commuter Trip Reduction (CTR) law with goals to improve air quality, reduce traffic congestion, and reduce the consumption of petroleum fuels through employer-based programs that encourage the use of alternatives to driving alone. Alternatives include riding the bus or train, carpooling, vanpooling, bicycling, walking, working a compressed work week or telecommuting.

The City's CTR plan is a collection of adopted goals and policies, facility and service improvements and marketing strategies about how the City will help make progress for reducing drive alone trip and vehicle miles traveled over the coming years. The plan includes partnering and coordinating with local employers, transit agencies, organizations and individuals throughout the area and region.

How has the use of "pervious concrete" worked for the City's recent sidewalk projects? So far the feedback on the use of pervious concrete for sidewalks has been great. The life cost of pervious concrete vs. concrete is about the same. The key factor is the type of underlying soils. If the soils are not conducive to infiltration or the water table is too high, then pervious concrete is not effective and traditional concrete sidewalks are needed.

B. 2012 Comprehensive Plan Amendment Process, by Mike Scarey, Senior Planner

Mr. Scarey presented the 2012 Comprehensive Plan Amendments. The purpose of the presentation was to review the preliminary docket proposals and go over the schedule. Mr. Scarey noted that the schedule includes a public hearing with an open house on October 16, 2012; Planning Commission recommendation on November 16, 2012; Council review on November 13, 2012; and Council action on November 27, 2012. Mr. Scarey went through each proposed amendment.

In response to Commission questions, Mr. Scarey had the following answers:

What is UM-2,400? It is a multi-family zoning designation known as Urban Medium Density – 2,400, which allows 18 units per acre and is appropriate for town homes, duplexes and apartment buildings.

Does Map Amendment A-1 include low income housing? There is no specific project associated with this amendment. The purpose this amendment is to change the Comprehensive Plan Map from "Residential Low Density" to "Residential Medium Density". Mr. Scarey explained that the current zoning would change from Urban Low Density Residential 7,200 (UL 7,200) to Urban Medium Density Residential 2,400 (UM 2,400) through a rezone that would follow the Comprehensive Plan Amendment process.

What part of the process is heard by the Hearing Examiner? The corresponding rezone is heard by the Hearing Examiner. Comprehensive Plan Amendment's are legislative actions and the deciding body is the City Council.

When do inspections happen to ensure quality? Building inspections occur following the successful completion of the land use process (Comprehensive Plan Amendments and Rezone). Mr. Scarey explained that once a building permit has been submitted it is reviewed by staff to ensure the projects meets are the necessary code requirements. Although, “quality” is subjective, the purpose of the building code or International Building Code (IBC) is to protect public health, safety and general welfare as they relate to the construction and occupancy of building structures. The building code is a combination of prescriptive requirements that spell out exactly how something is to be done; it is left to the designer to determine how this is achieved. The building code does not make a judgment on “aesthetic quality”.

Amendment A-1 refers to 7.3 peak hour trips. How did the City arrive at this number? The AM and PM peak hour trip generation is arrived by determining the type of use and referring to the ITE Trip Generation Manual.

The proposal for Amendment A-2 is very steep. Will the proposal require a turnaround? Mr. Scarey commented the site has its difficulties, but specific requirements about any development would be addressed during the building review phase of the project.

Commissioner Chapin commented that this amendment will draw allot of attention as it moves through the Comprehensive Plan Amendment process.

Mr. Scarey commented that a Comprehensive Plan Amendment for the same site was denied by the City Council two years ago.

Will this amendment require review by the Washington State Department of Ecology due to the steep slopes? No, the site is covered by the City’s Critical Areas section of the Municipal Code, which regulates steep slopes. This level of review would occur during the development review process.

Commissioner Dantzler commented that he is supportive of the applicant’s efforts.

Commission Chair Tapio commented that this is the first step in a multiple step development process.

4. **Old Business:**

None

5. **Detailed Commission Liaison's Report:**

The topic of the S. 200th Street Ad Hoc Committee and extending light rail to S. 200th Street came up during the Commission Liaison’s report. Mr. Torrico commented that the Ad Hoc Committee met on May 21, 2012 to finalize their recommendations on the project and the Development agreement. The Committee’s recommendations were included as “Exhibit B” that went to the City Council on June 1, 2012. He also noted that there will be a presentation on the

Development Agreement followed by a public hearing before the City Council on June 12, 2012 and Council Action on the Development Agreement on June 26, 2012.

Commission Chair Tapio noted that he attended the City Council meeting on May 22, 2012.

6. Community & Economic Development Director's Report:

None

7. Planning Commission Comments (including suggestions for next meeting's agenda)

Commissioner Dantzler asked if the Port of Seattle could provide a presentation in its economic development efforts within the City to the Planning Commission. Mr. Torrico said progress is being made and he would discuss the Planning Commission request with the Port of Seattle and report back to the Commission.

Commission Chair Tapio asked if staff could provide a presentation to the Commission to discuss outstanding issues about the zoning code update and how it could proceed forward. Mr. Scarey commented that he would look into it and report back to the Commission.

Mr. Scarey commented that the Planning Commission's Annual Report needs to be prepared this summer and presented to the City Council in July.

8. Adjournment:

By the consensus of the Commission, the meeting was adjourned at 7:11 p.m.

.....

EXHIBIT B
DATE 6-19-2012



CITY OF SEATAC
COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING DIVISION
ANNUAL REPORT AND PROPOSED WORK PLAN

To: Members of the Planning Commission

Reviewed by: Gary Schenk, Community and Economic Development Acting Director
Michael Scarey, AICP, Senior Planner

Meeting Date: June 19, 2012

Requested Action: Planning Commission to review the Proposed Annual Report and make a recommendation to the City Council

The Planning Commission is required to submit a work plan to the City Council for the ensuing calendar year (SeaTac Municipal Code Section 2.15.135). The report is also to include information on the City's progress in implementing the goals and requirements of State law and on the status of land use policy and procedures. The report includes three sections: 1) a summary of accomplishments in 2012 towards the goals and requirements prescribed by State law, 2) goals identified by the City Council that are associated with the scope of authority and responsibilities of the Planning Commission, and 3) the proposed Planning Commission Work Plan for 2013.

PROGRESS MADE DURING 2012 TOWARDS IMPLEMENTATION OF THE GOALS AND REQUIREMENTS OF STATE LAW

A. 2012 Comprehensive Plan Amendments - Reviewed and recommended action with regard to the 2012 Preliminary Docket of Comprehensive Plan map and text amendments;

The following is a list of all 2012 text and map amendments:

Map Amendment A-1

Property located at 3050 S. 150th St. – Amend Comprehensive Plan designation from Residential Low Density to Residential Medium Density

Map Amendment A-2

Property located at 19740 Military Road S. – Amend Comprehensive Plan designation from Residential Medium Density to Residential High Density

Map Amendment B-1

Update “Existing land use Map” with current information (housekeeping)

Map Amendment B-2

Update Wetland, Stream and Shoreline Classifications Map with new information, if applicable

Text Amendment T-1

Update Land Use Element with new growth forecast information, including Growth Targets through 2031.

Text Amendment T-2

Update existing Land Use information in Background Report, related to Map Amendment B-1

Text amendment T-3

Amend Housing Element regarding Affordable Housing Policies

Text Amendment T-4

Annual update of 6-year Capital Facilities Plan

B. Area Rezones – None known at this time.

C. Status of Major Zoning Code Update Project -

This project is currently on hold pending development of a process by the City Manager and City Council to move the project forward.

Zoning Code Update Accomplishments to Date:

The following code development activities have been accomplished since the start of the Major Zoning Code Update project:

2008

- Adoption of SMC Chapter 15.38: Design Standards for Townhouse and Duplex Development

2009

- Development of initial draft of updated Title 15 Zoning Code
- Council appointment of Zoning Code Update Ad Hoc Committee (AHC)

2010

- AHC review and endorsement of:
 - New organizational structure of code (into seven “Divisions”)
 - Proposed Division II: Zone Classifications and Land Use Charts
 - Proposed 15.300.100 City Center Overlay District Use Charts
 - Proposed 15.310.100 S. 154th St. Station Area Overlay District Use Charts

2011

- City Council, Planning Commission, AHC and public review of draft Title 15, SeaTac Zoning Code, Version 9.5
- Creation of “Master List” of all comments on draft Title 15, SeaTac Zoning Code, Version 9.5
- AHC review and endorsement of:
 - Two separate proposals for amending City Center Park-and-Fly standards for Council consideration; which are currently under SEPA appeal.

D. Status Of Land Use Policies And Procedures Within The City

See A. Comprehensive Plan Amendments

1. Reviewed and made recommendation regarding the Safe and Complete Streets Plan;
2. Reviewed and made recommendation regarding Access to Corner Stores policies;
3. Reviewed and made recommendation regarding proposed amendments to the Countywide Planning Policies regarding affordable housing, and facilitated a letter from the City to the Growth Management Planning Council suggesting further amendments;
4. Prepared a letter to the S. 200th St. Light Rail Station Ad Hoc Committee regarding the provision of public rest rooms at the station;
5. Reviewed the City’s Ten-Year Transportation Improvement Program.

CITY COUNCIL GOALS – 2013

Council Goal #1

Develop and implement programs and projects that help position SeaTac as a healthy community, thereby enhancing quality of life.

Continue to support regulatory efforts to facilitate transit oriented development involving the 154th and 200th street stations.

Support adoption of Municipal Code provisions that implement the Safe and Complete Streets policies and the Access to Corner Stores policies.

Council Goal #2

Foster a positive business environment and aggressively pursue economic development opportunities to attract and retain businesses and jobs while maintaining reasonable laws and regulations

Continue to recommend changes, streamline the regulatory process and improve permit coordination; Review proposals in a timely and high quality manner, including Airport projects; Fully develop and implement “Early Design Guidance” process.

Continue to develop and adopt a more user-friendly and updated Zoning Code.

Undertake the 2013 Comprehensive Plan update; Develop other Code amendments, as needed.

Council Goal #3

In order to enhance quality of life and public image, enhance code compliance effectiveness within all neighborhoods and areas in the city.

Support the Planning Division’s efforts to strengthen and streamline code compliance amendments.

Council Goal #4

Plan and construct infrastructure improvements in the South 154th Street Light Rail Station Area that increase the viability of commercial development while also continuing to pursue development opportunities, incorporating input from SeaTac residents and adjacent businesses, as well as the development community.

Perform development review and regulatory reform activities in a timely manner to support future development activities within the 154th Station Area.

Council Goal #5

Plan and construct infrastructure improvements in the South 200th Street Light Rail Station Area that increase the viability of commercial development while also engaging in strategic urban planning efforts to determine the highest and best land uses in this area, incorporating input from SeaTac residents and adjacent businesses, as well as the development community

PLANNING COMMISSION WORK PLAN FOR CALENDAR YEAR: 2013

In accordance with SeaTac Municipal Code Section 2.15.135, the following items are required to be addressed in the annual report:

A. A description of all anticipated amendments to the Comprehensive Plan.

1. Review of amendments to be incorporated in the 2013 Comprehensive Plan Update, is anticipated to include:
 - a. Incorporating new growth forecasts for households and employment;
 - b. Update of the Transportation Element. This will be based on an analysis of the transportation network using the new growth forecasts for households and employment;
 - c. Update of the Utilities Element. This will also be based on the new growth forecasts for households and employment;
 - d. Other elements as resources allow
2. Review of additional amendments to be incorporated in the 2014 Major Comprehensive Plan Update, is anticipated to include:
 - a. Three new State requirements:
 - Specific provisions to reduce greenhouse gas emissions
 - Include provisions addressing adaptation to the effects of climate change
 - Include health provisions that address a) healthy environment, b) physical activity and well-being, and c) safety
 - b. Other elements as resources allow

B. Anticipated preparation of Subarea Plans

Possible S. 200th St. Station Area Plan (see Council goal #5, above)

C. Area Rezones

None known at this time

D. Adoption or amendment of development regulations together with Public Hearings

Continue to support the efforts of the Zoning Code Update Ad Hoc Committee as resources allow.

Review, hold Public Hearing, and make recommendation on development regulations implementing the Safe and Complete Streets Plan and “Access to Corner Stores” Policies

E. Any other studies and projects reasonably expected to be undertaken

None known at this time

F. Estimated hours of staff liaison time to prepare for those projects and to attend meetings

Total staff liaison hours to support the Planning Commission is estimated at 1 FTE (multiple staff are included) throughout the year. This includes work on technical preparation for meetings, minutes of the meeting, attendance at meetings and two special research projects related to the Comprehensive Plan Update.



2012 Preliminary Docket of Comprehensive Plan Amendments

Staff Report

June 15, 2012

The City has received two proposals to amend the Comprehensive Plan Land Use Plan Map. These are identified as Map Amendment A-1 and Map Amendment A-2. The City has also proposed amendments to two other maps in the Plan, and has proposed four amendments to the text of the Plan as well. All of these amendment proposals are described and analyzed below, with Map Amendment A-1 and Map Amendment A-2 receiving the most attention.

The Planning Commission and the City Council will review proposed amendments under a two-step process: **step one** is a preliminary screening of all proposals, called the *Preliminary Docket*; **step two**, the *Final Docket*, is a thorough review of all proposals not screened out during the first step. The Planning Commission will be asked to make a recommendation on all of the amendment proposals at the June 19 regular meeting. At this point, the Preliminary Docket proposals are being reviewed, so the Commission's recommendation for each amendment proposal will be to forward that amendment to the Final Docket for further review and consideration, or not. A recommendation on whether or not to adopt a particular amendment will be made at the Final Docket stage, later this year.

As a reminder, Article 2 of the Planning Commission By-Laws states the following:

"The purpose and intent of the Commission is to promote orderly physical development; prepare and recommend regulations, amendments, extensions, or additions to the regulations or plans for physical development; and review and make recommendations, hold public hearings, and establish regulations and standards regarding plats, plans for subdivisions or dedications of land situated within the boundaries of the City or proposed for annexation to the City."

A staff recommendation for each of the amendment proposals is provided below.

Map Amendment A-1 (See Attachment 1. Attachment 1 consists of three pages.):

LOCATION: 3050 S 150th Street

SIZE OF PARCEL: 1.03 acres (45,006 square feet)

PRESENT USE: Vacant

DESCRIPTION OF PROPOSAL: The applicant proposes "the development of condos and/or townhouses," and therefore requests to amend the property's Comprehensive Plan land use designation from Residential Low Density to Residential Medium Density.

This change would facilitate a future zoning change from UL-7200 to UM-2400, if approved.

The current zone, UL-7200, is the City's primary single family residential zone, requiring a minimum lot size of 7,200 square feet, with a maximum structure height of 35 feet.

The proposed future zone, UM-2400, is one of the City's medium density zones, and allows Duplex, Townhouse, and Multi-family (apartments or other types of multi-unit residential buildings), and Senior Citizen Multi. Although this zone is intended to be primarily a multi-family zone, it does allow some other uses as well (e.g., Bed and Breakfast, Day Care).

The UM-2400 zone allows a density of 18 dwelling units per acre, with a maximum structure height of 40 feet. On this 1.03 acre site, the maximum number of dwelling units that could be constructed is 18.

ANALYSIS: The proposal lies partially adjacent to, and to the west of a condominium development which has a Comprehensive Plan land use designation of Residential Medium Density, and is situated outside of the City's Urban Center (see Attachment 1). The existing Residential Medium Density land use designation in this block interfaces with the Residential Low Density area on a straight north-south line west of Military Road. The proposal would extend the Residential Medium Density land use designation in such a way as to jut into the existing Residential Low Density area, and it would leave a Residential Low Density parcel of 16,104 square feet isolated between two Residential Medium Density areas.

This proposal also opens the possibility that other properties to the west of the current Residential Medium Density land use designation would want to apply for a similar amendment, since this proposal would interrupt the current boundary between the two designations (See Attachment 1.1).

The areas between the subject parcel and Military Road are designated Residential High Density (closest to Military Road), and Residential Medium Density moving to the west. Areas with these designations are intended to fill the market's demand for multi-family uses, and allow for the preservation of the City's single family residential areas and their residential character. There are a number of properties in this part of the City designated for medium and high density uses that are still in single family use. These properties have not been developed to their highest and best use, and are referred to as underutilized (See Attachment 1.2). This condition indicates a lack of market demand for multi-family land in this area of the city.

The City owns an eight acre site to the west of the subject property that is vacant ("Riverton Site;" See Attachment 1.3). During 2010 and 2011 the City conducted an extensive public process to identify potential uses for the Riverton site, and a number of uses were recommended. The City is beginning a design and feasibility study (The Phase Two Design and Site Planning Study) to identify the most appropriate uses for this site. This study will be completed and available some time late this year, or early in 2013. Depending on the outcome of that study the City will propose the Comprehensive Plan amendments necessary (if any) to facilitate implementation of the recommended uses and potential redevelopment of the site.

RELEVANT COMPREHENSIVE PLAN POLICIES:

Policy 1.1B –

Encourage most of the City’s commercial and residential growth to occur within the Urban Center’s boundaries

Policy 1.2A –

Preserve the residential character of single family residential neighborhoods, whenever possible

Policy 1.2B –

Encourage moderate and high density residential development in appropriate locations, primarily within SeaTac’s Urban Center boundaries

STAFF RECOMMENDATION: The staff recommends that Map Amendment A-1 **not be forwarded to the Final Docket** for further consideration. Alternatively, the staff recommends that the applicant withdraw the amendment and resubmit after The Phase Two Design and Site Planning Study is completed, which would allow for the area to be assessed holistically in terms of a future vision and the potential Comprehensive Plan amendments needed to implement that vision. The staff recommendation is based on the following:

1. The potential for other property owners in the area to request a similar amendment. Preliminary Docket Criteria #3 requires that the proposal not create this potential, unless in the public interest (See Attachment 3);
2. The proposal would leave a single family parcel isolated between two areas designated for multi-family use, which is contrary to accepted land use planning practice;
3. The proposal would interrupt the current boundary between Residential Low Density and Residential Medium Density properties by inserting a single parcel of Medium Density designated property into an area of Low Density designated properties;
4. A considerable number of parcels designated for medium and high density residential uses remain in single family use, indicating that there is not a need for more multi-family designated land in this part of the City;
5. Adding more Residential Medium Density land in this part of the City would further dilute the multi-family market and compromise the City’s efforts to implement the S 154th St. Station Area Plan;
6. The proposal is in conflict with three Comprehensive Plan policies, noted above.

Map Amendment A-2 (See Attachment 2. Attachment 2 consists of three pages.):

LOCATION: 19740 Military Road S

SIZE OF PARCEL: 1.82 acres (79,251 square feet)

PRESENT USE: Multi-family development: 5-unit apartment building

DESCRIPTION OF PROPOSAL: The applicant proposes Senior Citizen Multi-Family and a Convalescent Center/Nursing Home, and therefore requests to amend the Comprehensive Plan land use designation from Residential Medium Density to Residential High Density.

The applicant also seeks the 10 foot front setback allowed by the proposed future zone, stating that the 20 foot front setback required by the existing zone does not permit a planned addition.

This Comprehensive Plan change would facilitate a future zoning change from UM-2400 to UH-900, if approved.

The current zone, UM-2400, is one of the City's medium density zones, and allows Duplex, Townhouse, and Multi-family (apartments or other types of multi-unit residential buildings), and Senior Citizen Multi. Although this zone is intended to be primarily a multi-family zone, it does allow some other uses as well (e.g., Bed and Breakfast, Day Care). This zone does not allow the Convalescent Center/Nursing Home.

The UM-2400 zone allows a density of 18 dwelling units per acre, with a maximum structure height of 40 feet.

The proposed future zone, UH-900, is one of the City's high density zones, and allows Duplex, Townhouse, and Multi-family (apartments or other types of multi-unit residential buildings), Convalescent Center/Nursing Home. Although this zone is intended to be primarily a multi-family zone, it does allow some other uses as well (e.g., Bed and Breakfast, Day Care, Dry Cleaner, Medical Office/Outpatient Clinic, Professional Office).

The UH-900 zone allows a density of 48 dwelling units per acre, with a maximum structure height of 55 feet. On this 1.82 acre site, the maximum number of dwelling units that could be constructed is 88, although that number does not include the Convalescent Center/Nursing Home, which could add 20,000 to 25,000 square feet of development to the site, in addition to the residential units.

ANALYSIS: The parcel is comprised of two areas, upper and lower, which are separated by a steep slope (56 percent slope and approximately 60 feet drop from Military Road. See Attachment 2.1). Although two separate areas are outlined on the attachments for this amendment proposal, these two areas exist as one parcel, under one tax parcel number in the King County Assessor data.

The upper portion is approximately 10,000 square feet in size; this is where the five-unit apartment building and its associated parking is located. It is accessed directly from Military Road. The lower portion is larger, approximately 69,000 square feet and is undeveloped. Although larger, the lower portion contains only approximately 15,000 to 16,000 square feet of level area, which is approximately 60 feet wide at its widest point. The City's Steep Slope regulations require a setback of 50 feet from the top, toe, and side of any slope of 40 percent or greater. This leaves virtually no buildable area in the lower portion of the parcel (See Attachment 2.1).

Access to and from the undeveloped portion of the parcel is difficult, at best. There is a remnant driveway which runs down the slope on a diagonal, northeast to southwest. This driveway intersects Military Road at a very sharp angle with poor sight lines, and can be discerned in the contour lines on Attachment 2.1.

All of the properties on the same side of Military Road as the subject property are also designated as Residential Medium Density, zoned either UM-2400 or UL-7200, and developed with small scale (four to eight unit) condominiums and apartments, and one single family home. The area on the other side of Military Road is designated Residential Low Density, is zoned UL-7200, and is a stable residential neighborhood on the east and south sides of Angle Lake.

RELEVANT COMPREHENSIVE PLAN POLICIES:

Policy 1.1B –

Encourage most of the City’s commercial and residential growth to occur within the Urban Center’s boundaries

Policy 1.2A –

Preserve the residential character of single family residential neighborhoods, whenever possible

Policy 1.2B –

Encourage moderate and high density residential development in appropriate locations, primarily within SeaTac’s Urban Center boundaries

Policy 8.2B –

Decrease development density as slopes increase to mitigate problems of drainage, erosion, siltation and landslides. Retain slopes of 40 percent or more in a natural state, free of structures and roads. Ensure that developments that create slopes of 40 percent or more provide appropriate drainage, erosion, siltation, and landslide mitigation measures.

STAFF RECOMMENDATION: The staff recommends that Map Amendment A-2 **not be forwarded to the Final Docket** for further consideration based on the following:

1. The limited development area on the undeveloped portion of the parcel would require that virtually all of the proposed development be in a structure suspended between the Military Road level and the low point; an extremely costly and speculative proposition. If this amendment were adopted and the development concept is never realized, the City will have set up the potential for a different high density development in a low-to-medium density area;
2. The proposal would change the designation of a single parcel to allow higher density, setting up a potential spot zone;
3. Access to and from the undeveloped portion of the parcel cannot be safely provided;
4. The proposal is in conflict with four Comprehensive Plan policies, noted above.

Map Amendment B-1:

LOCATION: Citywide

SIZE OF PARCEL: N/A

PRESENT USE: N/A

DESCRIPTION OF PROPOSAL: Update Comprehensive Plan Map 1.4, Existing Land Use.

Map 1.4 is an informational map, displaying the current use of each parcel in the City. Whereas the Zoning Map is regulatory, indicating what uses are allowed, and what development standards apply to different areas of the City, the Existing Land Use Map indicates how each parcel is being used (e.g., hotel, retail, parking, single family residential, warehouse, vacant, etc.).

This is a “housekeeping” amendment to keep information current.

ANALYSIS: N/A

STAFF RECOMMENDATION: The staff recommends that Map Amendment B-1 **be forwarded to the Final Docket** for further consideration.

Map Amendment B-2

LOCATION: Citywide

SIZE OF PARCEL: N/A

PRESENT USE: N/A

DESCRIPTION OF PROPOSAL: Update Comprehensive Plan Map 8.1, Wetland, Stream and Shoreline Classifications.

Map 8.1 displays the locations and classifications and required buffer distances for wetlands, streams, and shorelines within the City. As information comes to the City from various studies required for some development permits, the information contained in Map 8.1 is updated.

This is a “housekeeping” amendment put on the Preliminary Docket annually. Its purpose is to keep information current, although at this time there has been no new information identified.

ANALYSIS: N/A

STAFF RECOMMENDATION: Because there is no new information, the staff recommends that Map Amendment B-2 **not be forwarded to the Final Docket** for further consideration.

Text Amendment T-1

LOCATION: Citywide

SIZE OF PARCEL: N/A

PRESENT USE: N/A

DESCRIPTION OF PROPOSAL: Incorporate new growth forecast information, including Growth Targets through 2031 into Land Use Element.

ANALYSIS: This amendment will lay the foundation for the Major Comprehensive Plan Update, establishing the Growth Forecasts that the updated Comprehensive Plan will be based upon.

STAFF RECOMMENDATION: The staff recommends that Text Amendment T-1 be forwarded to the Final Docket for further consideration.

Text Amendment T-2

LOCATION: Citywide

SIZE OF PARCEL: N/A

PRESENT USE: N/A

DESCRIPTION OF PROPOSAL: Update the existing land use information in the Land Use Element. (related to Map Amendment #B-2).

ANALYSIS: This is the narrative information (table and chart) represented on the Existing Land Use Map, Map 1.4, described under Map Amendment B-1, above.

This is a “housekeeping” amendment.

STAFF RECOMMENDATION: The staff recommends that Text Amendment T-2 be forwarded to the Final Docket for further consideration.

Text Amendment T-3

LOCATION: Citywide

SIZE OF PARCEL: N/A

PRESENT USE: N/A

DESCRIPTION OF PROPOSAL: Update policies related to affordable housing in the Housing Element.

ANALYSIS: The Draft amendments to the Countywide Planning Policies (CPP) related to affordable housing have been approved by the Growth Management Planning Council (GMPC).

The GMPC's recommendation will go the Metropolitan King County Council for action in September. This amendment will update the City's affordable housing policies for consistency with the CPP

STAFF RECOMMENDATION: The staff recommends that Text Amendment T-3 be forwarded to the Final Docket for further consideration.

Text Amendment T-4

LOCATION: Citywide

SIZE OF PARCEL: N/A

PRESENT USE: N/A

DESCRIPTION OF PROPOSAL: Update the Capital Facilities Background Report, including the 6-year Capital Facilities Plan.

ANALYSIS: The Capital Facilities Background Report contains the City's 6-year Capital Facilities Plan. To remain current, this plan needs to be updated each year using the most recent project priorities, and cost/revenue information for the next 6 years.

This is an annual update to keep the Capital Facilities Plan current.

STAFF RECOMMENDATION: The staff recommends that Text Amendment T-4 be forwarded to the Final Docket for further consideration.

Map Amendment A-1 Location and Context

Parcel Outlined in Red Proposed for Change

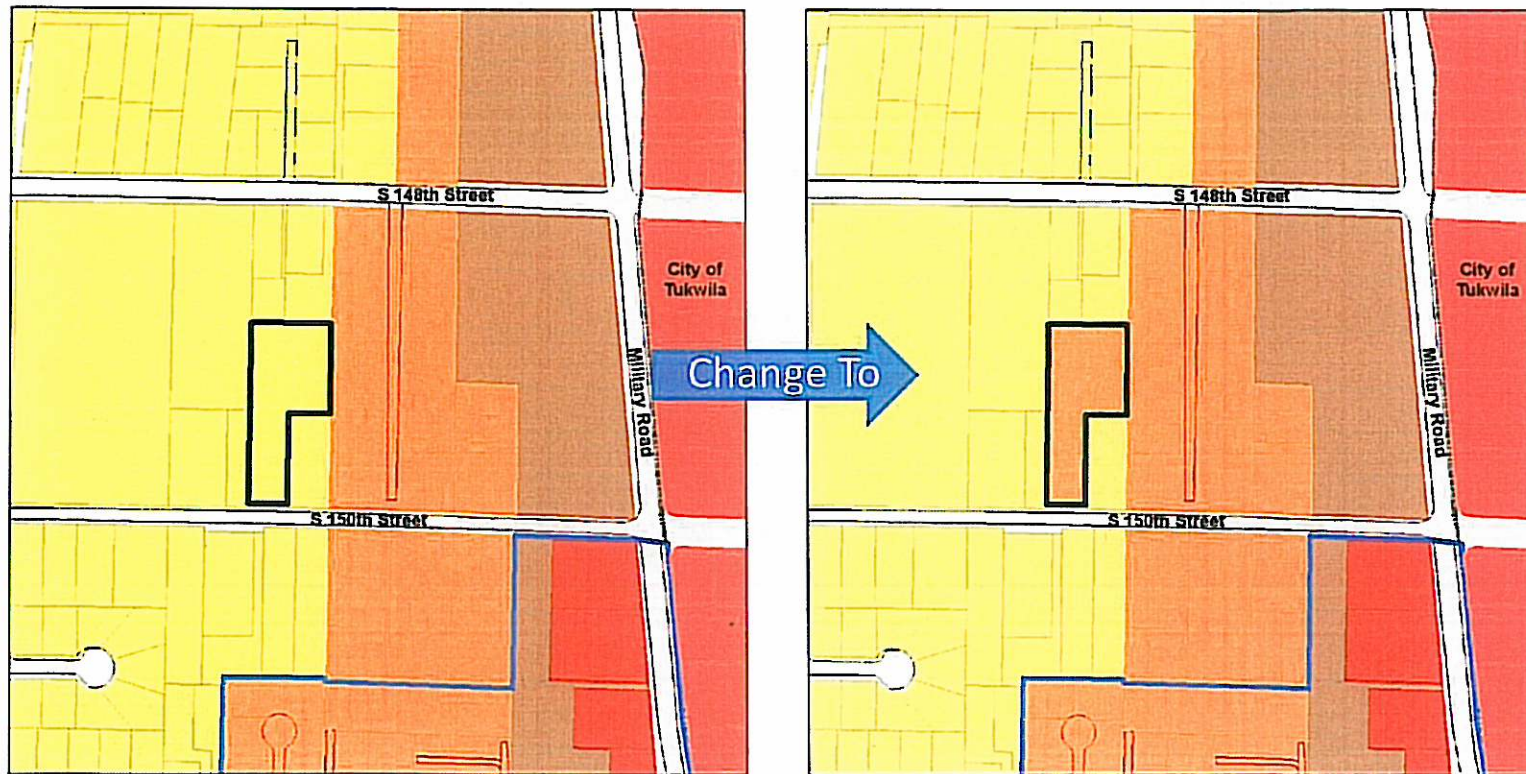










Map Amendment A-1

Existing Comprehensive Plan:
Residential Low Density

Proposed Comprehensive Plan:
Residential Medium Density



**SEATAC
COMP.
PLAN**

-  Subject Parcel
-  Residential Low Density
-  Residential Medium Density
-  Residential High Density
-  Commercial High Density
-  Station Area-S. 154th Street

TUKWILA COMP. PLAN

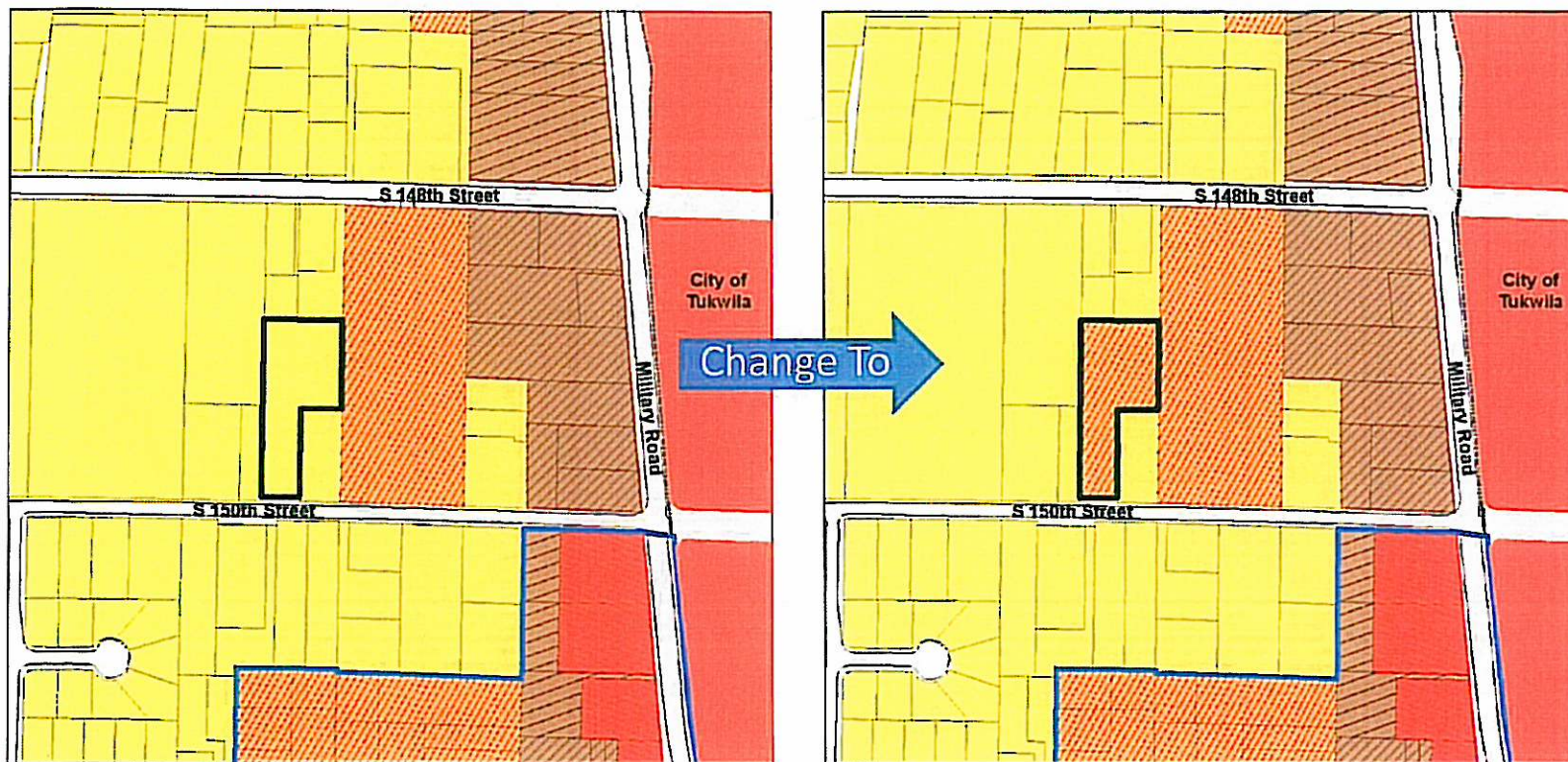
-  RC - Regional Commercial



Map Amendment A-1

Existing Zoning:
UL-7200

Proposed Future Zoning:
UM-2400



SEATAC ZONING

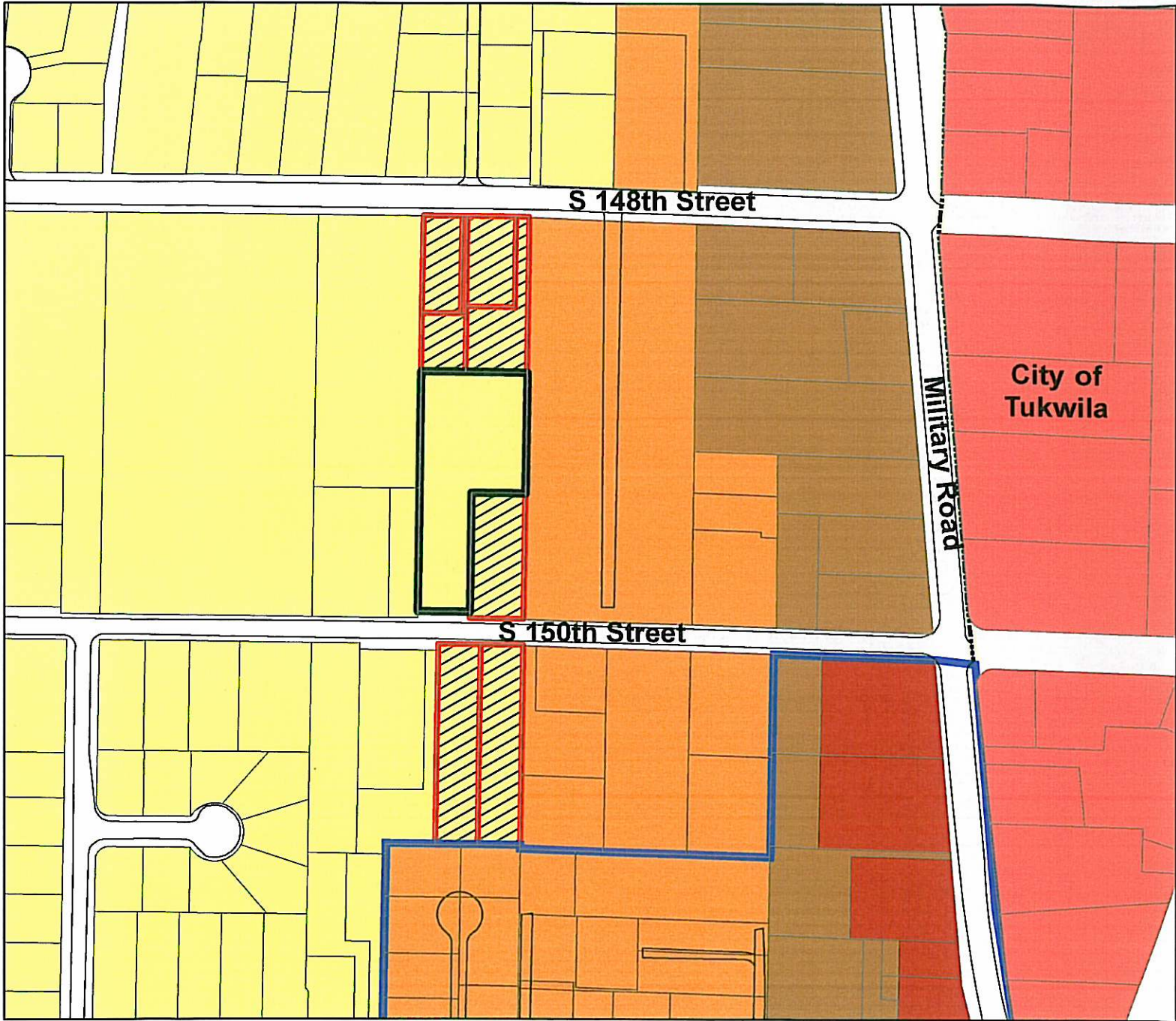
- Subject Parcel
- UL-7,200
- UM-2,400
- UH-1,800

TUKWILA ZONING

- UH-900
- Community Business in Urban Center (CB)
- RC - Regional Commercial
- Station Area - S. 154th Street








Parcels with Potential to Request Similar Amendment

Supplemental Information for Map Amendment A-1
 2012 Preliminary Docket of Comprehensive Plan Amendments



SEATAC COMPREHENSIVE PLAN

TUKWILA COMP. PLAN

-  Subject Parcel
-  Potential Change Parcels
-  Residential Low Density
-  Residential Medium Density
-  Residential High Density
-  Commercial High Density
-  Station Area (Urban Center)

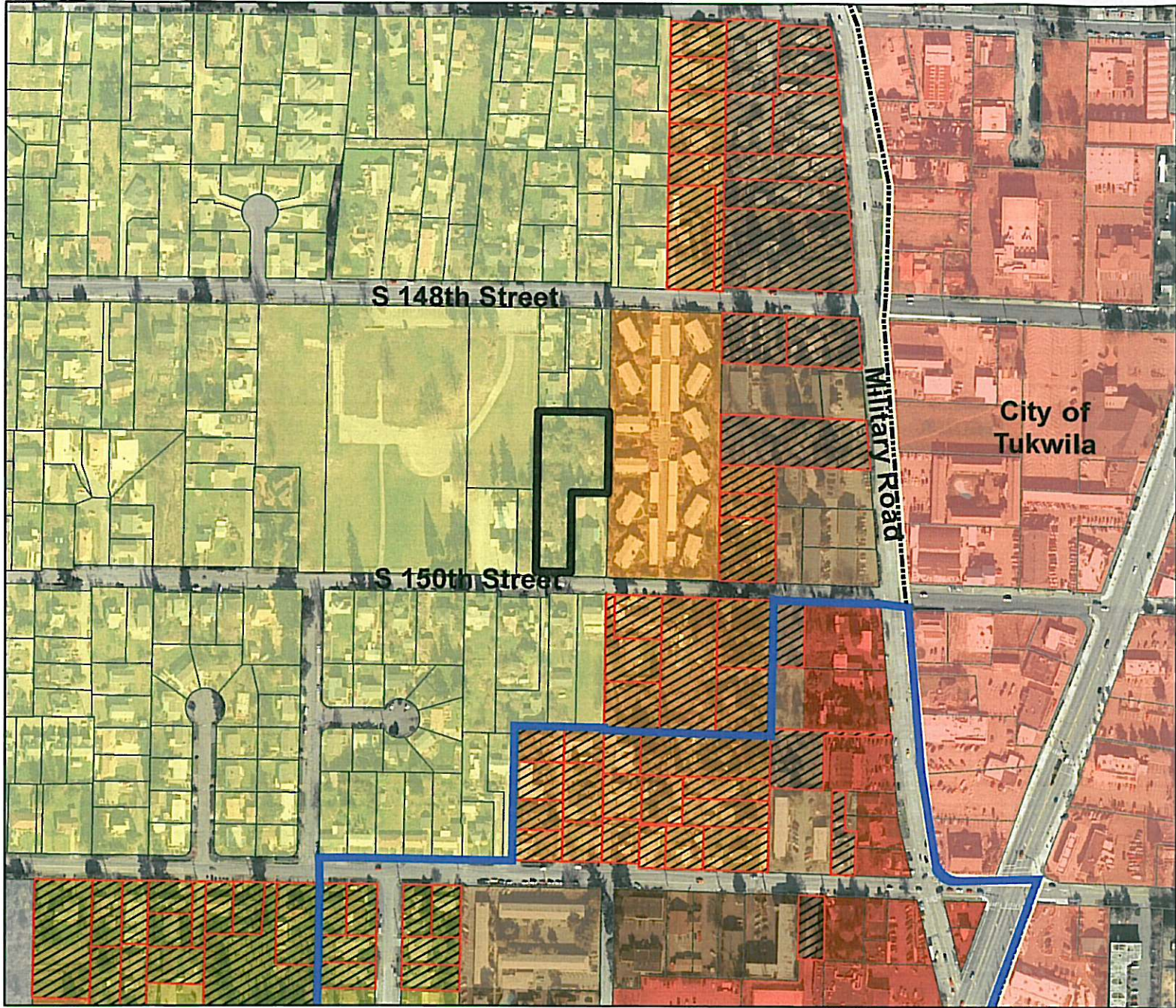
-  RC - Regional Commercial

ATTACHMENT 1.1



Underutilized Parcels

Supplemental Information for Map Amendment A-1
2012 Preliminary Docket of Comprehensive Plan Amendments



SEATAC COMPREHENSIVE PLAN

-  Subject Parcel
-  Underutilized Parcels
-  Residential Low Density
-  Townhouse
-  Residential Medium Density
-  Residential High Density
-  Residential High Mixed Use
-  Commercial High Density
-  Airport
-  Station Area-S. 154th Street

TUKWILA COMP. PLAN

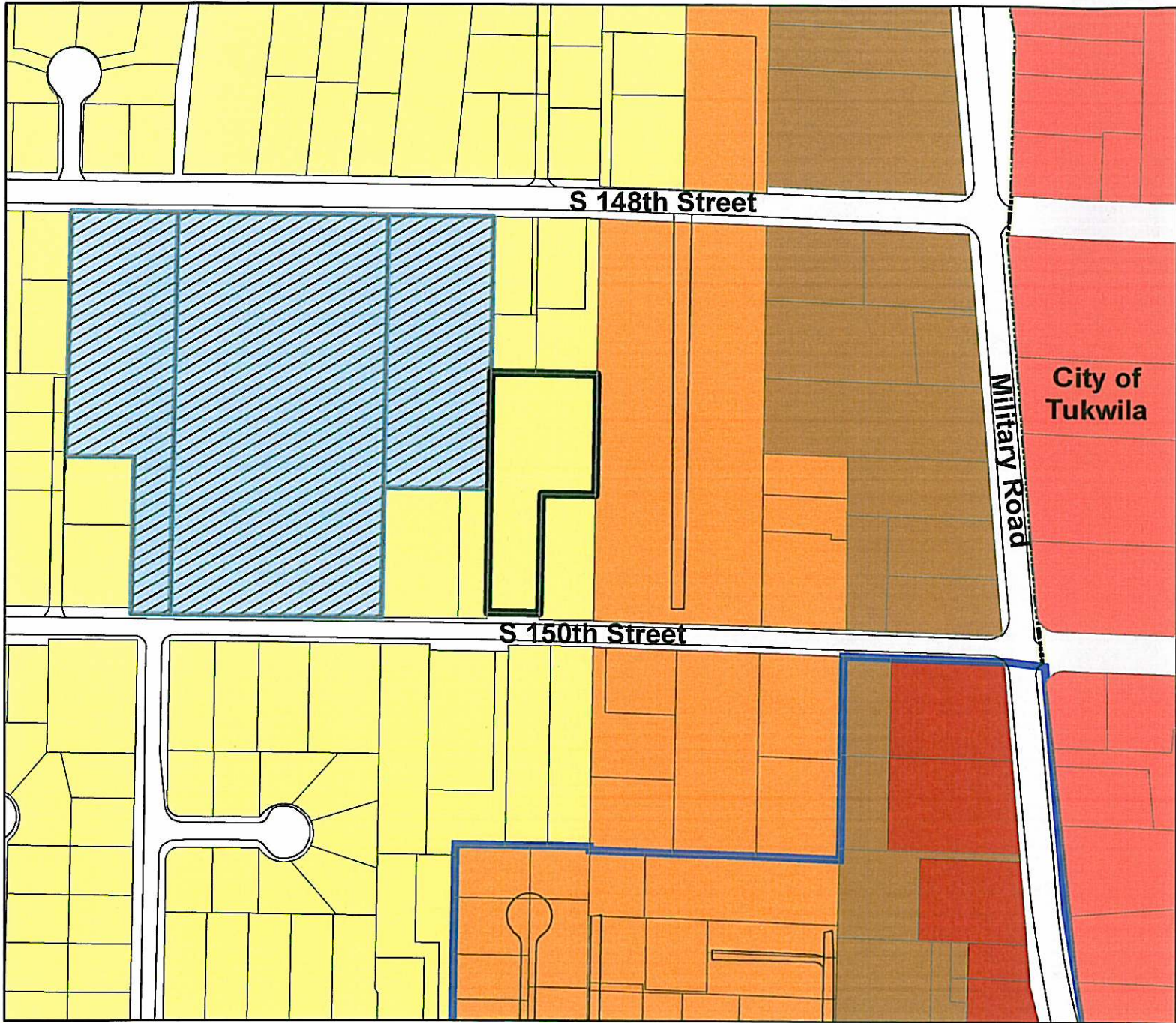
-  RC - Regional Commercial

ATTACHMENT 1.2










City's Riverton Site

Supplemental Information for Map Amendment A-1
2012 Preliminary Docket of Comprehensive Plan Amendments



SEATAC COMPREHENSIVE PLAN

TUKWILA COMP. PLAN

-  Subject Parcel
-  Riverton Site
-  Residential Low Density
-  Residential Medium Density
-  Residential High Density
-  Commercial High Density
-  Station Area (Urban Center)

-  RC - Regional Commercial

ATTACHMENT 1.3



Map Amendment A-2 Location and Context

Parcel Outlined in Red Proposed for Change



ATTACHMENT

2

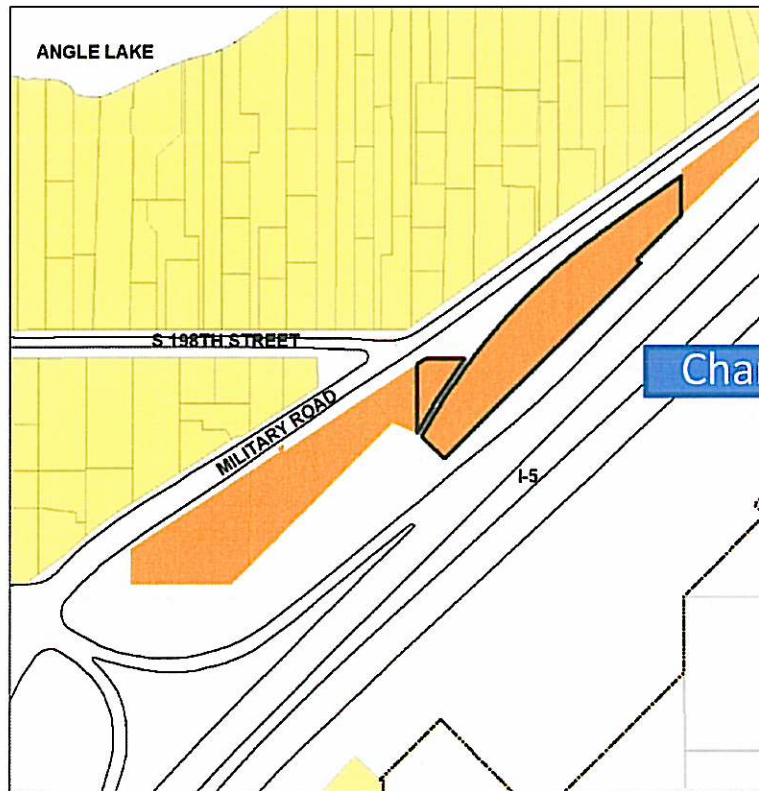




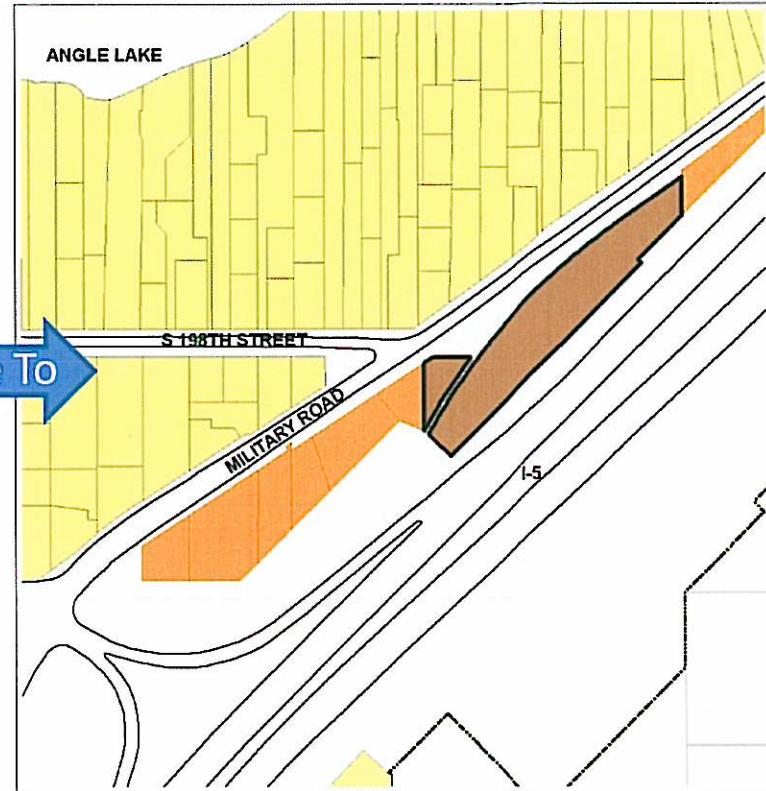
Map Amendment A-2

Existing Comprehensive Plan:
Residential Medium Density

Proposed Comprehensive Plan:
Residential High Density



Change To



COMPREHENSIVE PLAN

-  Subject Parcel
-  Residential Low Density
-  Residential Medium Density
-  Residential High Density



Map Amendment A-2

Existing Zoning:
UM-2400

Proposed Future Zoning:
UH-900



ZONING

-  Subject Parcel
-  UL-15,000

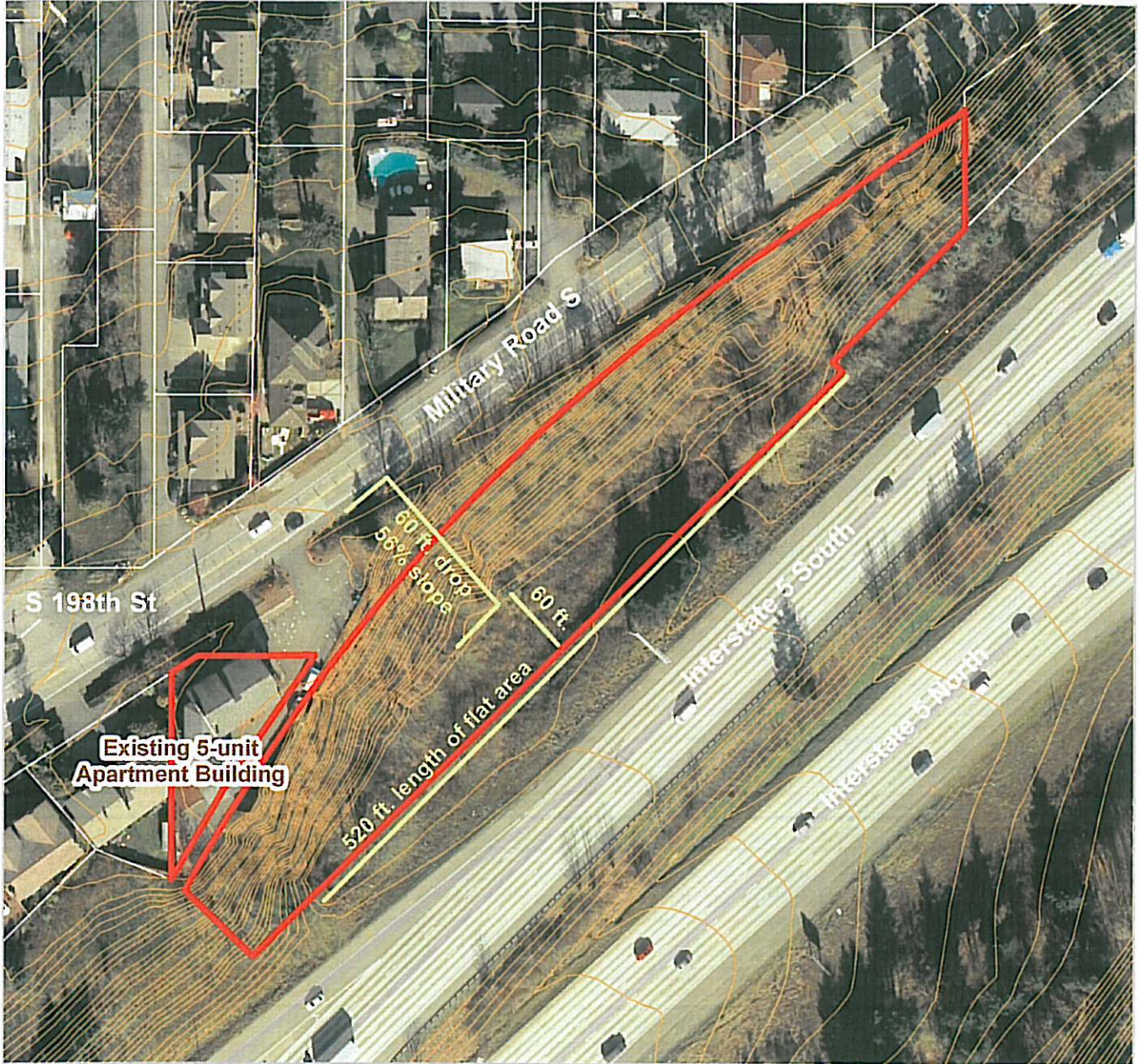
-  UL-7,200
-  UM-2,400
-  UH-900

View of Site Topography

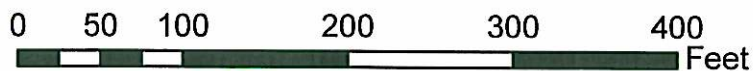
Supplemental Information for Map Amendment #A-2

2012 Preliminary Docket of Comprehensive Plan Amendments

Outlined Area Proposed for Map Change



ATTACHMENT 2.1



PROPOSED 2012 CITY OF SEATAC COMPREHENSIVE PLAN AMENDMENTS PRELIMINARY DOCKET – CRITERIA & AMENDMENT INFORMATION

Proposal/Existing/Applicant	Preliminary Docket Criteria: →	<u>1</u> <u>MAP CHANGES ONLY</u> Site is Physically Suited for the Anticipated Development	<u>2</u> <u>MAP CHANGES ONLY</u> Adequately Served by Sewer/Water/Roads	<u>3</u> <u>MAP CHANGES ONLY</u> Will not Create Pressure to Change Designations of Other Properties Unless in the Public Interest	<u>4</u> Consistent with the Growth Management Act (GMA) Vision 2040 and Countywide Planning Policies	<u>5</u> Proposed/ Denied in Previous 2 Years	<u>6</u> Not in conflict with an adopted Comprehensive Plan Policy; not redundant with, or duplicative of, an adopted Comprehensive Plan Policy; not clearly out of character with Comprehensive Plan goals.
	Purpose and Reason						
MAP AMENDMENTS:							
<p><u>Land Use Plan Map</u> <u>Map Amendment #A-1</u></p> <p><u>Proposal:</u> Amend the designation of property located at 3050 S. 150th St.</p> <p>{Individual rezone to be pursued by applicant, subject to Hearing Examiner approval.}</p> <p><u>Existing:</u> C.P.: Residential Low Density</p> <p>Zoning: UL-7200</p> <p><u>Proposed:</u> C.P.: Residential Medium Density</p> <p>Potential Zone: UM-2400</p> <p><u>Applicant:</u> John Tranh Trang</p>	<p>The property owner would like to rezone the property to UM-2400, which would allow the construction of apartments/condominiums or townhouses on the site. The UM-2400 zone allows a density of approximately 18 dwelling units per acre, or approximately 18 dwelling units maximum for this site of just over one acre.</p>	<p>Half the length of the property is located between two single family properties, although it is basically flat and level</p>	<p>✓ The property is served by sewer, water and roads.</p>	<p><u>May create pressure to change the designation of other properties in the area:</u></p>	<p>✓ Consistent with GMA, Vision 2040 and CPPs.</p>	<p>✓ Not proposed or denied within the last two years.</p>	<p>Potential Conflict with the following policies, because the proposal is located outside the City's Urban Center:</p> <ul style="list-style-type: none"> • 1.1B – Encourage most of the City's commercial and residential growth to occur within the Urban Center's boundaries • 1.2A - Preserve the residential character of single family residential neighborhoods, whenever possible. • 1.2B – Encourage moderate and high density residential development in appropriate locations, primarily within SeaTac's Urban Center boundaries.

ATTACHMENT

3

Proposal/Existing/Applicant	Preliminary Docket Criteria: →	<u>1</u> <u>MAP CHANGES ONLY</u> Site is Physically Suited for the Anticipated Development	<u>2</u> <u>MAP CHANGES ONLY</u> Adequately Served by Sewer/Water/Roads	<u>3</u> <u>MAP CHANGES ONLY</u> Will not Create Pressure to Change Designations of Other Properties Unless in the Public Interest	<u>4</u> Consistent with the Growth Management Act (GMA) Vision 2040 and Countywide Planning Policies	<u>5</u> Proposed/ Denied in Previous 2 Years	<u>6</u> Not in conflict with an adopted Comprehensive Plan Policy; not redundant with, or duplicative of, an adopted Comprehensive Plan Policy; not clearly out of character with Comprehensive Plan goals.
	Purpose and Reason						
<p>Land Use Plan Map Map Amendment #A-2</p> <p><u>Proposal:</u> Amend the designation of property located at 19740 Military Road S.</p> <p>{Individual rezone to be pursued by applicant, subject to Hearing Examiner approval.}</p> <p><u>Existing:</u> C.P.: Residential Medium Density Zoning: UM-2400</p> <p><u>Proposed:</u> C.P.: Residential High Density Potential Zone: UH-900</p> <p><u>Applicant:</u> Bo Lindstrom</p>	The property owner proposes to change the land use designation and, subsequently the zoning, to build a senior housing/convalescent center complex.	The site contains significant areas of steep slope and is difficult to access.	✓ The property is served by sewer, water and roads.	✓ Not likely to create pressure to change designations of other properties.	✓ Consistent with GMA, Vision 2040 and CPPs.	✓ Not proposed or denied within the last two years.	<p>Potential Conflict with the following policies, because the proposal is located outside the City's Urban Center:</p> <ul style="list-style-type: none"> • 1.1B – Encourage most of the City's commercial and residential growth to occur within the Urban Center's boundaries • 1.2A – Preserve the residential character of single family residential neighborhoods, whenever possible • 1.2B – Encourage moderate and high density residential development in appropriate locations, primarily within SeaTac's Urban Center boundaries. • 8.2B – Decrease development density as slopes increase to mitigate problems of drainage, erosion, siltation and landslides. Retain slopes of 40 percent or more in a natural state,
ANNUALLY RECURRING MAP AMENDMENTS:							
<p>Informational Maps Map Amendment #B-1</p> <p><u>Proposal:</u> Amend Map 1.4, Existing Land Use Map, with current information.</p> <p><u>Applicant:</u> City of SeaTac</p>	This is a housekeeping amendment, and updates the Existing Land Use Map. The Existing Land Use Map describes the <u>actual land use</u> on each parcel in the City, not the regulatory land use designations.	N/A	N/A	N/A	✓ Consistent with GMA, Vision 2040 and CPPs.	✓ This is an annual amendment to keep the existing land use information current.	✓ Not in conflict with or out of character with the Comprehensive Plan.

Proposal/Existing/Applicant	Preliminary Docket Criteria: →	<u>1</u> <u>MAP CHANGES ONLY</u> Site is Physically Suited for the Anticipated Development	<u>2</u> <u>MAP CHANGES ONLY</u> Adequately Served by Sewer/Water/Roads	<u>3</u> <u>MAP CHANGES ONLY</u> Will not Create Pressure to Change Designations of Other Properties Unless in the Public Interest	<u>4</u> Consistent with the Growth Management Act (GMA) Vision 2040 and Countywide Planning Policies	<u>5</u> Proposed/ Denied in Previous 2 Years	<u>6</u> Not in conflict with an adopted Comprehensive Plan Policy; not redundant with, or duplicative of, an adopted Comprehensive Plan Policy; not clearly out of character with Comprehensive Plan goals.
	Purpose and Reason						
<u>Informational Maps</u> <u>Map Amendment #B-2</u> Proposal: Amend Map 8.1, Wetland and Stream Classifications with current information if necessary. Applicant: City of SeaTac	This is a housekeeping amendment, and would add new information about wetlands and streams in the City to Map 8.1, if applicable. Such new information typically comes from studies required by some permit applications. Currently, no new information is proposed to be included in this map; it is included in the Preliminary Docket as a "placeholder."	N/A	N/A	N/A	✓ Consistent with GMA, Vision 2040 and CPPs.	✓ Proposed last year but withdrawn because there was no new relevant information	✓ Not in conflict with or out of character with the Comprehensive Plan.
TEXT AMENDMENTS:							
<u>Land Use Element</u> <u>Text Amendment #T-1</u> Proposal: Incorporate new growth forecast information, including Growth Targets through 2031. Applicant: City of SeaTac	This amendment will lay the foundation for the Major Comprehensive Plan Update, establishing the Growth Forecasts that the updated Comprehensive Plan will be based upon. Staff will reference PSRC's new Urban Sim model and its land use forecasting data to develop the City's growth forecast.	N/A	N/A	N/A	✓ Consistent with GMA and CPPs.	Proposed in 2010, but deferred to 2011 or later.	✓ Not in conflict with or out of character with the Comprehensive Plan.

Proposal/Existing/Applicant	Preliminary Docket Criteria: →	<u>1</u> <u>MAP CHANGES ONLY</u> Site is Physically Suited for the Anticipated Development	<u>2</u> <u>MAP CHANGES ONLY</u> Adequately Served by Sewer/Water/Roads	<u>3</u> <u>MAP CHANGES ONLY</u> Will not Create Pressure to Change Designations of Other Properties Unless in the Public Interest	<u>4</u> Consistent with the Growth Management Act (GMA) Vision 2040 and Countywide Planning Policies	<u>5</u> Proposed/ Denied in Previous 2 Years	<u>6</u> Not in conflict with an adopted Comprehensive Plan Policy; not redundant with, or duplicative of, an adopted Comprehensive Plan Policy; not clearly out of character with Comprehensive Plan goals.
	Purpose and Reason						
<u>Land Use Element Text Amendment #T-2</u> Proposal: Update existing land use information in Background Report (related to Map Amendment #B-2). Applicant: City of SeaTac	As noted above under Map Amendment B-2, the Existing Land Use Map describes the actual land use on each parcel in the City. This amendment updates the table showing the percentage of land in each land use category, as well as related descriptive text, and adds other summary information.	N/A	N/A	N/A	✓ Consistent with GMA, Vision 2040 and CPPs.	✓ This is an annual amendment to keep the current land use information up to date	✓ Not in conflict with or out of character with the Comprehensive Plan.
<u>Housing Element Text Amendment #T-3</u> Proposal: Update policies related to affordable housing. Applicant: City of SeaTac	The Draft amendments to the Countywide Planning Policies (CPP) related to affordable housing were approved by the Growth Management Planning Council (GMPC) in June. The GMPC's recommendation will go the Metropolitan King County Council for action in September. This amendment will update the City's affordable housing policies for consistency with the CPP.	N/A	N/A	N/A	✓ Consistent with GMA and CPPs.	Proposed in 2011, but not completed.	✓ Not in conflict with or out of character with the Comprehensive Plan.

Proposal/Existing/Applicant	Preliminary Docket Criteria: →	<u>1</u> <u>MAP CHANGES ONLY</u> Site is Physically Suited for the Anticipated Development	<u>2</u> <u>MAP CHANGES ONLY</u> Adequately Served by Sewer/Water/Roads	<u>3</u> <u>MAP CHANGES ONLY</u> Will not Create Pressure to Change Designations of Other Properties Unless in the Public Interest	<u>4</u> Consistent with the Growth Management Act (GMA) Vision 2040 and Countywide Planning Policies	<u>5</u> Proposed/ Denied in Previous 2 Years	<u>6</u> Not in conflict with an adopted Comprehensive Plan Policy; not redundant with, or duplicative of, an adopted Comprehensive Plan Policy; not clearly out of character with Comprehensive Plan goals.
	Purpose and Reason	ANNUALLY RECURRING TEXT AMENDMENTS:					
<u>Capital Facilities Element Text Amendment #T-4</u> <u>Proposal:</u> Update the Capital Facilities Background Report, including the 6-year Capital Facilities Plan (annual update). <u>Applicant:</u> City of SeaTac	The Capital Facilities Background Report contains the City's 6-year Capital Facilities Plan. To remain current, this plan needs to be updated each year using the most recent project priorities, and cost/revenue information for the next 6 years..	N/A	N/A	N/A	✓ Consistent with GMA, Vision 2040 and CPPs.	✓ This is an annual amendment to keep the 6-year Capital Facilities Plan current.	✓ Not in conflict with or out of character with the Comprehensive Plan.

G:\group\CED\PLANNING\Comp Plan\Compplan Amendments\2012\Preliminary Docket\2012 Preliminary Docket 6-15-12.docx