



# City of SeaTac

## Council Study Session Agenda

July 10, 2012  
4:00 PM

City Hall  
Council Chambers

### CALL TO ORDER:

1. **Agenda Bill #3440 – A Motion authorizing the City Manager to execute a construction contract and authorize expenditures for the 2012 Annual Overlay Project (10 minutes)**  
By: City Engineer Susan Sanderson
2. **Agenda Bill #3432 – A Motion establishing the 2012 Final Docket of Comprehensive Plan Amendments (20 minutes)**  
By: Senior Planner Mike Scarey
3. **PRESENTATIONS:**
  - **Planning Commission Annual Report and Proposed Work Plan (20 minutes)**  
By: Senior Planner Mike Scarey / Planning Commission Vice Chair Roxie Chapin
  - **Public Safety Statistics (10 minutes)**  
By: Police Chief Jim Graddon
  - **Potential Property Disposition (15 minutes)**  
By: Economic Development Manager Jeff Robinson

**Executive Session: To consider the minimum price at which real estate will be offered for sale (10 minutes)**  
**(RCW 42.30.110 (1)(C))**

### ADJOURN:



# City of SeaTac

## Regular Council Meeting Agenda

July 10, 2012

6:00 PM

City Hall  
Council Chambers

*(Note: The agenda numbering is continued from the Council Study Session.)*

### CALL TO ORDER:

### ROLL CALL:

### FLAG SALUTE:

**PUBLIC COMMENTS:** (Speakers must sign up prior to the meeting. Individual comments shall be limited to three minutes. A representative speaking for a group of four or more persons in attendance shall be limited to ten minutes. When recognized by the Mayor or his designee, walk to the podium, state and spell your name, and give your address [optional] for the record.)

### 4. PRESENTATION:

- **Council confirmation of Mayoral appointment of Judith Williams and Othman Heibe as alternate members to the Human Services Advisory Committee (5 minutes)**

By: Mayor Tony Anderson

### 5. CONSENT AGENDA:

- **Approval of claims vouchers** (check nos. 98832– 99022) in the amount of \$400,635.89 for the period ended July 5, 2012.
- **Approval of payroll vouchers** (check nos. 50715 – 50755) in the amount of \$518,590.05 for the period ended June 30, 2012.
- **Approval of payroll electronic fund transfers** (check nos. 73136 – 73323) in the amount of \$357,357.19 for the period ended June 30, 2012.
- **Approval of payroll wire transfer** (Medicare and Federal Withholding Tax) in the amount of \$70,876.92 for the period ended June 30, 2012.
- **Pre-approval or final approval of City Council and City Manager travel related expenses** for the period ended July 5, 2012.

#### Approval of Council Meeting Minutes:

- **Regular Council Meeting** held June 26, 2012.

**Agenda Items reviewed at the June 26, 2012 Council Study Session and recommended for placement on this Consent Agenda:**

**Agenda Bill #3439 – A Motion authorizing the City Manager to execute a contract with T.F. Sahli Construction for construction of the Skate Park at the SeaTac Community Center neighborhood park**

**Agenda Bill #3437 – A Motion authorizing the City Manager to enter into a contract with MCS Inc. for replacement of the roof top HVAC units on the Community Center Gymnasium**

**PUBLIC COMMENTS (related to the Consent Agenda):** (Individual comments shall be limited to one minute and group comments shall be limited to three minutes.)

### UNFINISHED BUSINESS:

### NEW BUSINESS:

### CITY MANAGER'S COMMENTS:

### COUNCIL COMMENTS:

### ADJOURN:

THE COUNCIL CHAMBERS IS ACCESSIBLE TO PERSONS WITH DISABILITIES AND IS EQUIPPED WITH ASSISTIVE LISTENING DEVICES. PERSONS REQUIRING SPECIAL ACCOMMODATIONS SHOULD CONTACT THE CITY CLERK'S OFFICE BEFORE 5:00 PM THE FRIDAY PRECEDING THE COUNCIL MEETING.

# SeaTac City Council

## REQUEST FOR COUNCIL ACTION

Department Prepared by: Public Works

Agenda Bill #: 3440

**TITLE:** A Motion authorizing the City Manager to execute a construction contract and authorize expenditures for the 2012 Annual Overlay Project.

June 27, 2012	
<input type="checkbox"/> Ordinance <input type="checkbox"/> Resolution <input checked="" type="checkbox"/> Motion <input type="checkbox"/> Info. Only <input type="checkbox"/> Other	
<b>Date Council Action Requested:</b> RCM 07/24/2012	
<b>Ord/Res Exhibits:</b> _____	
<b>Review Dates:</b> <u>CSS</u> 07/10/2012	
<b>Prepared By:</b> Toli Khlevnoy, Civil Engineer II	
<b>Director:</b> _____	<b>City Attorney:</b> <u>Mary Mikant Barolo</u>
<b>Finance:</b> _____	<b>BARS #:</b> 102.000.11.542.30.48.060 Street Fund
<b>City Manager:</b> _____	403.000.11.538.38.48.059 SWM Utility Fund

344

**SUMMARY:** This Motion awards the 2012 Annual Overlay Project and authorizes total construction expenditures.

**DISCUSSION / ANALYSIS / ISSUES:** The project was advertised for bids from June 14 to June 27, 2012. The bid opening took place on June 27, 2012. Seven bids were received. The Engineer's opinion of probable construction cost was \$629,009.00. The lowest responsible bidder, Tucci & Sons, Inc, submitted a bid in the amount of \$549,330.50, which is 12% below the Engineer's Estimate. Tucci & Sons, Inc is experienced and qualified contractor to perform the work. The references submitted by Tucci & Sons, Inc were checked and were positive. The work included in Bid Schedule A, Spot Drainage Repairs, is located on the south side of South 188th Street from 36th to 32nd Avenue South, and includes drainage, sidewalk and landscape repairs. Schedule B, 2012 Overlay, is located on South 188<sup>th</sup> Street between International Boulevard and 46th Avenue South and includes sidewalk ramp retrofitting, sidewalk restoration, pavement planning, asphalt patch repair, landscape restoration and pavement markings. The attached vicinity map shows the project location.

**RECOMMENDATION(S):** It is recommended the City Council carry the Motion.

**FISCAL IMPACT:** Available funds include \$500,000 from the Street Fund 102 for the 2012 Overlay, and \$200,000 from the Storm Water Management (SWM) Fund 403 for Spot Drainage Repairs, for a combined total budget of \$700,000. With a 10% contingency, inspection and testing costs, the total construction cost is \$610,263.55. The total is within the available funds of \$700,000.

Expenditure Authorization:

Construction Contract	\$549,330.50
10% Contingency	\$54,933.05
Materials Testing Service (Estimate)	\$3,000.00
<u>Inspection Overtime (Estimate)</u>	<u>\$3,000.00</u>
<b>TOTAL</b>	<b>\$610,263.55</b>

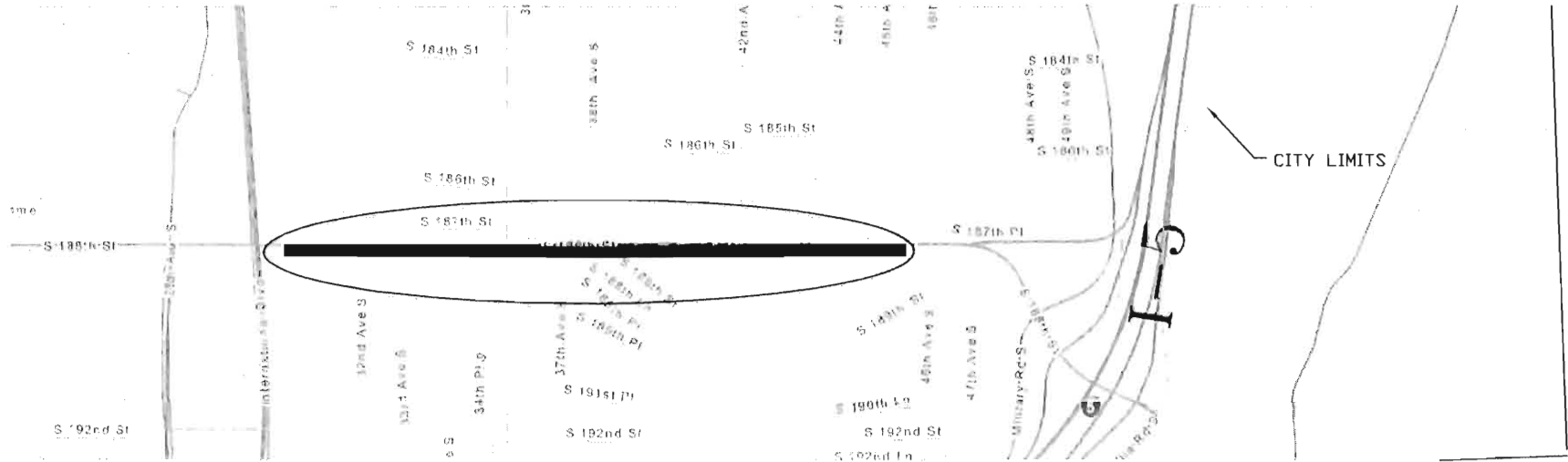
Revenue Estimate:

City Street Fund 102	\$434,200.55
Storm Water Utility Fund 403	\$176,063.00
<b><i>TOTAL</i></b>	<b>\$610,263.55</b>

**ALTERNATIVE(S):** 1) Council may reject all bids and request re-bidding of the project; however, it would be highly unlikely that re-bidding the project would result in a lower bid; 2) Council may request to eliminate or delay the project.

**ATTACHMENTS:** 1) Vicinity Map  
2) Bid Summary

# 2012 ANNUAL OVERLAY PROJECT ST-882



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## VICINITY MAP

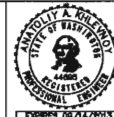
NOT TO SCALE

NO.	DATE	BY	APPR.	REVISION

DRN. TK    DSGN. TK    CHKD. EAP



**Public Works Department**  
 Tom Gut, P.E., Public Works Director  
 Susan Sanderson, P.E., City Engineer  
 4800 South 182nd Street, SeaTac, WA 98188-8505  
 Telephone: (206) 873-4730, Engineering Division

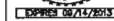


**CITY OF SEATAC**  
**2012 STREET OVERLAY PROJECT**  
**COVER PAGE**

SHEET NO:

1

1 of 10



DATE: 06/12/2012

JOB # ST-882

SCALE: NTS

**CITY OF SEATAC**  
**CALL FOR 2012 Street Overlay Project BIDS TABULATION**

CALL FOR BIDS ON: 2012 Street Overlay Project Project No. ST-882

Department/Contact: PW/Engineering

Ad Date/ Publication: Seattle Times 06/14/12 and 06/21/12; Daily Journal 06/14/12 and 06/21/12

Pre-Submittal Consultant Conference: N/A

Submission Deadline: 06/27/12 at 10:30 am

Submission to Council: N/A

Bid Opening: 06/27/12 at 10:45 am

Personal Interviews: N/A

Bid Award Date: N/A

Estimate: \$ 629,009.00

**BIDS RECEIVED FROM:**

Name/Address/Phone/FAX	Date/Time Method	Tabulation
Miles Resources, LLC 400 Valley Ave NE Puyallup, WA 98372 (253) 383-3585	06/27/12 Hand Delivered 9:47 AM	Bid Bond: <u>          x          </u> Total Bid <u>          \$ 573,161.50          </u> Addenda 1: <u>          x          </u>
Lakeside Industries, Inc. 18808 SE 257 <sup>th</sup> Street Covington, WA 98042	06/27/12 Hand Delivered 9:54 AM	Bid Bond: <u>          x          </u> Total Bid <u>          \$ 631,206.00          </u> Addenda 1: <u>          x          </u>
Northwest Asphalt, Inc. Post Office Box 2260 Renton, WA 98056	06/27/12 Hand Delivered 10:03 AM	Bid Bond: <u>          x          </u> Total Bid <u>          \$ 617,386.31          </u> Addenda 1: <u>          x          </u>

Name/Address/Phone/FAX	Date/Time Method	Tabulation
Tucci & Sons Inc 4224 Waller Road, Tacoma, WA 98443-1623	06/27/12 Hand Delivered 10:07 AM	Bid Bond: <u>          x          </u> Total Bid <u>      \$ 549,330.50      </u> Addenda 1: <u>          x          </u>
SCI Infastructure, LLC 2825 South 154 <sup>th</sup> Street Seattle, WA 98188	06/27/12 Hand Delivered 10:13 AM	Bid Bond: <u>          x          </u> Total Bid <u>      \$ 557,250.50      </u> Addenda 1: <u>          x          </u>
Puget Paving & Construction 10817 26 <sup>th</sup> Avenue South Tacoma, WA 98499 (253) 474-5616	06/27/12 Hand Delivered 10:13 AM	Bid Bond: <u>          x          </u> Total Bid <u>      \$ 701,295.25      </u> Addenda 1: <u>          x          </u>
Icon Materials 1508 Valentine Ave SE Pacific, WA 98047	06/27/12 Hand Delivered 10:15 AM	Bid Bond: <u>          x          </u> Total Bid <u>      \$ 603,639.00      </u> Addenda 1: <u>          x          </u>

**SeaTac City Council**  
**REQUEST FOR COUNCIL ACTION**

Department Prepared by: Community and Economic Development

Agenda Bill #: 3432

TITLE: A Motion Establishing the 2012 Final Docket of Comprehensive Plan Amendments

<i>July 3, 2012</i>	
___ Ordinance ___ Resolution <u>X</u> Motion ___ Info. Only ___ Other	
Date Council Action Requested: <u>RCM 7/24/12</u>	
Ord/Res Exhibits: <u>None</u>	
Review Dates: <u>PC: 6/5/12, 6/19/12; Council: CSS 7/10/12</u>	
Prepared By: <u>Michael Scarey, Senior Planner</u>	
Director: <u><i>[Signature]</i></u>	City Attorney: <u><i>Mary Mirante Bartolo</i></u>
Finance: <u><i>[Signature]</i></u>	BARS #: <u>N/A</u>
City Manager: <u><i>Todd Cutts</i></u>	Applicable Fund Name: <u>N/A</u>

**SUMMARY:** The Council action requested under this Agenda Bill establishes the 2012 Final Docket of proposed Comprehensive Plan amendments. This action is not a vote on adoption of any of the proposed amendments; the Council will vote on adoption this Fall. Once the Final Docket is established by Council, further review by the Planning Commission will occur to solicit input from property owners and the general public. A Public Hearing before the Planning Commission will be held. Attachment 1 describes the Preliminary Docket amendments, provides the staff recommendation and the rationale for that recommendation, for each of the amendment proposals. Attachment 3 describes the Planning Commission recommendations.

**DISCUSSION / ANALYSIS / ISSUES:** The City of SeaTac procedures for amending the Comprehensive Plan provide for consideration of proposed amendments for any calendar year in two stages: (1) the "Preliminary Docket," and (2) the "Final Docket."

- (1) In the first stage, the Preliminary Docket is made up of all proposals submitted in accordance with the pre-established deadline or added by the City Council and/or staff. The "Preliminary Docket" requires that all proposed amendments be evaluated according to the following criteria:
- A. The proposal is consistent with requirements of the Growth Management Act and Countywide Planning Policies;
  - B. The proposal was not proposed in either of the previous two calendar years unless:
    - i. Conditions have changed substantially in the immediate areas, or
    - ii. The proposal was eliminated in the previous year due to incomplete information, or was withdrawn by the applicant prior to final Council action; and
  - C. The proposal is not in conflict with an adopted Comprehensive Plan Policy; is not redundant with, or duplicative of, an adopted Comprehensive Plan Policy; or is not clearly out of character with the goals of the adopted Comprehensive Plan.

In addition to the above criteria, proposed map changes are evaluated against the following additional criteria:

- D. The proposal is or can be adequately served by sewer, water and roads; and
- E. The site affected is suited for anticipated development, and
- F. The proposal will not create pressure to change the designations of other properties unless in the interest of the neighborhood, city and region.



The 2012 Preliminary Docket Criteria & Amendment Information (within Attachment 1) lists each amendment proposal, and includes an assessment of how each proposal does or does not satisfy the Preliminary Docket criteria, stated at the head of each column.

- (2) The Final Docket is made up of all proposals that meet the Preliminary Docket criteria, and are deemed appropriate by the City Council to go forward for detailed review, including analysis under SEPA (“environmental review”) and a Public Hearing before the Planning Commission. Again, the Council action requested under this Agenda Bill establishes the Final Docket, but it is not a vote on adoption of any of the proposed amendments. The Council will vote on adoption this Fall, after further review by the Planning Commission and other public meetings to solicit input from property owners and the general public.

**RECOMMENDATION(S):** The Planning Commission and staff concur in their recommendations about all of the proposed amendments, except Map Amendment A-1. The Amendments on which the Planning Commission and staff concur are as follows:

- Map Amendment A-2, related to property located at 19740 Military Road (Attachment 1)  
*Do not Include Map Amendment A-2 in the Final Docket*
- All other Map Amendments: these are other maps contained in the body of the Comprehensive Plan document. These include:
  - Map Amendment B-1, Existing Land Use. This is an informational map, not a regulatory map. It displays the current use for all parcels in the City, rather than showing Zoning or Comprehensive Plan designation (for example, “hotel,” “single family residential,” “vacant land”). We update this map every Spring as part of preparing a report to the State on residential building activity.  
*Recommendation:*  
*Include Map Amendment B-1 in the Final Docket*
  - Map Amendment B-2, Wetland and Stream Classifications. This map shows the location and classification of all known wetlands and streams in the City. This amendment was included in the Preliminary Docket as a “placeholder,” anticipating that new information about wetlands may come to light through review of development permits.  
*Recommendation:*  
*Do not Include Map Amendment B-2 in the Final Docket, because there is no new wetland or stream information to consider.*
- Four text amendments are described in Attachment 1. They include:
  - Amendment T-1: Incorporate new growth forecast information in the Land Use Element, including Growth Targets through 2031;
  - Amendment T-2: Update existing land use information in Land Use Background Report (related to Map Amendment #B-2);
  - Amendment T-3: Update policies and background information related to affordable housing;
  - Amendment T-4: Update the Capital Facilities Element, including the 6-year Capital Facilities Plan (annual update).

The Amendment on which the Planning Commission and staff differ is as follows:

- Map Amendment A-1, related to property located at 3050 S 150<sup>th</sup> Street (Attachment 1)

*Planning Commission Recommendation:*

*Include in the Final Docket*

*Staff Recommendation:*

*Do not include in the Final Docket*

Amendment proposals that are denied may not be resubmitted for two years, unless conditions have changed substantially in the immediate area.

**FISCAL IMPACT:** None.

**ALTERNATIVE(S):**

1. Modify the Motion, and then adopt it.
2. Do not adopt the Motion.

**ATTACHMENTS:**

1. Preliminary Docket Staff Report with internal attachments, including the graphics for Map Amendments A-1 and A-2;
2. Comprehensive Plan Map Amendment B-1;
3. Portion of the Minutes from the June 19 Planning Commission meeting pertaining to the Commission's recommendations;
4. Comments from the public.



## 2012 Preliminary Docket of Comprehensive Plan Amendments

### Staff Report

**June 22, 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.

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

**LOCATION:** 3050 S 150<sup>th</sup> 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 154<sup>th</sup> 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 a building footprint of 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. (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

**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 much of the proposed development be located on the slope; 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 three 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 and background information 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



Attachment 1

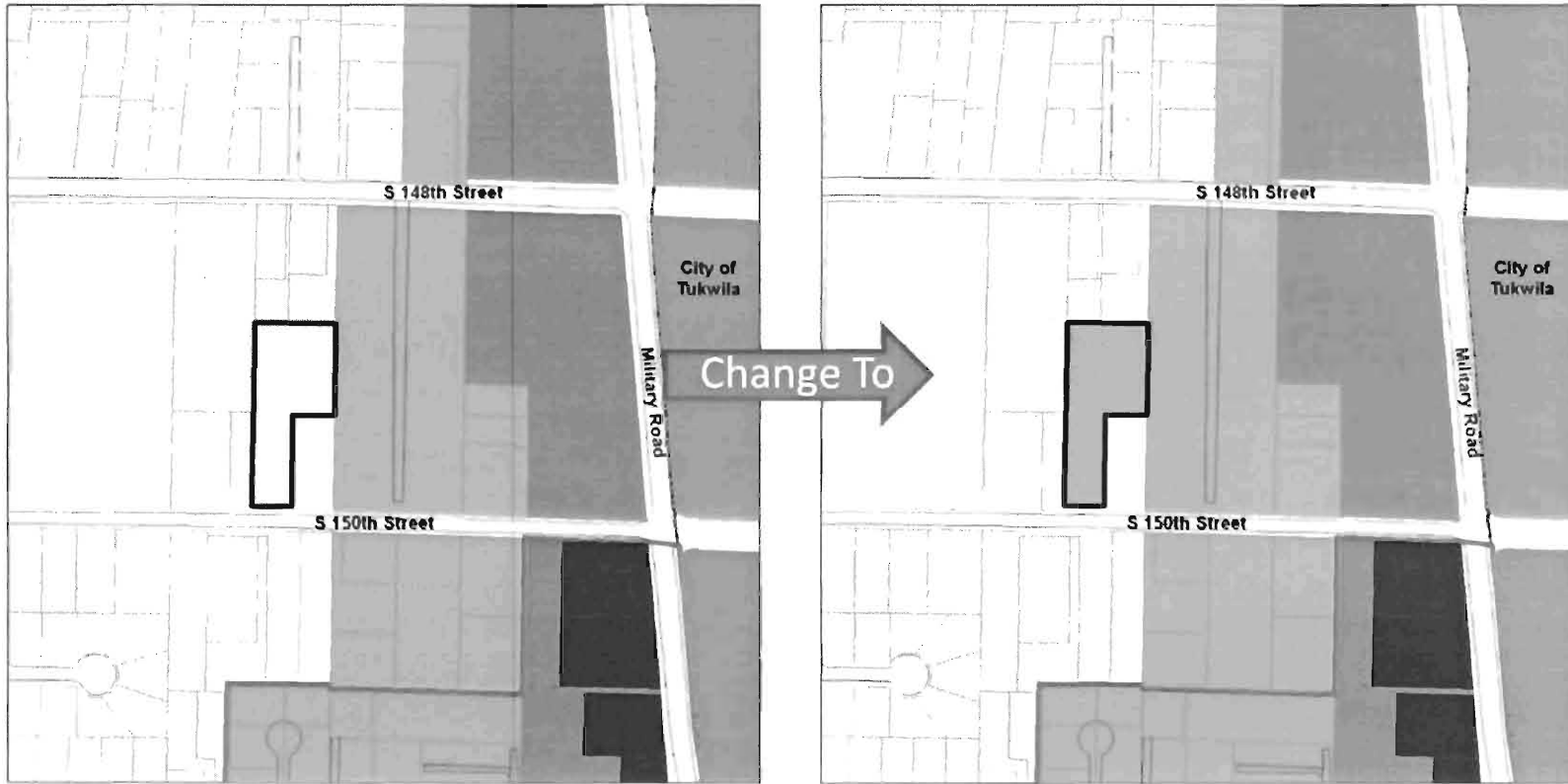







# Map Amendment A-1




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**

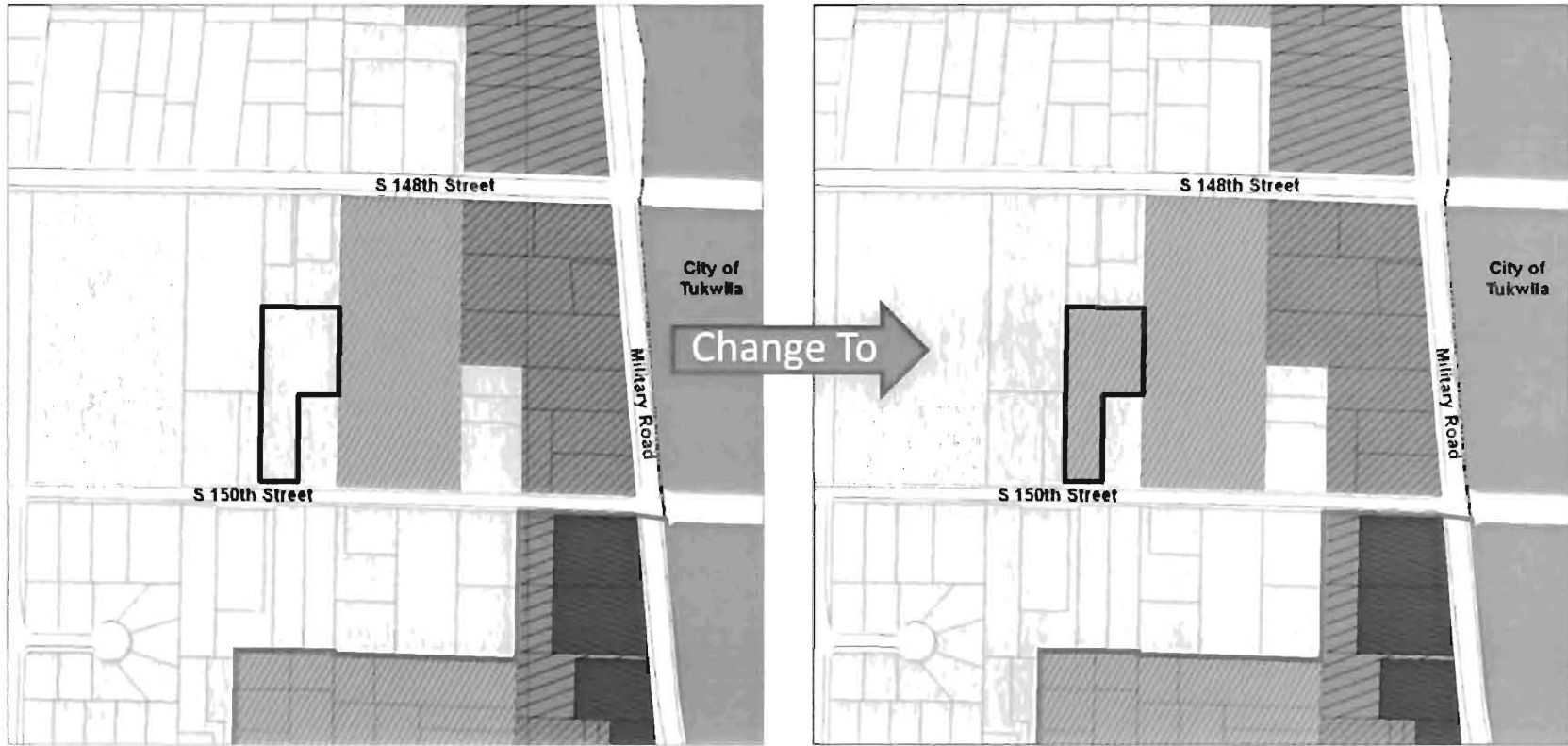
-  RC - Regional Commercial







# 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

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

## TUKWILA ZONING








-  RC - Regional Commercial

# Parcels with Potential to Request Similar Amendment

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



## SEATAC COMPREHENSIVE PLAN

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

## TUKWILA COMP. PLAN

-  RC - Regional Commercial













# 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

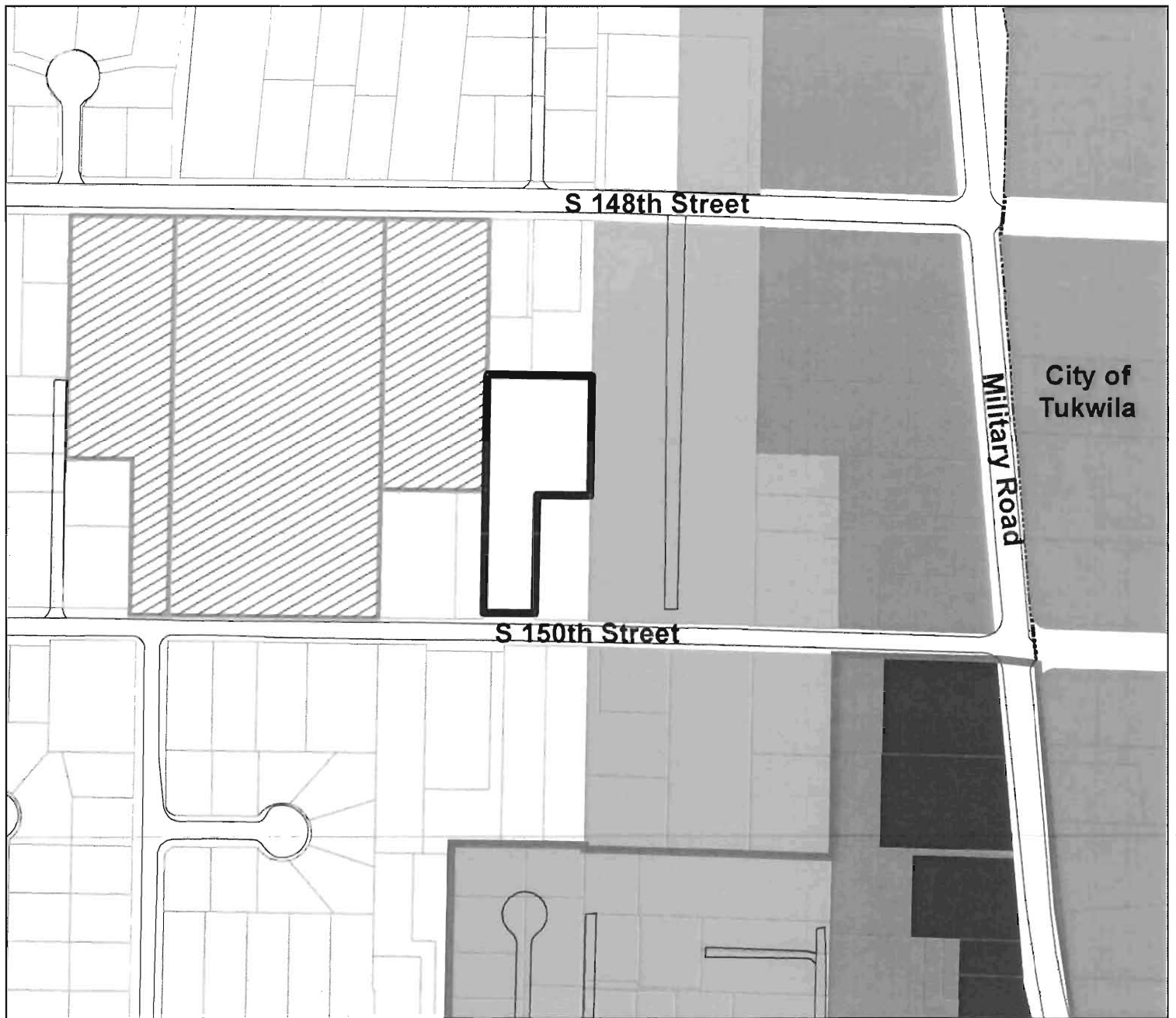
## TUKWILA COMP. PLAN

-  RC - Regional Commercial










# City's Riverton Site

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



## SEATAC COMPREHENSIVE PLAN

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

## TUKWILA COMP. PLAN

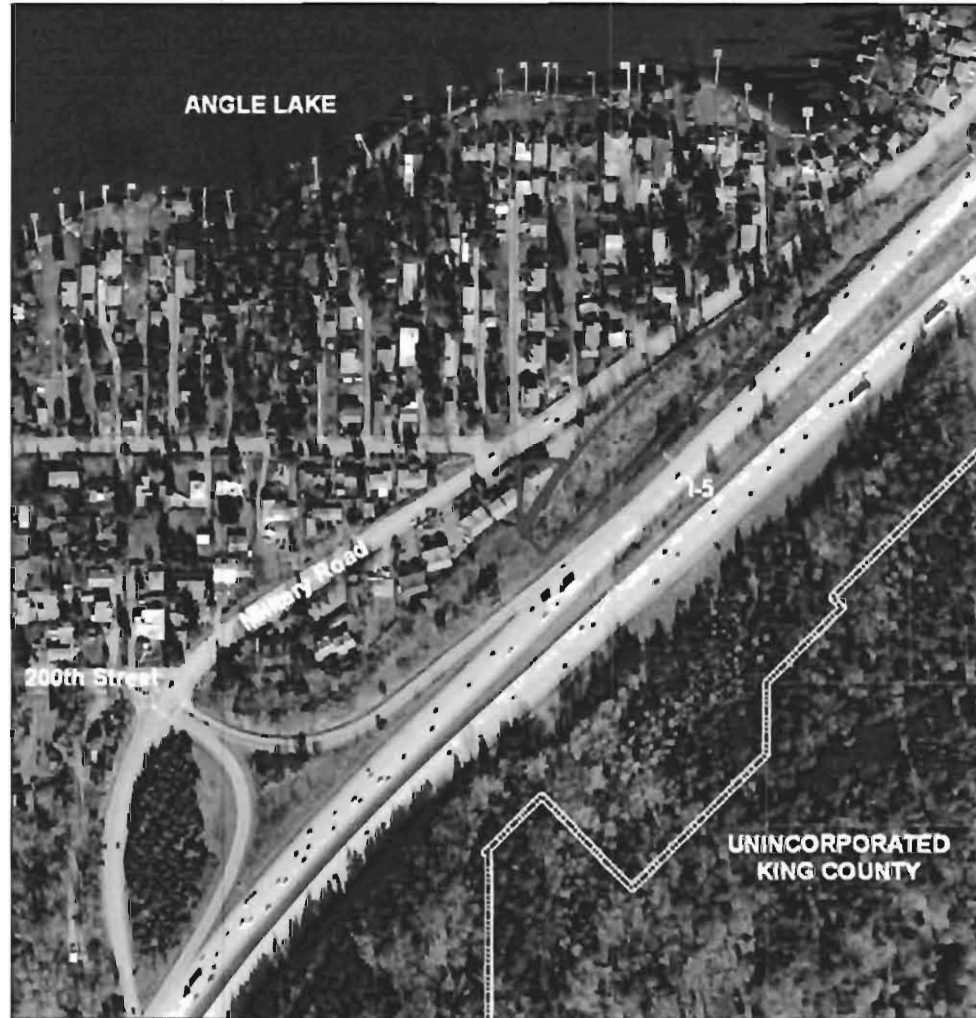
-  RC - Regional Commercial





# Map Amendment A-2 Location and Context

Parcel Outlined in Red Proposed for Change



Attachment 2

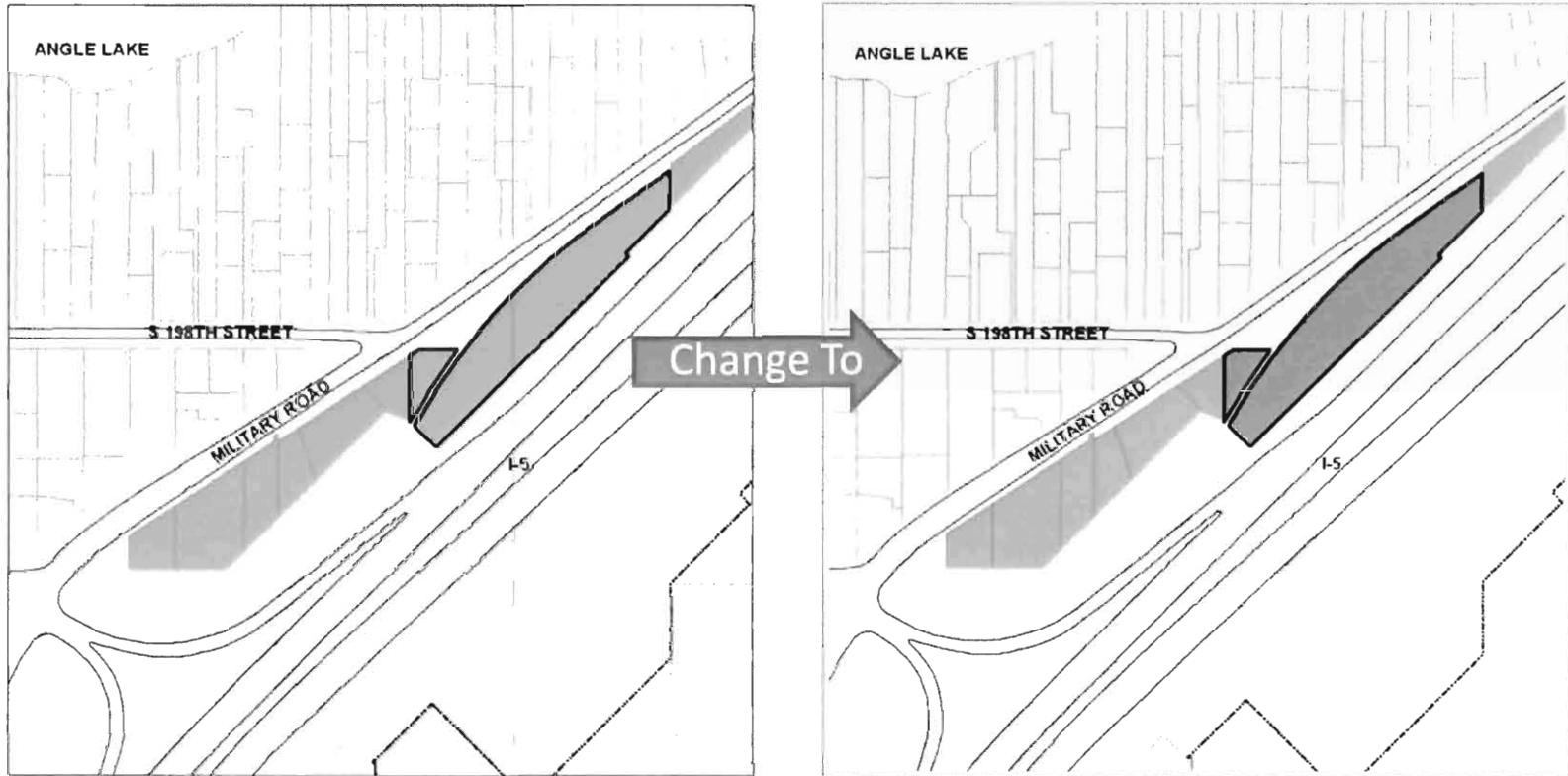




# Map Amendment A-2

Existing Comprehensive Plan:  
Residential Medium Density

Proposed Comprehensive Plan:  
Residential High Density



## COMPREHENSIVE PLAN

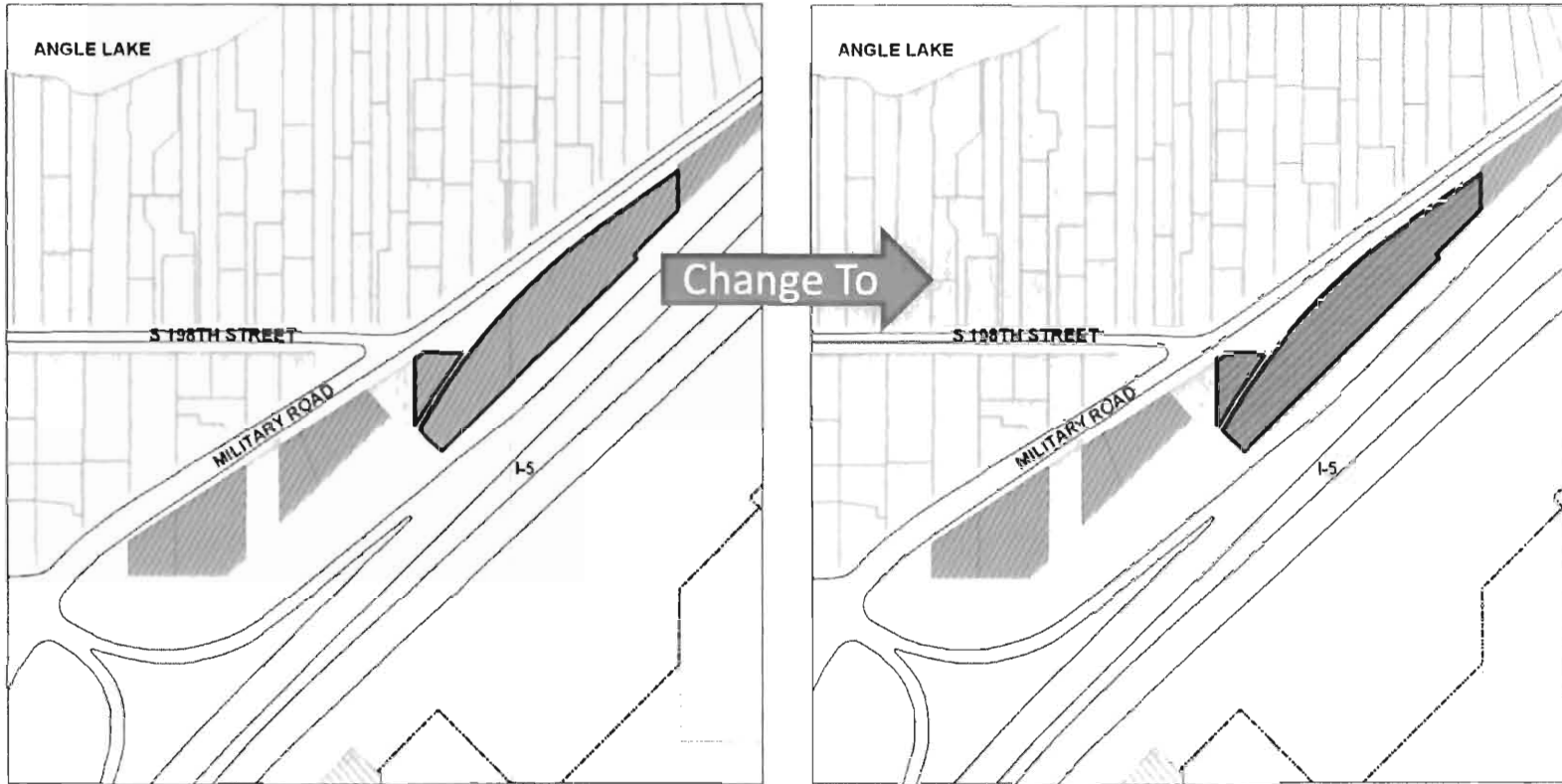
- |   |  |
|---|--|
|  Subject Parcel          |  Residential Medium Density |
|  Residential Low Density |  Residential High Density   |





# Map Amendment A-2




Existing Zoning:  
UM-2400

Proposed Future Zoning:  
UH-900



## ZONING

-  Subject Parcel
-  UL-15,000

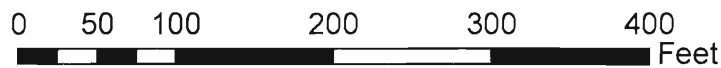
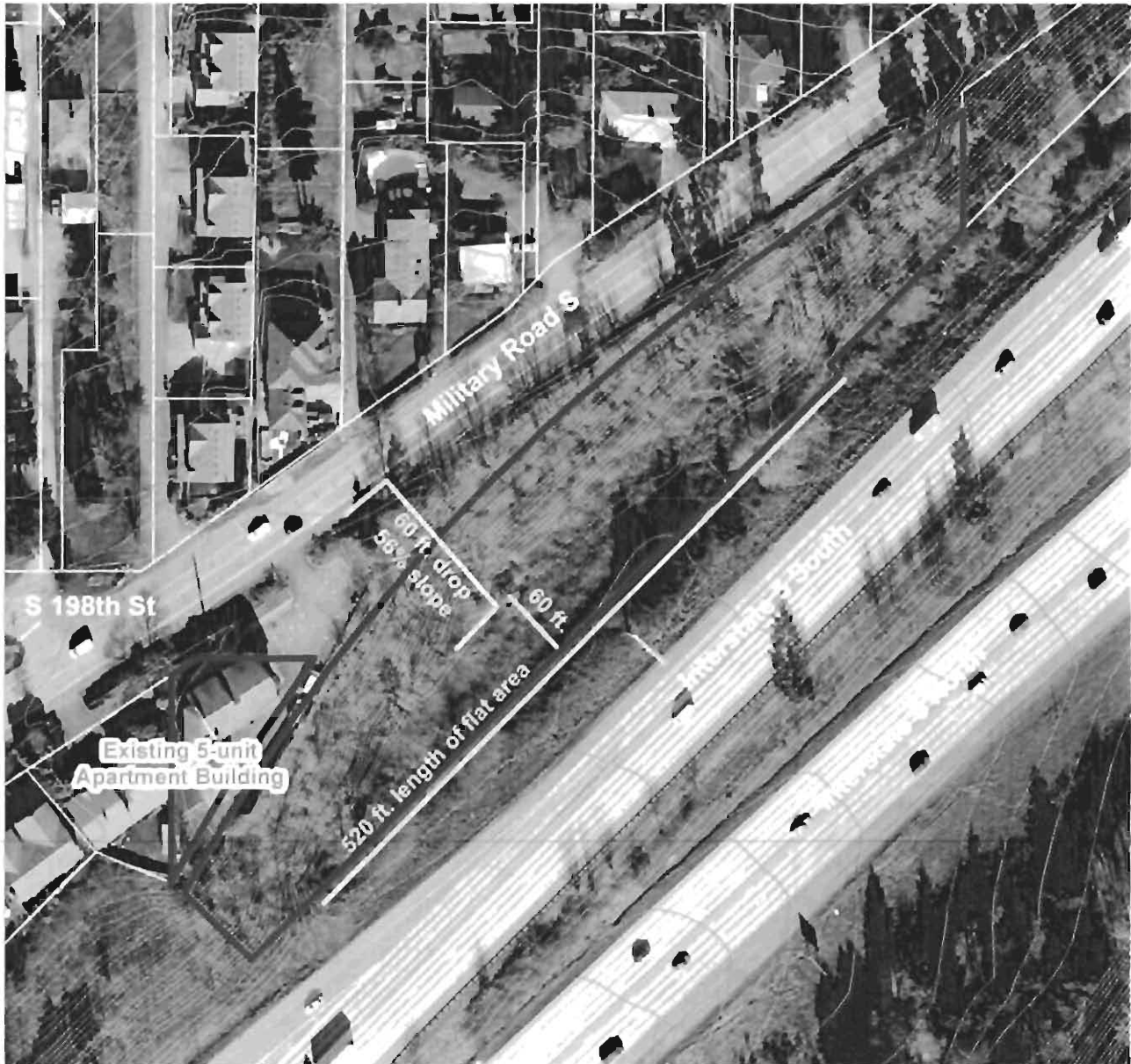
-  UL-7,200
-  UM-2,400
-  UH-900

# View of Site Topography

Supplemental Information for Map Amendment #A-2

2012 Preliminary Docket of Comprehensive Plan Amendments

Outlined Area Proposed for Map Change



City of SeaTac Department of Community and Economic Development

June 14, 2012

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</u> <u>CHANGES</u> <u>ONLY</u> Site is Physical-ly Suited for the Anticipated Development	<u>2</u> <u>MAP</u> <u>CHANGES</u> <u>ONLY</u> Adequately Served by Sewer/ Water/ Roads	<u>3</u> <u>MAP</u> <u>CHANGES</u> <u>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 County-wide 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						
<b>MAP AMENDMENTS:</b>							
<p><b>Land Use Plan Map</b> <b>Map Amendment #A-1</b></p> <p><u>Proposal:</u> Amend the designation of property located at 3050 S. 150<sup>th</sup> 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>May create <u>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"> <li>• 1.1B – Encourage most of the City's commercial and residential growth to occur within the Urban Center's boundaries</li> <li>• 1.2A - Preserve the residential character of single family residential neighborhoods, whenever possible.</li> <li>• 1.2B – Encourage moderate and high density residential development in appropriate locations, primarily within SeaTac's Urban Center boundaries.</li> </ul>

Attachment 3

Proposal/Existing/Applicant	Preliminary Docket Criteria: →	<u>1</u> <u>MAP</u> <u>CHANGES</u> <u>ONLY</u> Site is Physical-ly Suited for the Anticipated Development	<u>2</u> <u>MAP</u> <u>CHANGES</u> <u>ONLY</u> Adequately Served by Sewer/ Water/ Roads	<u>3</u> <u>MAP</u> <u>CHANGES</u> <u>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 County-wide 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><b><u>Land Use Plan Map Map Amendment #A-2</u></b></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</p> <p>Zoning: UM-2400</p> <p><u>Proposed:</u> C.P.: Residential High Density</p> <p>Potential Zone: UH-900</p> <p><u>Applicant:</u> Bo Lindstrom</p>	<p>The property owner proposes to change the land use designation and, subsequently the zoning, to build a senior housing/convalescent center complex.</p>	<p>The site contains significant areas of steep slope and is difficult to access.</p>	<p>✓ The property is served by sewer, water and roads.</p>	<p>✓ Not likely to create pressure to change designations of other properties.</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"> <li>• 1.1B – Encourage most of the City's commercial and residential growth to occur within the Urban Center's boundaries</li> <li>• 1.2A – Preserve the residential character of single family residential neighborhoods, whenever possible</li> <li>• 1.2B – Encourage moderate and high density residential development in appropriate locations, primarily within SeaTac's Urban Center boundaries.</li> </ul>

Proposal/Existing/Applicant	Preliminary Docket Criteria: →	<b>1</b> <b>MAP</b> <b>CHANGES</b> <b>ONLY</b> Site is Physical-ly Suited for the Anticipated Development	<b>2</b> <b>MAP</b> <b>CHANGES</b> <b>ONLY</b> Adequately Served by Sewer/ Water/ Roads	<b>3</b> <b>MAP</b> <b>CHANGES</b> <b>ONLY</b> Will not Create Pressure to Change Designations of Other Properties Unless in the Public Interest	<b>4</b> Consistent with the Growth Management Act (GMA) Vision 2040 and County-wide Planning Policies	<b>5</b> Proposed/ Denied in Previous 2 Years	<b>6</b> 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						
<b>ANNUALLY RECURRING MAP AMENDMENTS:</b>							
<b><u>Informational Maps</u></b> <b><u>Map Amendment #B-1</u></b>  <u>Proposal:</u> Amend Map 1.4, Existing Land Use Map, with current information.  <u>Applicant:</u> City of SeaTac	This is a housekeeping amendment, and updates the Existing Land Use Map. The Existing Land Use Map describes the actual land use 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.
<b><u>Informational Maps</u></b> <b><u>Map Amendment #B-2</u></b>  <u>Proposal:</u> Amend Map 8.1, Wetland and Stream Classifications with current information if necessary.  <u>Applicant:</u> 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.

Proposal/Existing/Applicant	Preliminary Docket Criteria: →	<b>1</b> <b>MAP</b> <b>CHANGES</b> <b>ONLY</b> Site is Physical-ly Suited for the Anticipated Development	<b>2</b> <b>MAP</b> <b>CHANGES</b> <b>ONLY</b> Adequately Served by Sewer/ Water/ Roads	<b>3</b> <b>MAP</b> <b>CHANGES</b> <b>ONLY</b> Will not Create Pressure to Change Designations of Other Properties Unless in the Public Interest	<b>4</b> Consistent with the Growth Management Act (GMA) Vision 2040 and County-wide Planning Policies	<b>5</b> Proposed/ Denied in Previous 2 Years	<b>6</b> 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						
<b>TEXT AMENDMENTS:</b>							
<b>Land Use Element</b> <b>Text Amendment #T-1</b>  Proposal: Incorporate new growth forecast information, including Growth Targets through 2031.  <u>Applicant:</u> 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.
<b>Land Use Element</b> <b>Text Amendment #T-2</b>  Proposal: Update existing land use information in Background Report (related to Map Amendment #B-2).  <u>Applicant:</u> City of SeaTac	As noted above under Map Amendment B-2, the Existing Land Use Map describes the <u>actual land use</u> 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.



Proposal/Existing/Applicant	Preliminary Docket Criteria: →	<b>1 MAP CHANGES ONLY</b> Site is Physical-ly Suited for the Anticipated Development	<b>2 MAP CHANGES ONLY</b> Adequately Served by Sewer/ Water/ Roads	<b>3 MAP CHANGES ONLY</b> Will not Create Pressure to Change Designations of Other Properties Unless in the Public Interest	<b>4</b> Consistent with the Growth Management Act (GMA) Vision 2040 and County-wide Planning Policies	<b>5</b> Proposed/ Denied in Previous 2 Years	<b>6</b> 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><b>Housing Element Text Amendment #T-3</b></u>  Proposal: Update policies and background information related to affordable housing.  <u>Applicant:</u> 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.
<b><u>ANNUALLY RECURRING TEXT AMENDMENTS:</u></b>							
<u><b>Capital Facilities Element Text Amendment #T-4</b></u>  Proposal: 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 6-22-12 crit and amd info.docx

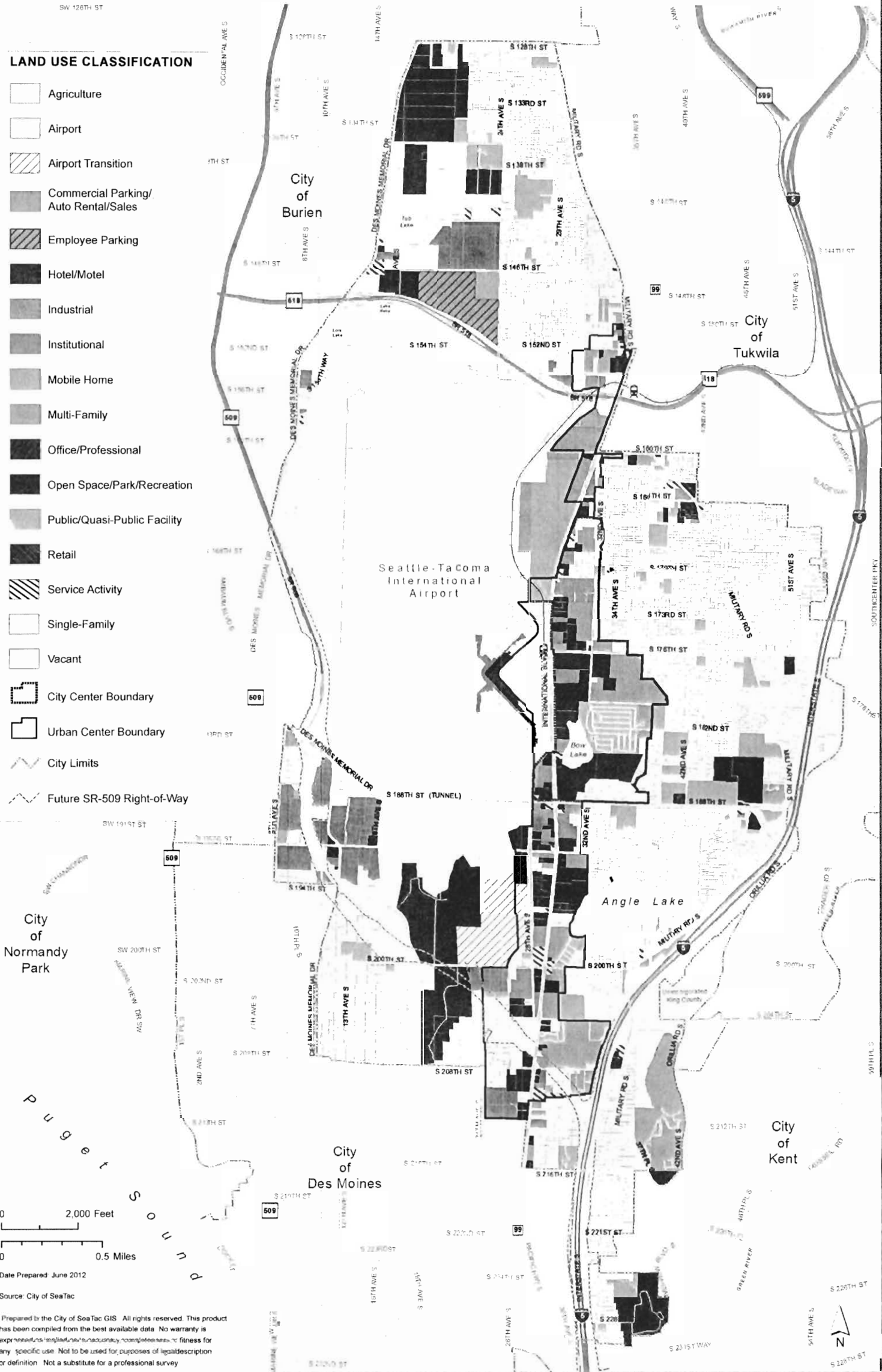
# EXISTING LAND USE

City of SeaTac



## LAND USE CLASSIFICATION

- Agriculture
- Airport
- Airport Transition
- Commercial Parking/ Auto Rental/Sales
- Employee Parking
- Hotel/Motel
- Industrial
- Institutional
- Mobile Home
- Multi-Family
- Office/Professional
- Open Space/Park/Recreation
- Public/Quasi-Public Facility
- Retail
- Service Activity
- Single-Family
- Vacant
- City Center Boundary
- Urban Center Boundary
- City Limits
- Future SR-509 Right-of-Way



Date Prepared: June 2012

Source: City of SeaTac

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ATTACHMENT 2

COMPREHENSIVE PLAN - MAP 1.4

## Excerpt from the Draft Minutes of the June 19 SeaTac Planning Commission Meeting

### 4. Old Business:

#### A. 2012 Comprehensive Plan Amendment Process

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 following the presentation, the Commission will be asked to make a recommendation that will be brought to the City Council on July 10, 2012 for review, and for Council action at the July 24, 2012 RCM.

Mr. Scarey reviewed the staff report findings and recommendations, summarizing the staff recommendations as follows: Map Amendments A-1 and A-2 not be moved forward to Final Docket; Map Amendment B-1 be moved forward, but B-2 not move forward to Final Docket; and all four (4) Text Amendments be moved forward to Final Docket.

Regarding Map Amendment A-1, Mr. Scarey had the following responses to questions from the Commission:

*What is the future of the Riverton Heights site?* It will likely include a new fire station and probably some type of market rate housing, perhaps townhomes or another type of multi-family.

Commissioner Chapin commented that the applicant should not be penalized because the area is currently single-family. The applicant purchased the property and is ready to redevelop the site and should be allowed to develop to the highest and best use.

Chair Tapio commented that the area is already surrounded by higher intensity uses and needs further discussion.

*Did notices go out to neighboring property owners?* No, that will happen with the second phase of the amendment process.

Regarding Map Amendment A-2, Mr. Scarey had the following responses to questions from the Commission:

*If Amendment A-2 moves forward will the applicant do any traffic modeling?* Yes, the applicant will need to conduct a thorough traffic analysis.

Commissioner Dantzer commented that the applicant might need to restrict turning movements to right-in, right-out only onto Military Road. A new development may provide some relief from highway noise to neighboring properties. We should wait and see what can be developed on the site and allow the applicant the opportunity to try.

Commissioner Adamack concurred with Commissioner Dantzler.

Chair Tapio commented that when you buy a piece of property you know going in what the zoning is and what type of development it will support. That applicant is asking to rezone property that is lower density to higher density. This should not move forward and go to a public hearing. Given the site constraints, the likelihood of redevelopment is slim.

There was no discussion on Map Amendments B-1 and B-2, or Text Amendments T-1, T-2, T-3, and T-4.

After some additional discussion about Map Amendments A-1 and A-2 the Planning Commission took the following action in reference to the 2012 Preliminary Docket of Comprehensive Plan Amendments:

Map Amendment A-1: on a motion by Dantzler, 2<sup>nd</sup> by Chapin, the Commission voted 3-1 to move the Amendment forward to Final Docket.

Map Amendment A-2: on a motion by Dantzler, 2<sup>nd</sup> by Adamack, the Commission voted 3-1 to not move Amendment A-2 forward to Final Docket.

Map Amendments B-1 and B-2: on a motion by Dantzler, 2<sup>nd</sup> by Chapin, the Commission voted to concur with the staff recommendation and forward Map Amendments B-1 to the Final Docket, but not Map Amendment B-2.

Text Amendments T-1, T-2, T-3, and T-4: on a motion by Dantzler, 2<sup>nd</sup> by Chapin, the Commission voted to move Text Amendments T-1, T-2, T-3, and T-4 forward to Final Docket.

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## Mike Scarey

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**From:** Dan [danielwinston@comcast.net]  
**Sent:** Monday, June 18, 2012 11:17 PM  
**To:** Mike Scarey  
**Subject:** 2012 Comprehensive Plan Amendment regarding the zone reclassification request for the parcel located at 19740 Military Road South.

Dear Mr. Scarey:

It has come to my attention that a request has been made for a zoning change for the parcel located at 19740 Military Road S. Unfortunately, I am unable to attend the Planning Commission meeting on Tuesday, June 19<sup>th</sup>.

I am greatly opposed to this reclassification. A large housing complex such as a senior housing / convalescent center would detrimentally affect the neighborhood.

The traffic on Military Road South, which at times even now comes to a complete standstill, would increase dramatically and restrict homeowners ingress and egress from their driveways. The effect of adding a huge number of living units to this small stretch of road would make traveling on Military Road S. a nightmare.

The proposed change would create a parking pattern that is similar to the areas surrounding the Wesley Homes and Stafford Home set of buildings. Even though the required amount of parking is supplied at the above senior housing/ convalescent centers, parking along the side streets is frequently used in addition to or instead of the provided parking spots. This is also true of the Riverton Medical complex, which creates parking problems along a different stretch of Military Road S. The area surrounding Highline Hospital is another example of side streets utilized for Hospital patron parking. Highline Hospital, however, has at least two different entrances on distinct side streets (Sylvester Road and 8<sup>th</sup> Avenue S.W.) which somewhat reduces congestion. The proposed building on Military Road South would not.

Even now when cars are parked on the shoulders of Military Road, they often create a dangerous situation for other cars entering onto Military Road South from the adjacent driveways because of the lack of visibility of oncoming traffic. The addition of a High Density development would only serve to exacerbate this already hazardous condition.

When I moved into the Angle Lake Neighborhood, I was not expecting that the zoning would be changed to a Residential High Density category, and I never thought I would be living next to a high rise structure. I believe it is unfair to the current neighborhood residents to change the zoning.

The owner of the subject property purchased it at the existing zoning level and should have no expectation that the zoning would be adjusted to a Higher Density designation, whereas the current residents in the surrounding area should be entitled to the expectation that their neighborhood zoning would not change from the level at the time of their purchase.

I am adamantly opposed to this change in zoning. Please help our neighborhood maintain its character and the quality of life that we currently enjoy by denying this zoning change.

Sincerely,

Dan Winston  
206-878-2300

### **3. PRESENTATIONS:**

- **Planning Commission Annual Report and Proposed Work Plan**  
*(20 minutes)*

By: Senior Planner Mike Scarey / Planning Commission Vice Chair Roxie Chapin

- **Public Safety Statistics** *(10 minutes)*

By: Police Chief Jim Graddon

- **Potential Property Disposition** *(15 minutes)*

By: Economic Development Manager Jeff Robinson

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**CITY OF SEATAC**  
**COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT**  
**PLANNING DIVISION**

**ANNUAL REPORT AND PROPOSED WORK PLAN**

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**To:** Members of the City Council

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

**Meeting Date:** July 10, 2012

**Requested Action:** Council to receive the Proposed Annual Report

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.

The Planning Commission reviewed the proposed Annual Report and Work Plan at the June 19, 2012 meeting.

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**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. 150<sup>th</sup> 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. 154<sup>th</sup> 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. 200<sup>th</sup> 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.

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**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 154<sup>th</sup> and 200<sup>th</sup> 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.

Continue to develop and adopt a more user-friendly and updated Zoning Code. This may require additional resources.

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 154<sup>th</sup> 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 154<sup>th</sup> Station Area.

**Council Goal #5**

**Plan and construct infrastructure improvements in the South 200<sup>th</sup> 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**

Perform development review and regulatory reform activities in a timely manner to support future development activities within the 200<sup>th</sup> Station Area.

Continue to support the development of the SR 509 extension and completion of the 28<sup>th</sup>/24<sup>th</sup> Avenue Arterial.

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**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. 200<sup>th</sup> 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.

**4. PRESENTATION:**

**•Council confirmation of Mayoral appointment of Judith Williams and Othman Heibe as alternate members to the Human Services Advisory Committee (*5 minutes*)**

By: Mayor Tony Anderson

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# MEMORANDUM

Date: July 6, 2012  
To: City of SeaTac Mayor and Council  
From: Kristina Gregg, City Clerk *KJG*  
Subject: Confirmation of Appointments

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Please be advised that the Mayor has selected, for the Council's consideration and confirmation, the following individuals who are best qualified to serve as alternate members of the Human Services Advisory Committee. The appointments are being presented at the July 10, 2012 Regular Council Meeting for your consideration and confirmation.

**Appointments:**

***Human Services Advisory Committee:***

- Judith Williams as an alternate member
- Othman Heibe as an alternate member

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Cc: Human Services Program Manager Colleen Brandt-Schluter

**PAYROLL/CLAIMS VOUCHERS WERE SENT  
ELECTRONICALLY TO THE CITY COUNCIL**

**A HARD COPY OF THE VOUCHERS  
CAN BE VIEWED IN THE CITY CLERK'S OFFICE**

**PAYROLL/CLAIMS VOUCHERS ARE ALSO  
AVAILABLE ON OUR CITY WEBSITE**

**[www.ci.seatac.wa.us](http://www.ci.seatac.wa.us)**

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**Pre-approval or final approval of City Council and  
City Manager travel related expenses.**

**Consent Agenda Date: 7.10.12**

**Travel Pre-Approval Requests:**

Todd Cutts  
Washington City Managers Association Conference  
Winthrop, August 21-24, 2012  
\$1,303 included in 2012 budget for this conference

<b>Name:</b> Todd Cutts	<b>Amount</b>
<b>Lodging</b>	600
<b>Meals</b>	114
<b>Transportation</b>	120
<b>Registration</b>	325
<b>Total</b>	<b>\$1,159</b>

**Travel Expense Approval:**

Tony Anderson  
Pre-Approval granted on the 6.26.12 Consent Agenda - \$1,730  
NLC Summer Policy Forum  
Joint Meeting of all NLC Policy & Advocacy Committees  
Tony Anderson serves on the NLC Public Safety & Crime Prevention  
Steering Committee  
July 19-21, 2012

<b>Name:</b> Tony Anderson	<b>City Mastercard</b>	<b>Personal Reimbursement</b>
<b>Lodging (4 nights July 18-22/pre-paid,)</b>		773.30
<b>Meals</b>		
<b>Transportation (airfare paid)</b>		630.20
<b>Registration</b>		
<b>Total</b>		<b>\$1,403.50</b>



# City of SeaTac

## Regular Council Meeting Minutes

June 26, 2012  
6:00 PM

City Hall  
Council Chambers

**CALL TO ORDER:** The SeaTac City Council Regular Meeting was called to order by Mayor Anthony (Tony) Anderson at 6:01 p.m.

**COUNCIL PRESENT:** Mayor Anthony (Tony) Anderson, Deputy Mayor (DM) Mia Gregerson, Councilmembers (CMs) Barry Ladenburg, Rick Forschler, Terry Anderson, Dave Bush, and Pam Fernald.

**STAFF PRESENT:** City Manager Todd Cutts, City Attorney Mary Mirante Bartolo, City Clerk Kristina Gregg, Assistant City Manager (ACM) Gwen Voelpel, Public Works (PW) Director Tom Gut, City Engineer Susan Sanderson, Finance Director Aaron Antin, Program Manager Soraya Lowry, Police Chief Jim Graddon and Fire Chief Jim Schneider.

**FLAG SALUTE:** ACM Voelpel led the Council, audience and staff in the Pledge of Allegiance.

**PUBLIC COMMENTS:** JB Freer reiterated previous comments made regarding the lack of maintenance of the YMCA property. She also requested someone look at the house on South 192<sup>nd</sup> Street and 35<sup>th</sup> Avenue South that has tall grass and looks abandoned.

Ralph Shape spoke regarding the Midway Sewer District rates, once again requesting that a sewer district representative present to the Council the reasons for the new increase.

Belinda Springer thanked the City for work on South 208<sup>th</sup> Street, but stated her concern for the safety of those living in the area as cars are traveling too fast. She requested the speed limit be reduced on South 208<sup>th</sup> Street at International Boulevard (IB).

### **CONSENT AGENDA:**

- **Approval of claims vouchers** (check nos. 98517 – 98704) in the amount of \$3,829,248.61 for the period ended June 14, 2012.
- **Approval of claims vouchers** (check nos. 98705– 98831) in the amount of \$444,313.94 for the period ended June 21, 2012.
- **Approval of payroll vouchers** (check nos. 50682 – 50714) in the amount of \$183,307.50 for the period ended June 15, 2012.
- **Approval of payroll electronic fund transfers** (check nos. 72954 – 73135) in the amount of \$352,587.25 for the period ended June 15, 2012.
- **Approval of payroll wire transfer (Medicare and Federal Withholding Tax)** in the amount of \$70,611.76 for the period ended June 15, 2012.
- **Pre-approval or final approval of City Council and City Manager travel related expenses** for the period ended June 15, 2012.

### **Approval of Council Meeting Minutes:**

- **Council Workshop** held May 5, 2012.
- **Council Study Session** held June 12, 2012.
- **Regular Council Meeting** held June 12, 2012.
- **Council Macro Budget Workshop** held June 18, 2012.

**Agenda Items reviewed at the June 12, 2012 Council Study Session and recommended for placement on this Consent Agenda:**

**Agenda Bill #3433; Ordinance #12-1008 authorizing the City Manager to enter into an agreement for legal services with the Pacifica Law Group to assist in the creation of the Seattle Southside Tourism Promotion Area and a Public Development Authority, and amending the 2012 Annual City Budget**

**Agenda Bill #3436; Motion authorizing the City Manager to accept the competitive price set by the State Contract with Konica Minolta Business Solutions for leasing photocopiers**

**Agenda Bill #3431; Motion authorizing the City Manager to enter into an Interlocal Agreement with King County for Animal Services**

**Agenda Bill #3434; Ordinance #12-1009 amending the 2012 Budget to include unexpended carry forward budget appropriation from 2011 for projects continuing into 2012**

**CONSENT AGENDA (Continued):**

MOVED BY T. ANDERSON, SECONDED BY GREGERSON TO ACCEPT THE CONSENT AGENDA AS PRESENTED.\*

**PUBLIC COMMENTS (related to the Consent Agenda):** There were no public comments.

\*MOTION CARRIED UNANIMOUSLY.

**PUBLIC HEARING (PH):**

**● Adopting the Ten-Year Transportation Improvement Program (TIP)**

Mayor A. Anderson opened the PH at 6:15 p.m.

City Engineer Sanderson reviewed changes made since the May 22 Council Study Session (CSS) presentation: ST-131 priority increased from 6 to 4, GE-037 priority increased from 7 to 5, ST-830 project location identified, ST-159 new project added, and ST-022 priority increased from 28 to 24.

There were no public comments.

Mayor A. Anderson closed the PH at 6:18 p.m.

**ACTION ITEM (Related to a PH):**

**Agenda Bill #3426; Resolution #12-008 for the Ten-Year Transportation Improvement Program (TIP) for 2013-2022**

**Summary:** The City is required by state law to review its TIP annually. This review is to include a PH and formal adoption of the program by Council. Revised Code of Washington (RCW) 35.77.010 requires the City to adopt a minimum Six Year TIP, prior to July 1 each year. Also the Growth Management Act (GMA) requires City adoption of a comprehensive TIP to include a section that lists planned arterial street construction. At this time, the funding distribution and scheduling of projects beyond the first two years is tentative.

Adoption of the TIP does not obligate the City to expend any money. There are a number of sources for financing TIP projects, including local tax and mitigation fees, state gas tax, and state and federal grants. Staff will make the appropriate applications for state and federal grant funding for the projects included in the TIP.

MOVED BY LADENBURG, SECONDED BY GREGERSON TO PASS RESOLUTION #12-008.\*

Upon a question posed about a potential project not currently in the TIP, Mr. Gut stated that discussions can happen without the item being included in the TIP.

\*MOTION CARRIED UNANIMOUSLY.

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**ACTION ITEMS:**

**Agenda Bill #3435; Ordinance #12-1010 establishing a biennial budget beginning January 1, 2013 for the 2013-2014 Budget Biennium**

**Summary:** A memo was provided to the Council on May 25, 2012 that provided additional background on the biennial budget process, gave an outline of some of the major benefits and detractors of establishing a biennial budgeting process and listed the cities currently employing this process in the 2011-2012 Biennium. The provisions of RCW 35A.34 determine that an Ordinance establishing a biennial budget for the 2013-2014 biennium must be enacted no later than June 30, 2012 to be effective January 1, 2013. If the City Council does not take action before June 30, 2012, the next opportunity to create a Biennial Budget will be for the 2015-2016 biennium. The City currently budgets on an annual basis. Enacting a biennial budget would allow for a two year appropriation with a requirement for annual modification per RCW 35A.34.

MOVED BY GREGERSON, SECONDED BY LADENBURG TO ADOPT ORDINANCE #12-1010.\*

Council discussion ensued regarding the potential benefits of this change with some CMs stating that while they don't hear a compelling reason to change, they also don't hear any major reasons to not try a biennial budget.

\*MOTION CARRIED WITH FORSCHLER VOTING NO.

**ACTION ITEMS (Continued):**

**Agenda Bill #3427; Resolution #12-009 authorizing the City Manager to enter into a Development and Transit Way Agreement for the South Link Light Rail Project**

**Summary:** This Resolution authorizes the City Manger to execute a Development and Transit Way Agreement between the City and Sound Transit for the South Link Project. The proposed agreement is designed to mitigate project impacts, enhance public benefits resulting from the project and provide Sound Transit with greater certainty in managing the South Link Project.

Sound Transit submitted a Development and Transit Way Agreement application to the City on September 13, 2011 for the South Link Project. The project will extend light rail 1.6 miles south from the SeaTac/Airport Station to a new station at South 200<sup>th</sup> Street and 28<sup>th</sup> Avenue South on an elevated guideway that will run primarily along the east side of 28<sup>th</sup> Avenue South. Additional project elements include off street parking, a passenger drop-off area, connections to local buses and Rapid Ride, secured bicycle storage and improved bicycle and pedestrian access. The South Link extension will start operations in 2016, approximately four years earlier than envisioned in the voter-approved ST2 Plan, providing frequent and reliable service between the City of SeaTac, downtown Seattle and the University of Washington (UW).

Development Agreements (DAs) may be entered into, by and between the City and project proponents pursuant to RCW 36.70B.170 through .210, SeaTac Municipal Code (SMC) 15.05.057 and 15.22.055, provided that the terms of any such agreement are generally consistent with the purposes and standards of the comprehensive plan (CP) and development regulations in existence and generate significant public benefit. Through extensive meetings with Sound Transit and numerous briefings of City Council, appropriate terms of a DA, including terms for use of the public right-of-way (ROW) for transit purposes, have been negotiated pursuant to City codes, specifically in accordance with 15.22.055. This agreement seeks to facilitate the South Link extension, maximize the interests of the City of SeaTac and Sound Transit and provide demonstrable public benefit to the local community.

City and Sound Transit staff have engaged the City Council and public throughout the DA process via regular updates to City Council and review of this DA by a Council-appointed Ad Hoc Committee (AHC). The formal Council review process, including the June 12, 2012 PH and current request for Council action, is another key opportunity for public input.

The DA has been designed to enhance public benefits resulting from the project in six key areas including transit service, traffic and access mitigations, transit-oriented development, nuisance parking, security and fire/life safety.

I. Transit Service - The agreement helps accelerate implementation of transit service to South 200<sup>th</sup> Street by approximately 4 years.

II. Mitigations - The agreement commits Sound Transit to capital improvements that will be necessary to mitigate project impacts and increase safe and efficient accessibility to the light rail station.

III. Transit Oriented Development (TOD) - The agreement supports transit-oriented development by preserving re-developable land and minimizing impacts to existing businesses in a variety of ways.

IV. Nuisance Parking - The agreement commits Sound Transit to conduct a parking study that will evaluate parking patterns in the South 200<sup>th</sup> Street station area before and after light rail service commences. This data will help the City and Sound Transit determine what, if any, parking management strategies are needed to deter nuisance parking. The agreement also commits Sound Transit to provide technical assistance to private property owners experiencing light-rail related nuisance parking.

V. Security - The SeaTac Police Department has primary jurisdiction over the South 200<sup>th</sup> Street Station Area, as it is within the City's boundaries. Sound Transit Police will continue to be responsible for "quality of ridership" issues. The departments will coordinate their response efforts for significant criminal events along the alignment. Within this context, the agreement commits Sound Transit to security measures at the South 200<sup>th</sup> Street Station.

VI. Fire/Life Safety - The agreement commits Sound Transit to fire/life safety measures for the South Link Project.

Overall, the agreement commits Sound Transit to a package of mitigations, improvements, reimbursements and fees totaling more than \$10 million. This includes traffic mitigations, enhancements to the public ROW including bike and pedestrian improvements, reimbursement for City staff time spent on the project in excess of permit fees, an aerial upgrade to a fire truck, public art enhancements and project related permit fees.

**ACTION ITEMS (Continued):**

**Agenda Bill #3427; Resolution #12-009 (Continued):** The agreement also provides Sound Transit with a greater level of certainty during the design, construction and operation of light rail in SeaTac by: granting a non-exclusive use of portions of the public ROW, known as the Light Rail Transit Way, to operate and maintain a light rail transit system; committing the City to expedited plan review and permitting to help Sound Transit start light rail service to the South 200<sup>th</sup> Street Station in 2016; vesting the project under City development standards and regulations in effect on August 16, 2011, with the exception of any changes required due to a serious threat to public health and safety; and allowing code departures based on the City's determination that the project is well designed and judgment that such departures are not applicable or off-set by providing a benefit to the City of equal or greater value relative to the departure, pursuant to SMC15.22.055(C)

Program Manager Soraya Lowry introduced South Link Project Director Miles Haupt and South Link Project Manager Mark Johnson.

Ms. Lowry provided a brief overview of the project.

She detailed the proposal related to public restrooms: Sound Transit to provide land for and construct public restrooms as park of retail/parking garage; Operating and Maintenance to be funded through leases of retail spaces in garage; Sound Transit to design restrooms so that operational hours are flexible; can be linked to retail or extended; and restroom operations hours can be fine-tuned once light rail service starts to find a balance between need for amenity and security issues.

Council discussion ensued regarding the restrooms.

Federal Funding Requirements – Ms. Lowry stated that since the last presentation to Council, an issue has come up where it is now understood that federal funding requirements will apply to all dollars that come from Sound Transit to the City, either for reimbursements, procurements, or capital construction.

Mr. Haupt stated that regarding the Federal Transit Administration (FTA) provisions, this is new news for Sound Transit too.

Mr. Johnson stated that the FTA is one of the most important funders for Sound Transit's regional transportation network. Because they are such an important source of funds, Sound Transit is very careful to comply with their guidelines and to work closely with them in implementing their policy. In the past, the FTA has not required that federal contracting regulations be attached to money that is passed through to third parties. That has changed in the past year or so due to the downturn in the economy.

He discussed how this new interpretation by FTA may affect the work Sound Transit is doing with SeaTac. He emphasized that the agreement states that Sound Transit doesn't fully understand how this will affect that work, but both parties agree to work together and make adjustments as needed. The areas that seem of the most concern are the fire truck modifications for aerial access, non-motorized transportation improvements, and traffic impact mitigations.

He discussed the potential for 28<sup>th</sup>/24<sup>th</sup> Avenue South alternative mitigation, stating that there are opportunities within the DA for a number of the traffic mitigations to be changed should an alternative mitigation prove to be a wiser choice than expending money.

Mr. Johnson stated that while there are 20 to 30 federal funding requirements, only two are likely to have an effect on the work the City will be doing with Sound Transit funding: (1) buy America – possibly effects the fire truck modifications; and (2) disadvantage business – might apply to the sidewalk project along South 204<sup>th</sup> Street. The figures within the DA may need to be adjusted to pay for the work if there are in fact increased costs due to the regulation.

Ms. Lowry stated that there is increased uncertainty because the City does not know how the requirements will translate into impacts to the City's projects. However, Sound Transit has committed to making City whole with Section 10.18 of the DA which provides protection for both parties, "In the event that compliance with applicable federal provisions would result in increased cost for mitigation measures or reimbursements described in Sections 6 or 8 of this Agreement, Sound Transit agrees to make reasonable adjustments to funding levels to cover the actual costs of the commitments made in this Agreement, unless mutually agreed otherwise by the parties."

Council discussion ensued regarding the federal funding requirements. Mr. Haupt stated that Sound Transit is continuing to have discussions with FTA on protocol and how far it affects third parties.

**ACTION ITEMS (Continued):**

**Agenda Bill #3427; Resolution #12-009 (Continued):** Ms. Lowry reviewed the proposed schedule: June 26 – Council action, June 28 – Sound Transit Board action, August 2012 – Contractor selection, Spring 2013 – start of construction, and September 2016 – start of service.

Next steps: implement DA – federal funding requirements, ladder truck, hire staff dedicated to project, evaluate 28<sup>th</sup>/24<sup>th</sup> Avenue South extension, negotiate termsheet with Sound Transit identifying funding for the 28<sup>th</sup>/24<sup>th</sup> Avenue South extension, and secure funding to design and construct the 28<sup>th</sup>/24<sup>th</sup> Avenue South extension.

MOVED BY T. ANDERSON, SECONDED BY LADENBURG TO PASS RESOLUTION #12-009.

MOTION CARRIED UNANIMOUSLY.

**UNFINISHED BUSINESS:** There was no Unfinished Business.

**NEW BUSINESS:** There was no New Business.

**CITY MANAGER'S COMMENTS:** City Manager Cutts commented on the following: (1) June 29 – 7 p.m., Music in the Park at Angle Lake Park; (2) July 4 – approximately 10 p.m., fireworks at Angle Lake; (3) July 6 – 7 p.m., Music in the Park at Angle Lake Park; (4) two vacancies on the Hotel/Motel (H/M) Tax Advisory Committee and one vacancy on the Senior Citizens Advisory Committee.

**COUNCIL COMMENTS:** CM Ladenburg stated he attended the International Festival which was a good event. He also congratulated McMicken Heights Elementary School Teacher Darcy Smith who is winning a regional award.

CM Forschler reported on the Association of Washington Cities (AWC) Conference he attended last week.

CM T. Anderson attended the South King Council of Human Services (SKCHS) 2012 Annual Luncheon on June 26 where King County (KC) CM Julia Patterson was the keynote speaker and spoke about people unable to provide for their own needs.

CM Fernald commented on the following: (1) fence between Alaska Airlines and Angle Lake parking lots – simple change with great benefits for City events where overflow parking is needed; and (2) also attended the SKCHS 2012 Annual Luncheon.

CM Bush also commented on the SKCHS Annual Luncheon and the International Festival.

DM Gregerson commented on the International Festival, the trail and bike map which is a great example of communities working together, and reported on the Putting Pieces Together Conference she attended.

Mayor A. Anderson commented on the following: (1) June 30 - Space Shuttle Trainer arriving at the Museum of Flight; (2) International Festival; and (2) residents doing great things - Steve Beck assisted owners of a capsized canoe and Vicki Lockwood volunteered with the United Service Organizations (USO) providing food to military men and women.

**ADJOURNED:**

MOVED BY T. ANDERSON, SECONDED BY LADENBURG TO ADJOURN THE REGULAR MEETING OF THE SEATAC CITY COUNCIL AT 7:25 P.M.

MOTION CARRIED UNANIMOUSLY.

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Tony Anderson, Mayor

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Kristina Gregg, City Clerk

**SeaTac City Council**  
**REQUEST FOR COUNCIL ACTION**  
**Department Prepared by: Parks and Recreation**

Agenda Bill #: 3439

**TITLE:** A Motion authorizing the City Manager to execute a contract with T. F. Sahli Construction for construction of the Skate Park at the SeaTac Community Center neighborhood park.

June 19, 2012	
<input type="checkbox"/> Ordinance <input type="checkbox"/> Resolution <input checked="" type="checkbox"/> Motion <input type="checkbox"/> Info. Only <input type="checkbox"/> Other	
<b>Date Council Action Requested:</b> <u>RCM 07/10/2012</u>	
<b>Ord/Res Exhibits:</b> _____	
<b>Review Dates:</b> <u>CSS 06/26/2012</u>	
<b>Prepared By:</b> <u>Lawrence Ellis, Assistant Parks and Recreation Director</u> <span style="float: right;">(E)</span>	
<b>Director:</b> <u></u>	<b>City Attorney:</b> <u>Mary Michelle Bartolo</u> <span style="float: right;">37</span>
<b>Finance:</b> <u></u>	<b>BARS #:</b> <u>301.000.04.594.76.63.194</u> <span style="float: right;">54</span>
<b>City Manager:</b> <u></u>	<b>Applicable Fund Name:</b> <u>Capital Improvements Fund</u>

**SUMMARY:** This Motion authorizes the City Manager to execute a contract with T.F. Sahli Construction for the construction of the Skate Park at the SeaTac Community Center neighborhood park.

**DISCUSSION / ANALYSIS / ISSUES:** The City was awarded \$278,900 through a Community Development Block Grant to design and construct a skate park at the SeaTac Community Center neighborhood park. The size of the skate park will be approximately 6,200 square feet and is designed for beginners and younger aged children learning how to skate board. Construction will begin in July, 2012 with an estimated time of completion in October, 2012. The total bid amount indicated below includes the cost of the additive alternate of adding color to the concrete.

The project bid opening was June 15, 2012 and bid results are as follows:

<u>Company Name</u>	<u>Base Bid</u>	<u>With 10% Contingency and Sales Tax</u>
T.F. Sahli Construction	\$184,840.00	\$222,640.00
Grindline Skateparks Inc.	\$195,824.00	\$235,870.00

**RECOMMENDATION(S):** It is recommended that the City Council move to authorize the City Manager to execute a contract with T.F. Sahli Construction that will not exceed \$222,640.00.

**FISCAL IMPACT:** Funding for this project is 100% funded by the Community Development Block Grant, so there is no net fiscal impact to the City.

**ALTERNATIVE(S):**

1. Do not proceed with this project at this time.
2. Reject all bids and re-bid the project.

**ATTACHMENTS:**

1. Bid tabulation.

**CITY OF SEATAC  
Call for Bids  
Skate Park Project**

CALL FOR BIDS ON: Skate Park Project  
 Department/Contact: Parks and Receptions  
 Ad Date/ Publication: Seattle Times 06//01/12 and 06/08/12; Daily Journal 05/28/12 and 06/04/12  
 Pre-Submittal Consultant Conference: N/A  
 Submission Deadline: 06/15/12 at 10:00 am  
 Submission to Council: N/A  
 Bid Opening: 06/15/12 at 10:15 am  
 Personal Interviews: N/A  
 Bid Award Date: N/A  
 Estimate: \$ 200,000 - \$215,000

**BIDS RECEIVED FROM:**

Name/Address/Phone/FAX	Date/Time Method	Tabulation
TF SAHLI Construction 14607 22 <sup>nd</sup> Ave SW Burien, WA 98166	06/15/12 Hand Delivered 9:32 AM	Bid Bond: <u>          X          </u> Total Bid <u>          \$174,840.00          </u>  Addenda 1: <u>          X          </u>
Grindline Concrete Skatepark Design & Construction 4619 – 14 <sup>th</sup> Ave SW Seattle, WA 98106	06/15/12 Hand Delivered 9:38 AM	Bid Bond: <u>          X          </u> Total Bid <u>          185,600.00          </u>  Addenda 1: <u>          X          </u>
		Bid Bond: <u>                          </u> Total Bid <u>                          </u>  Addenda 1: <u>                          </u>

# SeaTac City Council

## REQUEST FOR COUNCIL ACTION

Department Prepared by: Parks

Agenda Bill #: 3437

**TITLE:** A Motion authorizing the City Manager to enter into a contract with MCS Inc. for replacement of the roof top HVAC units on the Community Center gymnasium.

June 19, 2012	
<input type="checkbox"/> Ordinance <input type="checkbox"/> Resolution <input checked="" type="checkbox"/> Motion <input type="checkbox"/> Info. Only <input type="checkbox"/> Other	
<b>Date Council Action Requested:</b>	RCM 7/10/12
<b>Ord/Res Exhibits:</b>	
<b>Review Dates:</b>	CSS 6/26/12
<b>Prepared By:</b>	Pat Patterson/Facilities Manager
<b>Director:</b>	<i>[Signature]</i>
<b>City Attorney:</b>	<i>Mary Mirante Bartolo</i>
<b>Finance:</b>	<i>[Signature]</i>
<b>BARS #:</b>	301.000.04.594.73.62.002
<b>City Manager:</b>	<i>[Signature]</i>
<b>Applicable Fund Name:</b>	<u>301 Municipal Capital Improvement Fund</u>

*[Handwritten initials]*

**SUMMARY:** This Motion will allow the City Manager to enter into a contract with Mechanical and Control Services Inc. (MCS) for replacement of the Community Center gymnasium heating units.

**DISCUSSION / ANALYSIS / ISSUES:** The 2 existing roof top HVAC units on the Community Center gym are over 20 years old and in need of replacing. The existing units are “indirect fired” whereby 20-30% of the BTU’s are lost in the heating of a heat exchanger within the unit. The new units will be “direct fired” which means that all of the heat of combustion is being used to heat the building. This method coupled with newer technological advances in the new units will increase the efficiency of operation and therefore decrease the costs to heat the gym.

Bids were solicited from every mechanical contractor listed on the MRSC Small Works Roster. Four bids were received. They are listed as follows:

Mechanical & Control Services, Inc.	\$57,477.00
Capital Heating & Cooling	\$71,400.00
Emerald Aire, Inc.	\$77,384.00
Aire Pro Incorporated	\$105,000.00

MCS is the low bidder. With sales tax and 10% contingency, the total amount of the contract will not exceed \$69,231.00. MCS has satisfactorily performed other work for the City of SeaTac in the last two years.

**RECOMMENDATION(S):** It is recommended that the Motion be carried.

**FISCAL IMPACT:** The CIP budget for 2012 has \$70,393.00 allocated for this work. It is expected that PSE (Puget Sound Energy) will contribute \$15,000 in grant money for this work based on an energy audit that showed an estimated savings of \$6,555.00 per year in gas consumption.



**ALTERNATIVE(S):**

- 1) Do not complete the work at this time.
- 2) Reject all bids and re-bid the project

**ATTACHMENT(S):**

None.

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