


MEMORANDUM

COMMUNITY & ECONOMIC DEVELOPMENT

Date: May 15, 2013
To: Planning Commission Members
From: Steve Pilcher, AICP, Planning Manager 
Subject: Upcoming Meeting – Tuesday, May 21, 2013

Agenda items for Tuesday's meeting are as follows:

1) **Approve Minutes of May 7, 2013 Planning Commission Meeting**

Background:

Draft minutes of the previous meeting presented for approval.

Exhibits Associated with this Item:

Exhibit A: City of SeaTac Planning Commission, Draft Minutes, May 7, 2013 meeting

2) **Review of Proposed Municipal Code Amendments Related to Buildings and Construction**

Presenters:

Gary Schenk, Building Services Manager

Jon Napier, Fire Marshal

Background:

At the May 14 Council Study Session the City Council requested that the proposed amendments related to buildings and construction be reviewed by the Planning Commission.

Exhibits Associated with this Item:

Exhibit B: Proposed Ordinance Related to Building and Construction

Anticipated Schedule for this Item:

May 28, 2013: City Council action (proposed)

3) **Planning Commission Recommendation about Establishing the 2013 Final Docket of Comprehensive Plan Amendments**

Presenter:

Mike Scarey, AICP, Senior Planner

Background:

At the last meeting the Commission reviewed the Preliminary Docket of Comprehensive Plan amendments. At Tuesday's meeting staff will respond to questions that were asked about some

of those amendments, and ask for the Commission to recommend the proposals to include in the Final Docket. The Commission's recommendation will then be presented to the City Council at the June 11 Council Study Session.

Exhibits Associated with this Item:

Exhibit C-1: Preliminary Docket Criteria and Amendment Information

Exhibit C-2: Preliminary Docket Staff Report (includes staff recommendations)

Anticipated Schedule for this Item:

June 11, 2013 CSS City Council Review of Preliminary Docket Proposals

June 25, 2013 RCM City Council Establishes Final Docket (anticipated)

4) Review of Planning Commission Annual Work Plan Report to City Council

Presenters:

Joe Scorcio, AICP, Community and Economic Development Director

Steve Pilcher, AICP, Planning Manager

Background:

SeaTac regulations require the Planning Commission's Annual Report and Work Plan to be submitted to the City Council by July 15, to assist the Council in establishing the budget. Staff have drafted an Annual Report and Proposed Work Plan for the Commission's review. Staff will facilitate discussion of the draft document

Exhibits Associated with this Item:

Exhibit D: Draft Annual Report and Proposed Work Plan

Anticipated Schedule for this Item:

June 4, 2013 Planning Commission review

June 18, 2013 Additional Planning Commission review, if needed

July 9, 2013 Submittal to City Council at Council Study Session

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

**CITY OF SEATAC
PLANNING COMMISSION MEETING**

Tuesday, May 21, 2013

**Council Chambers, SeaTac City Hall, 4800 S. 188th Street
5:30 p.m. to 7:00 p.m.**

**REVISED*
MEETING AGENDA**

1. Call to Order/Roll Call – 5:30 P.M.
2. Approve Minutes of May 7, 2013 Planning Commission Meeting – 5:30 P.M.to 5:35 P.M.
3. Old Business – None
4. New Business – 5:35 P.M. to 6:45
 - a. * Review of Proposed Municipal Code Amendments Related to Buildings and Construction
 - b. Planning Commission Recommendation about Establishing the 2013 Final Docket of Comprehensive Plan Amendments
 - c. Review of Planning Commission Annual Work Plan Report to City Council
5. Detailed Commission Liaisons' Reports – 6:45 P.M. to 6:50 P.M.
6. Community & Economic Development Director's Report – 6:50 P.M. to 6:55 P.M.
7. Planning Commission Comments (*including suggestions for next meeting's agenda*) – 6:55 P.M. to 7:00 P.M.
8. Adjournment – 7:00 P.M.

CITY OF SEATAC
PLANNING COMMISSION

DRAFT
Minutes of May 7, 2013
Regular Meeting

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

Members Absent: None

Staff Present: Joe Scorcio, AICP, Community and Economic Development Director; Steve Pilcher, AICP, Planning Manager; Mike Scarey, AICP, Senior Planner; Albert Torrico, Senior Planner

1. **Call to Order:**

Chairman Tapio called the meeting to order at 5:33 p.m.

2. **Approve Minutes of the April 16, 2013 Meeting:**

On a motion by Chapin, 2nd by Adamack, the April 16, 2013 meeting minutes were moved and accepted as presented by a 5-0 Commission vote.

3. **Old Business:** None

4. **New Business:**

A. Review of 2013 Preliminary Docket of Comprehensive Plan Amendments

Senior Planner Mike Scarey presented the staff report. He noted the requirements of the Comprehensive Plan under Washington State's Growth Management Act and that the Plan must be consistent with the Act, Vision 2040 and the King County Countywide Planning Policies.

The City's amendment process consists of review of a preliminary docket by both the Planning Commission and City Council. The Council establishes the Final Docket based on the Preliminary Docket proposals. Items on the Final Docket are then analyzed further by staff, are subject to environmental review and are eventually advertised for public hearing consideration by the Commission.

Mr. Scarey reviewed the process that occurred earlier this year in an effort to advise the public of the annual amendment process and the opportunity to submit potential amendments to the docket. He then reviewed the individual amendment proposals.

Map Amendment A-1: This is a 1.03 acre site at 3050 S. 150th St., currently vacant, that is suggested to be redesignated from Residential Low Density to Residential Medium Density. A future change in zoning would ensue, changing the zone from UL-7200 to UM-2400. If approved, a maximum of 18 dwelling units could be constructed on the site.

The Commission had no questions or objections regarding this proposal.

Map Amendment A-2: This 0.3 acre parcel is located directly east of the above site, at 3054 S. 150th St. It is currently occupied by a single family residence (rental home). The proposal is to similarly redesignate the property from Residential Low Density to Residential Medium Density, resulting in a future change in zoning from UL-7200 to UM-2400.

Chairman Tapio expressed concern that with housing densities in the area, there could be an increase in crime. He asked staff to contact the Police Dept. to see how crime in this neighborhood compares with other areas in the city.

Commissioner Adamack inquired about the two-year waiting period between considering a Plan amendment for the same property. Mr. Scarey noted that since there was a communication problem with the property owner last year, it was agreed to allow for consideration again this year.

The Commission expressed no objections to this proposal moving forward.

Map Amendment A-3: This proposal involves a 0.78 acre proposal at 202xx 28th Ave. S. It is currently designated Airport per the City's ILA with the Port of Seattle. However, the property has now been transferred to Sound Transit and the proposal is to change the designation to Aviation Business Center, with a potential future zone change from Mobile Home Park to ABC.

The Commission expressed no objections to this proposal moving forward.

Mr. Scarey then reviewed other "housekeeping" amendments to other Comprehensive Plan maps (Existing Land Use; Wetlands, Stream and Shoreline Classifications). He also noted there are two minor text amendments that will be considered, one of which is the annual Capital Facilities Plan update.

Earl Gipson inquired to the "endorsement" process used by the City Council and questioned its legality. Mr. Scarey provided clarification regarding the process.

Chairman Tapio raised a concern regarding the delineation of wetlands and invited Councilmember Rick Forschler to address the Commission. Mr. Forschler stated that recent Washington State Licensing Board Rulings had determined that only licensed hydrogeologists are qualified to make wetland determinations (professional wetland scientists are not).

B. Recap of April 30, 2013 Joint City Council/Planning Commission Meeting

Community and Economic Development Director Joe Scorcio provided a briefing on the joint meeting held last Tuesday (May 1st). He noted that staff will be working with the Planning Commission to develop a work program for July 2013 through June 2014, as this is due to the Council by mid-July.

He also noted that there will be a Council retreat near the end of June, at which the Commission will be invited to attend.

C. Recap of American Planning Association's (APA) National Conference

CED Director Scorcio recently attended this year's conference held in Chicago. He attended several sessions regarding Transit Oriented Development and also ones concerning airport issues. He noted two major messages from the TOD sessions:

1. Transit is rarely the driver of new development near stations; and
2. A 10-minute walk and good accessibility is a more important factor in terms of pedestrian accessibility, as opposed to a ¼ mile distance.

He also noted that many communities are now seeing ethnic businesses as being a major economic driver, something the city is now experiencing in the 154th St. Station area.

5. Detailed Commission Liaison's Report:

None.

6. Community & Economic Development Director's Report:

None.

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

Chairman Tapio inquired about the Master Park Development Agreement and whether they had been able to "buy their way" out of conditions. Mr. Scorcio answered that the DA had always anticipated the potential payment of monies and it did not affect the nonconforming status of the lot.

Commissioner Dantzler advised the Commission of his involvement with Sound Transit in terms of property purchases in conjunction with the Angle Lake Station.

8. Adjournment:

By consensus of the Commission, the meeting was adjourned at 7:01 p.m.

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EXHIBIT B
DATE 5/21/13

ORDINANCE NO. _____

AN ORDINANCE of the City Council of the City of SeaTac, Washington amending Chapters 13.110, 13.150, 13.180, 13.190, and 13.220, and Sections 13.160.010, 13.170.010, and 13.210.010 of the SeaTac Municipal Code related to Buildings and Construction.

WHEREAS, the City has, pursuant to its municipal authority, adopted certain codes as amended by the State of Washington, as the Building and Construction Codes of the City; and

WHEREAS, those codes are generally adopted and amended by the State of Washington every three years pursuant to the provisions of RCW 19.27, and municipalities are required to adopt those changes by July 1, 2013; and

WHEREAS, certain codes were recently amended by the State, and thus it is appropriate for the City to update its municipal code accordingly; and

WHEREAS, the City's Community and Economic Development Department, Fire Department, and Public Works Department have reviewed the recent amendments to the City's Building and Construction Codes and the proposed amendments by the State; and

WHEREAS, the City Council desires to continue to regulate Buildings and Construction, which will provide necessary safety and construction standards;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SEATAC,

WASHINGTON DO ORDAIN as follows:

Section 1. Chapter 13.110 of the SeaTac Municipal Code is hereby amended to read as follows:

13.110.010 Building Code.

The International Building Code, International Residential Code, International Performance Code and the International Existing Building Code, as adopted and amended by this chapter, shall collectively be referred to as the Building Code.

13.110.020 International Building Code.

The 2009~~12~~ Edition of the International Building Code, as published by the International Code Council, as amended by the Washington State Building Code Council and published in Chapter 51-50 WAC, as now or hereafter amended, is hereby adopted by reference with the following additions and exceptions:

- A. Appendixes E and H are hereby adopted.
- B. The following is added to Section 504, Height Modifications:

504.2.1 Five story type VA buildings allowed.

Type VA buildings with B, M, R-1 and R-2 occupancies may be increased to five stories in height in accordance with all of the following:

1. The building is equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1; and
2. The building is equipped with a complete, approved fire alarm and detection system; and
3. The fire sprinkler alarm system is provided with annunciation for each floor; and
4. The building does not exceed 60 feet in height; and
5. The vertical exit enclosures shall be smoke proof enclosures in accordance with Section 909.20; and
6. Special inspection is provided for the lateral support portion of the structural system; and
7. The building must comply with all other applicable provisions of Title 13 of the SeaTac Municipal Code.

13.110.030 International Residential Code.

The 2009~~12~~ Edition of the International Residential Code, as published by the International Code Council, as amended by the Washington State Building Code Council and published in Chapter 51-51 WAC, as now or hereafter amended, is hereby adopted by reference with the following additions and exceptions:-

- A. Appendixes G and R are adopted.
- B. Table R301.2, Climate and Geographic Design Criteria, is hereby amended to read as follows:

Ground/Roof Snow Load: 25 psf

Wind Speed: 85 mph

Topographic Effects: No

Seismic Design Category: D2

Subject to Damage From:

Weathering: Moderate

Frost Line Depth: 18 inches

Termite: Slight to Moderate

Decay: Slight to Moderate

Outside Design Temperatures: 24F Heat; 83F Cool.

Ice Shield Underlayment Required: No

Flood Hazards: FEMA # 530320

Air Freezing Index: 50

Mean Annual Temperature: 51.4

C. Sections R105.2 (1) and (7) are hereby amended to read as follows:

1. One-story detached accessory structures constructed under the provisions of the IRC used as tool and storage sheds, tree supported play structures, playhouses and similar uses, provided the floor area does not exceed 200 square feet (18.58 m²).7. Prefabricated swimming pools provided they meet one of the following conditions:

a. The pool is less than 24 inches deep.

b. The pool walls are entirely above ground and the capacity does not exceed 5,000 gallons.

D. The following is added to R405.1.1 to read as follows:

Drainage. Provisions shall be made for the control and drainage of water around and under buildings.

Adequate provisions shall be made to insure that under floor spaces remain free of running or standing water by the installation of drains. Additional drains are required in foundations to relieve water from under floor spaces where it is determined by the Building Official that such drainage is required. Drain pipes shall be of sufficient size to adequately convey water to an approved location, but shall be a minimum size of 4 inches. Provisions shall be made to prevent the drainage system from becoming blocked.

13.110.040 International Performance Code.

The 2009~~12~~¹² Edition of the International Performance Code, published by the International Code Council, as now or hereafter amended, is hereby adopted.

13.110.050 International Existing Building Code.

The 2009~~12~~¹² Edition of the International Existing Building Code, published by the International Code Council, as now or hereafter amended, is hereby adopted.

13.110.060 Copies on file.

At least one (1) copy of the adopted editions of the International Building Code, International Residential Code, International Performance Code and the International Existing Building Code shall be on file in the office of the Building Official on behalf of the City Clerk.

Section 2. Sections 13.150 is repealed in its entirety and replaced with the following to read as follows:

Chapter 13.150 FIRE CODE

Sections:

13.150.010 Adoption

13.150.020 Amendments to the International Fire Code – Chapter 1, Scope and Administration.

13.150.030 Amendments to the International Fire Code – Chapter 2, Definitions.

13.150.040 Amendments to the International Fire Code – Chapter 3, General Requirements

13.150.050 *Reserved.*

13.150.060 Amendments to the International Fire Code – Chapter 5, Fire Service Features.

13.150.070 Amendments to the International Fire Code – Chapter 6, Building Services and Systems.

13.150.080 Amendments to the International Fire Code – Chapter 7, Fire-Resistance-Rated Construction.

13.150.090 Amendments to the International Fire Code – Chapter 9, Fire Protection Systems.

13.150.100 Amendments to the International Fire Code – Chapter 11, Construction Requirements for Existing Buildings.

13.150.110 Amendments to the International Fire Code – Chapter 80, Reference Standards.

13.150.120 Amendments to the International Fire Code – Appendix B, Fire-Flow Requirements for Buildings.

13.150.270 Automatic location identifier – Enhanced 911.

13.150.010 Adoption.

The International Fire Code with Appendix B, 2012 Edition, as published by the International Code Council, as amended in Chapters 51-54A WAC, together with amendments, additions, and deletions adopted by reference, and together with SeaTac modifications, are adopted as the City of SeaTac Fire Code, and referred to as “this Code” in this Chapter. At least one (1) copy of the adopted edition of the International Fire Code as published by the International Code Council shall be on file in the office of the Building Official on behalf of the City Clerk.

13.150.020. Amendments to the International Fire Code – Chapter 1, Scope and Administration.

The following local amendments to Chapter 1 of the International Fire Code, entitled “Scope and Administration,” are hereby adopted and incorporated into the International Fire Code:

A. A new subsection 104.1.1 is added to read as follows:

104.1.1. Retained authority – Additional conditions. The fire code official retains the authority to impose additional conditions where the official determines it necessary to mitigate identified fire protection impacts and problematic fire protection systems. These conditions may include, by way of example and without limitation, increased setbacks, use of fire retardant materials, installation and/or modification of standpipes, fire sprinkler and fire alarm systems.

B. A new subsection 105.1.4 is added to read as follows:

105.1.4. Term. Operational permits issued in accordance with this code shall be valid for a 12 month period and are renewable at the end of that 12 month term.

C. A new subsection 105.6.47 is added to read as follows:

105.6.47. Commercial Kitchen. An operational permit is required for all commercial kitchens with type I hood systems.

D. A new subsection 105.6.48 is added to read as follows:

105.6.48. Emergency and standby power systems. An operational permit is required for code required emergency or standby power systems identified in NFPA 110.

E. A new subsection 105.7.15 is added to read as follows:

105.7.17. Emergency and standby power systems. A construction permit is required for the installation of a code required emergency or standby power systems identified in NFPA 110.

F. Section 108 of the International Fire Code is amended to read as follows:

108 Appeals. The Hearing Examiner shall constitute the board of appeals for all matters concerning the application of the technical codes. Appeals to the hearing examiner shall be made pursuant to Chapter 13.100.100 SMC.

G. Subsection 109.4 of the International Fire Code is amended to read as follows:

109.4 Violation Penalties. Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair or do work in violation of the approved construction documents or directive of the fire code official, or of a permit or certificate used under provisions of this code, shall be guilty of a misdemeanor, punishable by a fine of not more than one thousand (1,000) dollars or by imprisonment of not more than 90 days, or both such fine and imprisonment. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

H. Subsection 111.4 of the International Fire Code is amended to read as follows:

111.4 Failure to comply. Any person who shall continue any work after having been served with a stop work order, except such as that person is directed, by the City, to perform or remove a violation or unsafe condition, shall be liable to a fine of not less than one hundred (\$100.00) dollars or more than double the amount of the permit fee.

I. Subsection 113.3 of the International Fire Code is amended to read as follows:

113.3 Work commencing before permit issuance. When work is started or proceeded prior to obtaining approval or required permits, the ordinary fees shall be doubled. The payment of such double fee shall not relieve any persons from fully complying with the requirement of this code in the execution of the work nor from any other penalties prescribed by this code.

13.150.030. Amendments to the International Fire Code – Chapter 2, Definitions.

The following local amendment to Chapter 2 of the International Fire Code, entitled “Definitions,” is hereby adopted and incorporated into the International Fire Code:

A. The following definition is added to Section 202 of the International Fire Code to read as follows:

PROBLEMATIC FIRE PROTECTION SYSTEM. A fire protection system that generates repeated preventable alarms.

13.01.040. Amendments to the International Fire Code – Chapter 3, General Requirements. The following local amendment to Chapter 3 of the International Fire Code, entitled “General Requirements,” is hereby adopted and incorporated into the International Fire Code:

A. A new subsection 315.4.3 to read as follows:

315.4.3 Idle Pallets. Idle pallets shall be stored in accordance with Sections 315.4.3.1 through 315.4.3.4.

315.4.3.1 Buildings protected with automatic sprinklers. The storage of idle pallets shall be in accordance with NFPA 13 Table A12.12.1.1.

315.4.3.2 Buildings without sprinkler protection. The storage of idle pallets shall be in accordance with Table 315.4.3.2.

Table 315.4.3.2 Clearances¹ Between Storage and Buildings

Wall Construction Type	Openings	0-50 Pallets	51-200 Pallets	Over 200 Pallets
Masonry	None	5	5	10
Masonry	1 hour protected openings	5	10	20
Masonry	3/4 hour protected openings	10	20	30
Masonry	Non protected openings	20	30	50
Other		20	30	50

1. All distances measured in feet.

315.4.3.3 Separation from other storage. The storage of idle pallets shall be in accordance with Table 315.4.3.3.

Table 315.4.3.3 Clearance to Other Storage

Pile Size	Minimum Distance ¹
0-50	20
51-200	30
Over 200	50

1. All distances measured in feet.

315.4.3.4 Stacks. Pallet stacks shall be arranged to form stable piles. Pile shall be limited to an area not greater than 400 square feet. A distance half the pile height or not less than 8 ft. shall separate stacks.

13.150.050. Reserved.

13.150.060. Amendments to the International Fire Code – Chapter 5, Fire Service Features.

The following local amendments to Chapter 5 of the International Fire Code, entitled “Fire Service Features,” are adopted and incorporated into the International Fire Code:

A. Section 503 of the International Fire Code is adopted.

B. Subsection 503.2.1 is amended to read as follows:

503.2.1 Dimensions. The following minimum dimensions shall apply for fire apparatus access roads:

1. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet , except for *approved* security gates in accordance with section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches .
2. All Fire apparatus access road routes shall be approved.

C. Subsection 503.2.3 is amended to read as follows:

503.2.3 Surface. Facilities, buildings, or portions of buildings constructed shall be accessible to fire apparatus by way of an approved fire apparatus access road with asphalt, concrete, or other approved all-weather driving surface capable of supporting the imposed load of fire apparatus weighing at least 30 tons in accordance with the King County Road Standards.

D. Subsection 503.2.4 is amended to read as follows:

503.2.4 Turning radius. The fire apparatus access road shall have a 30 foot minimum inside turning radius and a 50 foot minimum outside turning radius. The radius must be measured from the travel lane edge, unless otherwise approved.

E. Subsection 503.2.5 is amended to read as follows:

503.2.5 Dead ends. Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved turnaround.

F. Subsection 503.2.6 is amended to read as follows:

503.2.6 Bridges and elevated surfaces. Where a bridge or an elevated surface is part of a fire apparatus access road, the bridge or elevated surface shall be constructed and maintained in accordance with specifications established by the fire code official and the public works director, or their designees; at a minimum, however, the bridge or elevated surface shall be constructed and maintained in accordance with AASHTO Standard Specifications for Highway Bridges. Bridges and elevated surfaces shall be designed for a live load sufficient to carry 30 tons or more, the total imposed load to be determined by the fire code official. Vehicle load limits shall be posted at both entrances to bridges when required by the fire code official. Where elevated surfaces designed for emergency vehicle use are adjacent to surfaces which are not designed for such use, approved barriers, approved signs or both shall be installed and maintained when required by the fire code official.

G. Subsection 503.2.7 of the International Fire Code is amended to read as follows:

503.2.7 Grade. Fire apparatus access roads shall not exceed 15 percent longitudinally and/or 6 percent laterally in grade. Approach and departure angle for fire access shall be as determined by the fire code official.

H. A new subsection 503.2.9 is added to read as follows:

503.2.9 Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, for 20 feet on either side of the operating nut the minimum road width shall be 26 feet and may be marked as a fire lane per Section 503.3.

J. Subsection 503.3 is amended to read as follows:

503.3 Marking. Fire apparatus access roads shall be marked whenever necessary to maintain the unobstructed minimum required width of roadways. Subject to the fire code official's prior written approval, marked fire apparatus access roads, or fire lanes, may be established or relocated at the time of plan review, pre-construction site inspection, and/or post construction site inspection as well as any time during the life of the occupancy. Only those fire apparatus access roads established by the fire code official can utilize red marking paint and the term fire lane. Fire lanes shall be marked as directed by the fire code official with one or more of the following types of marking in accordance with the City of SeaTac Design and Construction Standards:

503.3.1 Type 1. Type 1 marking shall be installed to identify fire lanes on commercial and multi-family developments or as directed by the fire code official. The following shall apply to Type 1 marking:

1. Curbs shall be identifiable by red traffic paint with a 6 inch wide stripe on the top and front, extending the length of the designated fire lane.
2. Rolled curbs shall be identified by red traffic paint with a 6 inch wide stripe on the upper most portion of the curb, extending the length of the designated fire lane.
3. Lanes without curbs shall be identified by red traffic paint with a 6 inch wide stripe on the pavement, extending the length of the designated fire lane.
4. The words "NO PARKING – FIRE LANE" shall be in 3 inch stroke white letters 18 inches in height, and placed 8 inches measured perpendicular from the red paint stripe on the pavement. Locations and intervals will be designated by the fire code official; marking will not exceed 50 feet apart. In most cases, both sides of the access road shall be marked. Where long drives are to be marked, the repetition shall alternate sides of the drive.

Exception: Fire lanes installed prior to July 1, 2013, with fire lane stencil on the face of curb.

503.3.2 Type 2. Type 2 marking shall be installed to identify fire lanes in one- and two-family dwelling developments, turnarounds, or as directed by the fire code official. The following shall apply to Type 2 marking:

1. Type 2 marking requires metal signs stating “NO PARKING – FIRE LANE” to be installed at intervals or locations designated by the fire code official; signage will not exceed 150 feet apart.

2. The signs shall measure 12 inches in width and 18 inches in height and have red letters on a white background. Bottom of sign shall be a minimum of 7 feet from the curb. Signs shall be nominally parallel to the road, facing the direction of travel.

3. The sign shall be installed on an approved metal post.

Exception: On construction sites, approved portable or temporary sign posts and bases may be used.

4. Where fire lanes are adjacent to buildings or structures and when approved or directed by the fire code official, the signs may be placed on the face of the building or structure.

503.3.3. Type 3. Type 3 marking shall be installed to address situations where neither Type 1 or 2 marking are not effective or as directed by the fire code official.

1. Specific areas designated by the fire code official shall be marked with diagonal striping across the width of the fire lane. Diagonal marking shall be used in conjunction with painted curbs and/or edge striping and shall run at an angle of 30 to 60 degrees from one side to the other. These diagonal lines shall be in red traffic paint, parallel with each other, at least 6 inches in width, and 24 inches apart. Lettering shall occur as with Type 1 marking.

K. A new subsection 503.7 is added to read as follows:

503.7 Establishment of fire lanes. Fire lanes in conformance with this code shall be established by the Fire Code Official, and shall be in accordance with 503.7.1 through 503.7.9.

503.7.1 Obstruction of fire lanes prohibited. The obstruction of a designated fire lane by a parked vehicle or any other object is prohibited and shall constitute a traffic hazard as defined in State law and an immediate hazard to life and property.

503.7.2 Existing fire lane signs and markings. The following signs and markings shall be provided:

1. Signs (minimum nine-inch by 16-inch) may be allowed to remain until there is a need for replacement and at that time the sign shall the requirements of section 503.3.2

2. Markings may be allowed to remain until there is a need for repainting and at that time the provisions outlined in 503.3 shall be complied with.

503.7.3 Maintenance. Fire lane markings shall be maintained at the expense of the property owner(s) as often as needed to clearly identify the designated area as being a fire lane.

503.7.4 Towing notification. At each entrance to property where fire lanes have been designated, signs shall be posted in a clearly conspicuous location and shall clearly state that vehicles parked in fire lanes may be impounded, and the name, telephone number, and address of the towing firm where the vehicle may be redeemed.

503.7.5 Responsible property owner. The owner, manager, or person in charge of any property upon which designated fire lanes have been established shall prevent the parking of vehicles or placement of other obstructions in such fire lanes.

503.7.6 Violation – Penalty. Any person who fails to mark or maintain the marking of a designated fire lane as prescribed herein, or who obstructs or allows the obstruction of a designated fire lane, shall be deemed to have committed a Class 2 civil infraction. The penalty for violation of this section shall be a maximum monetary penalty of one hundred twenty-five dollars (\$125.00), not including statutory assessments.

503.7.7 Violation – Civil penalty. In addition to, or as an alternate to, the penalties specified above, the City is authorized to enforce all provisions of this chapter, specifically including civil penalties, pursuant to Chapter 1.15 SMC.

503.7.8 Impoundment. Any vehicle or object obstructing a designated fire lane is declared a traffic hazard and may be abated without prior notification to its owner by impoundment pursuant to the applicable State law. The owner or operator shall be responsible for all towing and impound charges.

L. A new subsection 503.8 is added to read as follows:

503.8 Commercial and Industrial Developments. The fire apparatus access roads serving commercial and industrial developments shall be in accordance with Sections 503.8.1 through 503.8.3.

503.8.1 Buildings exceeding three stories or 30 feet in height. Buildings or facilities exceeding 30 feet or three stories in height shall have at least two means of fire apparatus access for each structure.

503.8.2 Buildings exceeding 62,000 square feet in area. Buildings or facilities having a gross building area of more than 62,000 square feet shall be provided with two separate and approved fire apparatus access roads.

Exception: Projects having a gross building area of up to 124,000 square feet that have a single approved fire apparatus access road when all buildings area equipped throughout with approved automatic sprinkler systems.

503.8.3 Remoteness. Where two access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.

M. A new subsection 503.9 is added to read as follows:

503.9 Aerial fire apparatus roads. The fire apparatus access roads that accommodate aerial fire apparatus shall be in accordance with Sections 503.9.1 through 503.9.3.

503.9.1 Where required. Buildings or portions of buildings or facilities exceeding 30 feet in height above the lowest level of fire department access shall be provided with approved fire apparatus access roads that are capable of accommodating fire department aerial apparatus.

503.9.2 Width. Fire apparatus access roads shall have a minimum unobstructed width of 26 feet in the immediate vicinity of any building or portion of building more than 30 feet in height.

503.9.3 Proximity to building. At least one of the required access routes meeting this condition shall be positioned parallel to one entire side of the building. The location of the parallel access route shall be approved.

N. A new subsection 503.10 is added to read as follows:

503.10 Multi-family residential developments. The fire apparatus access roads serving multi-family residential developments shall be in accordance with Sections 503.10.1 through 503.10.2.

503.10.1 Projects having more than 100 dwelling units. Multi-family residential projects having more than 100 dwelling units shall be provided with two separate and approved fire apparatus access roads.

Exception: Projects having up to 200 dwelling units may have a single approved fire apparatus access road when all buildings, including nonresidential occupancies, are equipped throughout with approved automatic sprinkler systems installed in accordance with Section 903.3.1.1 or 903.3.1.2.

503.10.2 Projects having more than 200 dwelling units. Multi-family residential projects having more than 200 dwelling units shall be provided with two separate and approved fire apparatus access roads regardless of whether they are equipped with an approved automatic sprinkler system.

O. A new subsection 503.11 is added to read as follows:

503.11 One- and Two-family residential developments. The fire apparatus access roads serving one and two-family residential developments shall be in accordance with Sections 503.11.1.

503.11.1 Projects having more than 30 dwelling units. Developments of one- or two-family dwellings where the number of dwelling units exceed 30 shall be provided with separate and approved fire apparatus access roads and shall meet the requirements of Section 503.8.3.

Exceptions:

1. Where there are more than 30 dwelling units on a single public or private fire apparatus access road and all dwelling units are equipped throughout with approved automatic sprinkler systems installed in accordance with Section 903.3.1.1, 903.3.1.2, or 903.3.1.3 of the International Fire Code, access from two directions shall not be required.
2. The number of dwelling units on a single fire apparatus access road shall not be increased unless fire apparatus access roads will, within a reasonable time, connect with future development, as determined by the fire code official.

P. Section A new subsection 503.12 is added to read as follows:

503.12 Underground structures. Installation of underground structures under or within 10 feet of fire apparatus access roads shall be designed using approved criteria. The criteria shall accommodate for the loading of fire department aerial apparatus unless otherwise approved.

Q. Subsection 507.5.2 is amended to read as follows:

507.5.2. Inspection, testing and maintenance. Private fire hydrant systems shall be subject to annual testing. Fire hydrant systems shall be maintained in an operative condition at all times and shall be repaired where defective. Additions, repairs, alterations, and servicing shall comply with approved standards.

R. A new subsection 507.5.3.1 is added to read as follows:

507.5.3.1. Records. Records of all system inspections, tests and maintenance required by the referenced standard shall be maintained on the premises for three years; copies shall be delivered to the fire code official within 30 calendar days of each test, inspection, or maintenance of the system.

S. Subsection 507.5.6 is amended to read as follows:

507.5.6. Physical protection. Where fire hydrants are subject to impact by a motor vehicle, guard posts shall be designed and installed in accordance with the local water purveyor's design and construction standards.

T. Subsection 507.5.7 is amended to read as follows:

507.5.7. Fire hydrant. Fire hydrants shall be designed and installed in accordance with the local water purveyor's design and construction standards.

U. A new subsection 507.5.8 is added to read as follows:

507.5.8. Backflow prevention. All private fire systems shall be isolated by an approved method from the local water purveyor.

V. A new subsection 507.6 is added to read as follows:

507.6. Capacity for residential areas. All hydrants installed in single family residential areas shall be capable of delivering 1,500 gpm fire flow over and above average maximum demands at the farthest point of the installation.

W. A new subsection 507.7 is added to read as follows:

507.7. Spacing. The spacing of hydrants shall be in accordance with Sections 507.7.1 through 507.7.5.

507.7.1. Single family. The maximum fire hydrant spacing serving single family residential areas shall be 600 feet.

507.7.2. Commercial, industrial and multi-family. The maximum fire hydrant spacing serving commercial, industrial, multi-family or other areas shall be 300 feet.

507.7.3. Medians. Where streets are provided with median dividers which cannot be crossed by firefighters pulling hose lines hydrants shall be provided on each side of the street and be arranged on an alternating basis.

507.7.4. Arterials. Where arterial streets are provided with four or more traffic lanes hydrants shall be provided on each side of the street and be arranged on an alternating basis.

507.7.5. Transportation. Where new water mains are extended along streets where hydrants are not needed for protection of structures or similar fire problems, fire hydrants shall be provided at a spacing not to exceed 1,000 feet to provide for transportation hazards.

X. A new subsection 507.8 is added to read as follows:

507.8. Required hydrants. The number of hydrants required for a property shall be based on the calculated fire flow. The first hydrant will be calculated for up to 1,500 gpm. An additional hydrant is required for every 1,000 gpm, or fraction thereof. The required hydrants shall be within 600 feet of the property on a fire apparatus road, as measured by an approved method.

Y. A new subsection 507.9 is added to read as follows:

507.9. Notification. The owner of property on which private hydrants are located and the public agencies that own or control public hydrants must provide the fire code official with the following written service notifications in accordance with 507.9.1 and 507.9.2.

507.9.1. In-service notification. The fire code official shall be notified when any newly installed hydrant is placed into service.

507.9.2. Out-of-service notifications. Where any hydrant is out of service or has not yet been placed in service, the hydrant shall be identified as being out of service and shall be appropriately marked as out of service, by a method approved by the fire code official.

Z. A new subsection 507.10 is added to read as follows:

507.10. Water main standards. The installation of water mains shall be in accordance with 507.10.1 and 507.10.2.

507.10.1. Minimum pipe size. All water mains serving fire hydrants shall be eight (8) inches in diameter for dead-end mains and six (6) inches inside diameter for circulating mains.

Exception: Hydrant leads less than fifty (50) feet in length may be six (6) inches in diameter.

507.10.2. Adopted standards. All water mains shall meet applicable engineering and health standards adopted by the State of Washington or the water purveyor.

AA. A new subsection 507.11 is added to read as follows:

507.11. Water purveyor authority. Nothing in this section shall be construed to prohibit water purveyors from imposing more stringent requirements for the construction of water mains and fire hydrants.

13.150.070. Amendments to the International Fire Code – Chapter 6, Building Services and Systems.

The following local amendments to Chapter 6 of the International Fire Code, entitled “Building Services and Systems,” are hereby adopted and incorporated into the International Fire Code.

A. Subsection 606.6 is amended to read as follows:

606.6. Testing of equipment. Refrigeration equipment and systems having a refrigerant circuit more than 220 pounds of Group A1 or 30 pounds of any other group refrigerant shall be subject to periodic testing in accordance with Section 606.6.1. A written record of the required testing shall be maintained on the premises for a minimum of three years; a copy shall be submitted to the fire code official within 30 calendar days of the testing; and a label or tag shall be affixed to the individual system identifying the date of the testing. Tests of emergency devices or systems required by this chapter shall be conducted by persons trained and qualified in refrigeration systems.

B. Subsection 609.2 is amended to add the following subsections to read as follows:

609.2.2 Permit Required. Permits shall be required as set forth in Section 105.6.

609.2.3 Approved drawing. The stamped and approved cook line drawing shall be displayed adjacent to the suppression system pull station prior to the final inspection.

C. Subsection 609.3.3.3 is amended to read as follows:

609.3.3.3 Records. Records for inspections shall state the individual and company performing the inspection, a description of the inspection and when the inspection took place. Records for cleanings shall state the individual and company performing the cleaning and when the cleaning took place. Such records shall be completed after each inspection or cleaning, maintained on the premises for a minimum of three years; a copy shall be sent to the fire code official within 30 days of the inspection or cleaning; and a label or tag shall be affixed to the individual system identifying the date of the inspection and/or cleaning.

13.150.080 Amendments to the International Fire Code – Chapter 7, Fire-Resistance-Rated Construction. The following local amendments to Chapter 7 of the International Fire Code, entitled “Fire-Resistance-Rated Construction,” are hereby adopted and incorporated into the International Fire Code.

A. Subsection 703.4 is amended to read as follows:

703.4. Testing. Horizontal, vertical sliding and rolling fire doors shall be inspected and tested annually to confirm proper operation and full closure. A written record shall be maintained on the premises for a minimum of three years; a copy shall be sent to the fire code official within 30 calendar days of the inspection or test; and a label or tag shall be affixed to the individual assembly identifying the date of scheduled confidence test.

13.150.090. Amendments to the International Fire Code – Chapter 9, Fire Protection Systems.

The following local amendments to Chapter 9 of the International Fire Code, entitled “Fire Protection Systems,” are hereby adopted and incorporated into the International Fire Code .

A. Subsection 901.6.2 is amended to read as follows:

901.6.2. Records. Records of all system inspections, tests and maintenance required by the referenced standards shall be maintained on the premises for three years; a copy shall be sent to the fire code official within 30 calendar days of each test, inspection, or maintenance of the system; and a label or tag shall be affixed to the individual system identifying the date of the scheduled confidence test.

B. The following term is added to subsection 902.1:

PROBLEMATIC FIRE PROTECTION SYSTEM.

C. Subsection 903.2 of the International Fire Code is amended to read as follows:

903.2 Where required. An automatic sprinkler system shall be provided for when one of the following conditions exist:

1. In all buildings without adequate fire flow as required by this code.

Exception: Miscellaneous Group U Occupancies.

2. All new buildings and structures regulated by the International Building Code requiring 2,000 gallons per minute or more fire flow, or with a gross floor area of 10,000 or more square feet, or where this code provides a more restrictive floor/fire area requirement, and shall be provided in all locations or where described by this code.

Exception: Spaces or areas in telecommunications buildings used exclusively for telecommunications equipment, associated electrical power distribution equipment, batteries, and standby engines, provided those spaces or areas are equipped throughout with an automatic smoke detection system in accordance with Section 907.2 and are separated from the remainder of the building by not less than 1 hour fire barriers constructed in accordance with Section 707 of the International Building Code or not less than 2 hour horizontal assemblies constructed in accordance with Section 712 of the International Building Code, or both.

3. Where this code requires the installation of an automatic sprinkler system to protect an occupancy within an otherwise non-sprinklered building, then automatic sprinkler protection will be required throughout the entire building.

4. When the required fire apparatus access roadway grade is 12 percent or greater.

D. A new subsection 903.2.9.3 is added to read as follows:

903.2.9.3 Speculative use warehouses. Where the occupant, tenant, or use of the building or storage commodity has not been determined or it is otherwise a speculative use warehouse or building, the automatic sprinkler system shall be designed to protect not less than Class IV non-encapsulated commodities on wood pallets, with no solid, slatted, or wire mesh shelving, and with aisles that are 8 feet or more in width and up to 20 feet in height.

E. A new subsection 903.3.8 is added to read as follows:

903.3.8. Check valve. All automatic sprinkler system risers shall be equipped with a check valve.

F. A new subsection 903.7 is added to read as follows:

903.7 Riser Room Access. All risers shall be located in a dedicated room with an exterior door, interior lighting and heat.

G. Subsection 907.1.3 is amended to read as follows:

907.1.3 Equipment. Systems and their components shall be listed and approved for the purpose for which they are installed. All new alarm systems shall be addressable. Each device shall have its own address and shall annunciate individual addresses at a UL Central Station.

H. A new subsection 907.10 is added to read as follows:

907.10. Latched alarms. All signals shall be automatically “latched” at the alarm panel until their operated devices are returned to normal condition, and the alarm panel is manually reset.

I. A new subsection 907.11 is added to read as follows:

907.11 Resetting. All fire alarm panels shall be reset only by an approved person.

907.11.1. Reset Code. The reset code for the fire alarm panel or keypad shall be 3-7-1-2-3-4. The reset code shall not be changed without approval of the fire code official.

J. A new subsection 907.12 is added to read as follows:

907.12 Fire Alarm Control Panel. All fire alarm control panels shall be located in the riser room designed and installed in accordance with Section 903.7 or an approved location.

K. Subsection 909.20.2 is amended to read as follows:

909.20.2 Written record. The records shall include the date of the maintenance, identification of the servicing personnel and notification of any unsatisfactory condition and the corrective action taken, including parts replacement. The written record of smoke control system testing and maintenance shall be maintained on the premises for three years; copied copy shall be sent to the fire code official within 30 days of each test or maintenance of the system; and a label or tag shall be affixed to the individual system identifying the date of the scheduled testing.

L. Subsection 912.4 is amended to read as follows:

912.4 Signs. Fire department connections shall be clearly identified in an approved manner.

All fire department connections shall have an approved sign attached below the Siamese clapper. The sign shall specify the type of water-based fire protection system, the structure, and the building areas served.

13.150.100. Amendments to the International Fire Code – Chapter 11, Fire Safety Requirements for Existing Buildings.

The following local amendments to Chapter 11 of the International Fire Code, entitled “Fire Safety Requirements for Existing Buildings,” are hereby adopted and incorporated into the International Fire Code.

A. A new subsection 1103.5.3 is added to read as follows:

1103.5.3 Substantial Alterations. The provisions of this chapter shall apply to substantial alterations to existing buildings regardless of use when a substantial alteration occurs in a structure equaling 10,000 or greater square feet. For the purpose of this section, a substantial alteration shall be defined as an alteration that costs 50% or more of the current assessed value of the structure and impacts more than 50% of the gross floor area.

B. A new subsection 1103.7.8 is added to read as follows:

1103.7.8 Fire alarm control unit. If an existing fire alarm control unit is replaced with identical equipment is shall be considered maintenance.

13.150.110. Amendments to the International Fire Code – Chapter 80, Reference Standards.

The following local amendments to Chapter 80 of the International Fire Code, entitled “Reference Standards,” are hereby adopted and incorporated into the International Fire Code.

A. Section NFPA of the International Fire Code is amended by modifying the Standard reference number dates of publication as follows:

<u>13-13</u>	Installation of Sprinkler Systems
<u>13D-13</u>	Installation of Sprinkler Systems in One- and Two-family Dwellings and Manufactured Homes
<u>13R-13</u>	Installation of Sprinkler Systems in Residential Occupancies up to and Including Four Stories in Height
<u>20-13</u>	Installation of Stationary Pumps for Fire Protection
<u>24-13</u>	Installation of Private Fire Service Mains and Their Appurtenances
<u>72-13</u>	National Fire Alarm and Signaling Code
<u>110-13</u>	Emergency and Standby Power Systems
<u>111-13</u>	Stored Electrical Energy Emergency and Standby Power Systems
<u>720-12</u>	Installation of Carbon Monoxide (CO) Detection and Warning Equipment

13.150.120. Amendments to the International Fire Code – Appendix B, Fire-Flow Requirements for Buildings.

The following local amendments to Appendix B to the International Fire Code, entitled “Fire-Flow Requirements for Buildings,” are hereby adopted and incorporated into the International Fire Code.

A. Subsection B103.1 is amended to read as follows:

B103.1 Increases. The fire chief is authorized to increase the fire flow requirements where exposures could be impacted by fire. An increase shall not be more than twice that required for the building under consideration.

B. Subsection B105.1 is amended to read as follows:

B105.1 One- and two-family dwellings. Fire-flow requirements for one- and two-family dwellings shall be in accordance with Sections B105.1.1 through B105.1.3.

B105.1.1 Buildings less than 3,600 square feet. The minimum fire-flow and flow duration requirements shall be 1,000 gallons per minute for 1 hour.

Exception: A reduction in required fire-flow of 50 percent, as approved, is allowed when the building is equipped with an approved automatic sprinkler system.

B105.1.2 Buildings greater than 3,600 square feet. The minimum fire-flow and flow duration requirements for shall not be less than that specified in Table B105.1.

Exception: A reduction of fire-flow and flow duration to 1,000 gallons per minute for 1 hour, as approved, is allowed when the building is equipped with the following:

1. An approved automatic sprinkler system
2. 1-hour fire resistant rated exterior walls tested in accordance with ASTM E 119 or UL 263 with exposure on the exterior side and projections with 1-hour underside protection, fire blocking installed from the wall top plate to the underside of the roof sheathing and no gable vent openings.

Exception: Walls with a distance greater than 11' to the nearest exposure or face an unbuildable lot, tract or buffer. The distance shall be measured at right angles from the face of the wall.

B105.2 Buildings other than one- and two-family dwellings. The minimum fire-flow and flow duration for buildings other than one- and two-family dwellings shall be as specified in Table B105.1.

Exception: A reduction in required fire-flow of 50 percent, as approved, is allowed when the building is provided with an approved automatic sprinkler system. The resulting fire-flow shall not be less than 1,500 gallons per minute for the prescribed duration as specified in Table B105.1.

B105.2.1 Tents and Membrane structures. No fire flow is required for tents and membrane structures.

B105.2.2 Accessory residential Group U buildings. Accessory residential Group U buildings shall comply with the requirements of B105.1.

13.150.270. Automatic location identifier – Enhanced 911.

A. The definitions set forth in WAC 118-68-020 are hereby amended to read as follows:

1. “Authority having jurisdiction” is defined as the Fire Chief for the City of SeaTac, or designee.

2. “Building unit identifier” means room number or equivalent designation of a specific portion of a structure, or an apartment number in multi-family residences.

3. “Call back telephone number” means a phone number which can be called from the public switched network to be used by the public safety answering point to recontact the location from which the 911 call was placed. The number may or may not be the number of the station used to originate the 911 call.

4. “Determination of noncompliance” means written notification that a system is not in compliance with this section. Information contained therein shall include, but not be limited to, system deficiencies requiring correction to bring the system into compliance and a date by which noted corrections shall be made.

5. “Director of Fire Protection” means the State Fire Marshal or his/her designee.

6. “Emergency location identification number (ELIN)” means a valid North American Numbering Plan format telephone number assigned to the MLTS operator by the appropriate authority that is used to route the call to a PSAP and is used to retrieve the ALI for the PSAP. The ELIN may be the same number as the ANI. The North American Numbering Plan number may in some cases not be a dialable number.

7. “Emergency response location” means a location to which a 911 emergency response team may be dispatched. The location should be specific enough to provide a reasonable opportunity for the emergency response team to quickly locate a caller anywhere within it.

8. “Fire Official” means the City of SeaTac Fire Chief or designee.

9. “MLTS” means a multi-line telephone system comprised of common control units, telephones and control hardware and software. This includes network and premises based systems and includes systems owned or leased by governmental agencies and nonprofit entities, as well as for-profit businesses.

10. “On-site notification” means a system capability whereby a call to 911 is directed through the 911 network to a public safety answering point and simultaneously to a display unit collocated with the fire alarm annunciator panel for the building which will display the caller’s location to a minimum of the building unit identifier.

11. “Public safety answering point (PSAP)” means a facility equipped and staffed to receive 911 calls.

B. WAC 118-68-030 pertaining to “Applicability,” as now in effect or subsequently amended, is hereby adopted.

C. WAC 118-68-040 pertaining to “Compliance,” as now in effect or subsequently amended, is hereby adopted.

D. WAC 118-68-050 pertaining to “Inspection,” as now in effect or subsequently amended, is hereby adopted.

E. Violations of this section shall be remedied in accordance with SMC 1.15.045 through 1.15.075 and by way of correction agreement and/or notice of infraction.

Section 3. Section 13.160.010 of the SeaTac Municipal Code is amended to read as follows:

13.160.010 International Mechanical Code.

The 2009¹² Edition of the International Mechanical Code, as published by the International Code Council, as amended by the Washington State Building Code Council and as published in Chapter 51-52 WAC, as now or hereafter amended, is adopted.

Section 4. Section 13.170.010 of the SeaTac Municipal Code is amended to read as follows:

13.170.010 Uniform Plumbing Code and ~~Uniform Plumbing Code Standards.~~

A. The 2009¹² Edition of the Uniform Plumbing Code, as published by the International Association of Plumbing and Mechanical Officials, as amended by the Washington State Building Code Council and as published in Chapter 51-56 WAC, as now or hereafter amended, is adopted.

~~B. The 2009 Edition of the Uniform Plumbing Code Standards, as published by the International Association of Plumbing and Mechanical Officials, as amended by the Washington State Building Code Council and as published in Chapter 51-57 WAC, as now or hereafter amended, is adopted.~~

Section 5. Chapter 13.180 of the SeaTac Municipal Code is hereby amended to read as follows:

13.180.010 Adoption of the National Electrical Code.

A. The 2008 Edition of the National Electrical Code (NFPA 70 – 2008) including Annex A, B, and C is hereby adopted by reference, as now or hereafter amended.

B. Pursuant to an interlocal agreement entered into by and between the City and the Port of Seattle, pursuant to Resolution No. 00-022 and Port Resolution No. 3445, respectively, effective January 1, 2000, the City recognizes concurrent authority of the Port to administer, implement, and enforce the National Electrical Code recited in subsection (A) of this section and relinquishes any and all jurisdiction, including but not limited to that set forth in RCW 19.28.070, over development projects on Port-owned property within the City which are for airport uses, as that term is defined in the September 4, 1997, interlocal agreement between the City and the Port. In the event the State of Washington or the Director of Department of Labor

and Industries does not grant power to, or acknowledge power of, the Port of Seattle to enforce the provisions of Chapter 19.28 RCW, or conduct electrical inspections thereunder, the City defers to the inspection authority of the Director of Labor and Industries as to all matters involving such Port projects on Port property.

13.180.020 Electricians and electrical installations.

Chapter 19.28 RCW, as now in effect, and as may subsequently be amended, is adopted by reference to establish regulations pertaining to electricians and electrical installations, except that “Department” shall mean the City Department of Community and Economic Development ~~Public Works~~, and “Director” shall mean the Director of the Department of Community and Economic Development ~~Public Works~~, unless otherwise indicated by the context.

13.180.030 The Washington Cities Electrical Code.

Those additional codes, manuals and reference works referred to and the regulations contained in the Washington Cities Electrical Code, as now in effect and as may subsequently be amended, updated, or issued as new editions, pursuant to the Washington Cities Electrical Code, are hereby adopted by reference to establish safety standards in installing electric wires and equipment and to provide administrative rules.

13.180.040 Amusement rides.

A. Chapter 67.42 RCW, as now in effect and as may subsequently be amended, is adopted by reference to establish regulations pertaining to amusement rides, with the exception of the fees of RCW 67.42.060. The term “Department” shall mean the City Department of Community and Economic Development ~~Public Works~~, and “Director” shall mean the Director of the Department of Community and Economic Development ~~Public Works~~, unless otherwise indicated by the context.

B. Those additional codes, manuals and reference works referred to and the regulations contained in Chapter 296-403A WAC, as now in effect and as may subsequently be amended, updated, or issued as new editions, pursuant to RCW 67.42.050, are hereby adopted by reference to establish safety standards in installing and operating amusement rides and to provide administrative rules, with the exception of the fees of WAC 296-403A-150.

13.180.050 Enforcement.

In addition to any and all rights of inspection, access and enforcement contained in the National Electrical Code, the Washington Cities Electrical Code, and the statutes and regulations adopted by this chapter, the City is authorized to enforce all provisions of this chapter pursuant to Chapter 1.15 SMC, as it presently exists and as it may subsequently be amended.

Section 6. Chapter 13.190 of the SeaTac Municipal Code is renamed the “Clearing and Grading Code” and is amended to read as follows:

13.190.010 Purpose.

A. This chapter is intended to regulate clearing and removal of vegetation, excavation, grading and earthwork construction including cuts and fills, gravel pits, dumping, quarrying and mining operations within City of SeaTac in order to protect public health, safety and welfare by:

1. Minimizing adverse storm water impacts generated by the removal of vegetation and alteration of landforms;
2. Protecting water quality from the adverse impacts associated with erosion and sedimentation;
3. Minimizing aquatic and terrestrial wildlife habitat loss caused by the removal of vegetation;
4. Protecting sensitive areas from adverse clearing and grading activities;
5. Facilitating and encouraging long-term forest practice and agricultural production operations where appropriate;
6. Minimizing the adverse impacts associated with quarrying and mining operations;
7. Preventing damage to property and harm to persons caused by excavations and fills;
8. Establishing administrative procedures for the issuance of permits, approval of plans, and inspection of clearing and grading operations; and
9. Providing penalties for the violation of this chapter.

B. This chapter establishes the administrative procedure for issuance of permits, provides for approval of plans and inspection of clearing and grading operations, and provides for penalties for the violation of this chapter.

C. Conflicts. In case of a conflict between these provisions and those relating to clearing and grading found in any of the other technical codes adopted by this title, these provisions shall apply.

13.190.020 Definitions.

The definitions in this section apply throughout this chapter, unless otherwise clearly indicated by their context, and mean as follows:

A. “Applicant” means a property owner or a public agency or a public or a private utility which owns a right-of-way or other easement or has been adjudicated the right to such an easement pursuant to RCW 8.12.090, or any person or entity designated or named in writing by the property or easement owner to be the applicant, in an application for a development proposal, permit or approval.

B. “Bench” means a relatively level step excavated or constructed on the face of a graded slope surface for drainage and maintenance purposes.

C. “Berm” means a mound or raised area used for the purpose of screening a site or operation.

~~D. "Civil engineer" means an engineer who is licensed as a professional engineer registered in the Statebranch of Washington to practice in the field of civil works.~~ civil engineering by the state of Washington.

E. "Clearing" means the cutting or removal of vegetation or other organic plant material by physical, mechanical, chemical or any other means.

~~F. "Compaction" means the densification of a fill by mechanical means~~ "Clearing and grading permit" means the permit required by this chapter for clearing and grading activities, including temporary permits.

~~G.G. "Compaction" means the densification of a fill by mechanical means.~~

H. "Cutting" means the severing of the main trunk or stems from close to or at the soil surface or at a point up to twenty-five percent (25%) of the total vegetation height.

HI. "Director" means the Director or the authorized agent of the City of SeaTac Public Works Department or designee.

IJ. "Duff" means decaying vegetation matter covering the ground under trees, or organic soils.

K. "Earth material" means any rock, natural soil or any combination thereof.

JL. "Erosion" means the wearing away of the ground surface as the result of the movement of wind, water and/or ice.

~~KM. "Excavation" means the removal of earth material.~~

~~LN. "Fill" means a deposit of earth material placed by mechanical means.~~

~~MO. "Geotechnical engineer" means a person licensed by the State of Washington as a professional civil engineer who has expertise in geotechnical engineering.~~

P. "Grade" means the elevation of the ground surface.

1. "Existing grade" means the grade prior to grading.

2. "Rough grade" means the stage at which the grade approximately conforms to the approved plan as required in SMC 13.190.080.

3. "Finish grade" means the final grade of the site which conforms to the approved plan as required in SMC 13.190.080.

NQ. "Grading" means any excavating, filling, removing of the duff layer, or combination thereof.

~~O. "Grading and clearing permit" means the permit required by this chapter for grading and clearing activities, including temporary permits.~~

P.R. “Reclamation” means the final grading and land restoration of a site.

Q.S. “Shorelines” means those lands defined as shorelines in the State Shorelines Management Act of 1971.

R.T. “Site” means any lot or parcel of land or contiguous combination thereof where projects covered by this chapter are performed or permitted where a public street or way may intervene.

S.U. “Slope” means an inclined ground surface, the inclination of which is expressed as a ratio of vertical distance to horizontal distance.

~~T. “Soil engineer” means a person who has earned a degree in geology from an accredited college or university, or a person who has equivalent educational training and has experience as a practicing geologist.~~

U.V. “Structure” means that which is built or constructed, an edifice or building of any kind, or any piece of work artificially built up or composed of parts jointed together in some definite manner.

V.W. “Terrace” means a relatively level step excavated or constructed on the face of a graded slope surface for drainage and maintenance purposes.

~~W. “Tidelands” means that portion of the land which is covered and uncovered by the ebb and flood tide.~~

X. “Tree” means a large woody perennial plant usually with a single main stem or trunk and generally over twelve (12) feet tall at maturity.

Y. “Understory” means the vegetation layer of a forest that includes shrubs, herbs, grasses, and grasslike plants, but excludes native trees.

Z. “Vegetation” means any and all organic plant life growing at, below, or above the soil surface.

13.190.030 Administration.

The Director is authorized to enforce the provisions of this chapter.

A. Inspections. The Director is authorized to make such inspections and take such actions as may be required to enforce the provisions of this chapter.

B. Right of Entry. Whenever necessary to make an inspection to enforce any of the provisions of this chapter, or whenever the Director has reasonable cause to believe that any land, building, structure, premises, or portion thereof is being used in violation of this chapter, the Director may enter such land, building, structure, premises, or portion thereof at all reasonable times to inspect the same or perform any duty imposed upon the Director by this chapter; provided, that if such building, land, structure, premises or portion thereof is occupied, he shall first present proper credentials and demand entry; and if such land, building, structure, premises, or portion thereof be unoccupied, he shall first make a reasonable effort to locate the owner or other persons having charge or control of the land, building, structure, premises, or portion thereof and demand entry.

No owner or occupant or any other person having charge, care or control of any building, land, structure, premises, or portion thereof shall fail or neglect, after proper demand, to promptly permit entry thereon by the Director for the purpose of inspection and examination pursuant to this chapter. Any person violating this subsection is guilty of a misdemeanor.

13.190.040 Hazards.

Whenever the Director determines that an existing site, as a result of clearing or grading, excavation, embankment, or fill, has become a hazard to life and limb, or endangers property, or adversely affects the safety, use or stability of a public way or drainage channel, the owner of the property upon which the clearing, grading, excavation or fill is located or other person or agent in control of said property, upon receipt of notice in writing from the Director, shall within the period specified therein restore the site affected by such clearing or grading or repair or eliminate such excavation or embankment or fill so as to eliminate the hazard and be in conformance with the requirements of this chapter.

13.190.050 Clearing and grading permit required – Exceptions.

No person shall do any clearing or grading without first having obtained a clearing and grading permit from the Director, ~~except for the following:~~unless it meets one of the exception criteria identified in SMC 13.190.055 and meets all of conditions identified below:

~~A. An on-site excavation or fill for basements and footings of a building, retaining wall, or other structure authorized by a valid building permit. This shall not exempt any fill made with the material from such excavation nor exempt any excavation having an unsupported height greater than five (5) feet after the completion of such structure;~~

~~B. The depositing or covering of any garbage, rubbish or other material at any solid waste facility operated by City of SeaTac or King County;~~

~~C. Maintenance of existing driveways or private access roads within their existing road prisms; provided, that the performance and restoration requirements of this chapter are met and best management practices are utilized to protect water quality;~~

~~D. Any grading within a publicly owned road right-of-way;~~

~~E. Clearing or grading by a public agency for the following routine maintenance activities:~~

- ~~1. Roadside ditch cleaning, provided the ditch does not contain salmonids;~~
- ~~2. Pavement maintenance;~~
- ~~3. Normal grading of gravel shoulders;~~
- ~~4. Maintenance of culverts;~~
- ~~5. Maintenance of flood control or other approved surface water management facilities;~~
- ~~6. Routine clearing within road right-of-way;~~

~~F. Any clearing or grading for roads within a preliminary or finally approved residential plat which has been approved by the Director and for which a financial guarantee has been posted;~~

~~G. Maintenance or reconstruction of the facilities of a common carrier by a rail in interstate commerce within its existing right of way; provided restoration is consistent with SMC 13.190.110; provided, that this exception does not apply if the clearing or grading is within a sensitive area as regulated in SMC Title 15;~~

~~H. Cemetery graves; provided, that this exception does not apply except for routine maintenance if the clearing or grading is within an environmentally sensitive area as regulated in SMC Title 15;~~

~~I. Clearing or grading within a preliminarily or finally approved residential plat not involving any excavation exceeding five (5) feet in vertical depth or any fill exceeding three (3) feet in vertical depth, regardless of the amount of material to be removed; provided, that this exception does not apply if the clearing or grading is within an environmentally sensitive area as regulated in Chapter 15.30 SMC or an area placed into tracts or easements pursuant to SMC Title 15. This exception does not apply within an area placed into tracts or easements for a wildlife habitat corridor pursuant to SMC Title 15 unless the proposed activity is otherwise exempt under SMC Title 15;~~

~~J. Excavation less than five (5) feet in vertical depth not involving more than fifty (50) cubic yards of earth or other material on a single site; provided, that the exception does not apply if the clearing or grading is within an environmentally sensitive area as regulated in Chapter 15.30 SMC or an area placed into tracts or easements pursuant to SMC Title 15. This exception does not apply within an area placed into tracts or easements for a wildlife habitat corridor pursuant to SMC Title 15 unless the proposed activity is otherwise exempt under SMC Title 15;~~

~~K. Fill less than three (3) feet in vertical depth not involving more than fifty (50) cubic yards of earth or other material per SMC 13.190.110 on a single site; provided, that the exception does not apply if the clearing or grading is within an environmentally sensitive area as regulated in SMC Title 15 or an area placed into tracts or easements pursuant to SMC Title 15. This exception does not apply within an area placed into tracts or easements for a wildlife habitat corridor pursuant to SMC Title 15 unless the proposed activity is otherwise exempt under SMC Title 15. This exception does not apply to the placing of fill in fifty (50) cubic yard increments over time on a single site; fill shall not be placed on a single site in fifty (50) cubic yard increments to avoid the need to obtain a permit;~~

~~L. Minor stream restoration projects for fish habitat enhancement by a public agency, utility or tribe as set out in SMC Title 15;~~

~~M. Clearing and grading, performed as Class I, II, III or IV special forest practice in the City of SeaTac, that is conducted in accordance with Chapter 76.09 RCW and WAC Title 222;~~

~~N. Any clearing or grading which has been approved by the Director as part of a site plan review and for which a financial guarantee has been posted;~~

~~O. Clearing outside of sensitive areas and buffers as regulated in SMC Title 15 unless the development proposal site is within an area subject to clearing restrictions contained in SMC 13.190.150, wildlife habitat corridors pursuant to SMC Title 15, critical drainage areas established by administrative rule or property-specific development standards pursuant to SMC Title 15;~~

~~P. Within environmentally sensitive areas, as regulated in SMC Title 15, the following activities are exempt from the clearing requirements of this chapter and no permit shall be required:~~

~~1. Normal and routine maintenance of existing lawns and landscaping subject to the limitations on the use of pesticides in sensitive areas as set out in SMC Title 15.~~

~~2. Permitted agricultural uses; provided the clearing is consistent with the agricultural exemptions in sensitive areas as regulated in SMC Title 15.~~

~~3. Emergency tree removal to prevent imminent danger or hazard to persons or property.~~

~~4. Normal and routine horticultural activities associated with commercial orchards, nurseries, or Christmas tree farms in existence on November 27, 1990, subject to the limitations on the use of pesticides in environmentally sensitive areas as set out in SMC Title 15. This does not include clearing or grading in order to develop or expand such activities.~~

~~5. Normal and routine maintenance of existing public parks trail easements owned by the City of SeaTac or dedicated to and accepted for maintenance by the City of SeaTac, and private and public golf courses. This does not include clearing or grading in order to develop or expand such activities in environmentally sensitive areas. For the purpose of this subsection, a park is defined as any real property managed for public use which has been previously maintained as a park or has been developed as a park pursuant to a properly issued permit.~~

~~6. Removal of noxious weeds from steep slope hazard areas and the buffers of streams and wetlands subject to the limitations on the use of pesticides in sensitive areas as set out in SMC Title 15.~~

~~7. Pruning and limbing of vegetation for maintenance of above ground electrical and telecommunication facilities; provided, that the clearing is consistent with the electric, natural gas, cable communication and telephone utility exemption in environmentally sensitive areas as regulated in SMC Title 15; that said utility has a franchise agreement or master use permit with the City of SeaTac; and that said utility obtains the required right-of-way use permit per Chapter 11.10 SMC.~~

~~8. Class II, III and IV special forest practices, provided they occur on parcels that meet all of the following criteria for long-term forestry:~~

~~a. The parcel is enrolled under the current use taxation program as timber land pursuant to Chapter 84.34 RCW or as forest land pursuant to Chapter 84.33 RCW;~~

~~b. A long term management plan is approved for the parcel by the Washington Department of Natural Resources;~~

~~e. The parcel equals or exceeds five (5) acres in size;~~

~~Q. Clearing within seismic hazard area, except on slopes greater than fifteen percent (15%) and subject to clearing restrictions contained in SMC Title 15, wildlife habitat corridors pursuant to SMC Title 15, critical drainage areas established by administrative rule or property specific development standards pursuant to SMC Title 15; and provided the site contains no other sensitive area features;~~

~~R. Clearing within coal mine hazard area, subject to clearing restrictions contained in this section, wildlife habitat corridors pursuant to SMC Title 15, critical drainage areas established by administrative rule or property specific development standards pursuant to SMC Title 15; and provided the site contains no other environmentally sensitive area features; and~~

~~S. Normal and routine maintenance of trail easements owned by the City of SeaTac or dedicated to and accepted for maintenance by the City of SeaTac.~~

A. The project includes less than 7000 square feet of land disturbing activity; and

B. The performance and restoration requirements of this chapter are met and best management practices are utilized to protect water quality; and

C. The activity does not occur in a sensitive area or its buffer regulated under Title 15.

13.190.055 Permit Exception Criteria

A. An on-site excavation or fill for basements and footings of a building, retaining wall, or other structure authorized by a valid building permit. This shall not exempt any fill made with the material from such excavation, nor exempt any excavation having an unsupported height greater than four (4) feet after the completion of such structure;

B. The depositing or covering of any garbage, rubbish or other material at any solid waste facility operated by City of SeaTac or King County;

C. Maintenance of existing driveways or private access roads within their existing road prisms;

D. Any grading within a publicly owned road right-of-way;

E. Clearing or grading by a public agency for the following routine maintenance activities:

1. Roadside ditch cleaning, provided the ditch does not contain salmonids;

2. Pavement maintenance;

3. Normal grading of gravel shoulders;

4. Maintenance of culverts;
5. Maintenance of flood control or other approved surface water management facilities;
6. Routine clearing within road right-of-way;

F. Maintenance or reconstruction of the facilities of a common carrier by a rail in interstate commerce within its existing right-of-way; provided restoration is consistent with SMC 13.190.110;

G. Excavation less than four (4) feet in vertical depth not involving more than fifty (50) cubic yards of earth or other material on a single site. This exception does not apply within an area placed into tracts or easements for a wildlife habitat corridor pursuant to SMC Title 15 unless the proposed activity is otherwise exempt under SMC Title 15;

H. Fill less than three (3) feet in vertical depth not involving more than fifty (50) cubic yards of earth or other material per SMC 13.190.110 on a single site. This exception does not apply within an area placed into tracts or easements for a wildlife habitat corridor pursuant to SMC Title 15 unless the proposed activity is otherwise exempt under SMC Title 15. This exception does not apply to the placing of fill in fifty (50) cubic yard increments over time on a single site; fill shall not be placed on a single site in fifty (50) cubic yard increments to avoid the need to obtain a permit;

I. Minor stream restoration projects for fish habitat enhancement by a public agency, utility or tribe as set out in SMC Title 15;

J. Clearing and grading, performed as Class I, II, III or IV special forest practice in the City of SeaTac, that is conducted in accordance with Chapter 76.09 RCW and WAC Title 222;

K. Within environmentally sensitive areas, as regulated in SMC Title 15, the following activities are exempt from the clearing requirements of this chapter and no permit shall be required:

1. Normal and routine maintenance of existing lawns and landscaping subject to the limitations on the use of pesticides in sensitive areas as set out in SMC Title 15.
2. Permitted agricultural uses; provided the clearing is consistent with the agricultural exemptions in sensitive areas as regulated in SMC Title 15.
3. Emergency tree removal to prevent imminent danger or hazard to persons or property.
4. Normal and routine horticultural activities associated with commercial orchards, nurseries, or Christmas tree farms in existence on November 27, 1990, subject to the limitations on the use of pesticides in environmentally sensitive areas as set out in SMC Title 15. This does not include clearing or grading in order to develop or expand such activities.
5. Normal and routine maintenance of existing public parks trail easements owned by the City of SeaTac or dedicated to and accepted for maintenance by the City of SeaTac, and

private and public golf courses. This does not include clearing or grading in order to develop or expand such activities in environmentally sensitive areas. For the purpose of this subsection, a park is defined as any real property managed for public use which has been previously maintained as a park or has been developed as a park pursuant to a properly issued permit.

6. Removal of noxious weeds from steep slope hazard areas and the buffers of streams and wetlands subject to the limitations on the use of pesticides in sensitive areas as set out in SMC Title 15.

7. Pruning and limbing of vegetation for maintenance of above ground electrical and telecommunication facilities; provided, that the clearing is consistent with the electric, natural gas, cable communication and telephone utility exemption in environmentally sensitive areas as regulated in SMC Title 15; that said utility has a franchise agreement or master use permit with the City of SeaTac; and that said utility obtains the required right-of-way use permit per Chapter 11.10 SMC.

8. Class II, III and IV special forest practices, provided they occur on parcels that meet all of the following criteria for long-term forestry:

a. The parcel is enrolled under the current use taxation program as timber land pursuant to Chapter 84.34 RCW or as forest land pursuant to Chapter 84.33 RCW;

b. A long-term management plan is approved for the parcel by the Washington Department of Natural Resources;

c. The parcel equals or exceeds five (5) acres in size;

L. Clearing within seismic hazard area, except on slopes greater than fifteen percent (15%) and subject to clearing restrictions contained in SMC Title 15, wildlife habitat corridors pursuant to SMC Title 15, critical drainage areas established by administrative rule or property-specific development standards pursuant to SMC Title 15; and provided the site contains no other sensitive area features;

M. Clearing within coal mine hazard area, subject to clearing restrictions contained in this section, wildlife habitat corridors pursuant to SMC Title 15, critical drainage areas established by administrative rule or property-specific development standards pursuant to SMC Title 15; and provided the site contains no other environmentally sensitive area features; and

N. Normal and routine maintenance of trail easements owned by the City of SeaTac or dedicated to and accepted for maintenance by the City of SeaTac.

13.190.060 Temporary permits.

The Director shall have the authority to issue temporary permits for excavations, processing, quarrying and mining, and removal of sand, gravel, rock and other natural deposits, together with the necessary buildings, apparatus or appurtenances incident thereto for specific jobs on application for highway, road, street, airport construction, flood control and other public works projects. In conjunction with such operations, allied uses such as, but not limited to, rock

crushers, concrete-batching plants and asphalt-batching plants may be authorized by this temporary permit. The Director shall also have the authority to issue temporary permits for the removal of existing stockpiles of previously mined materials for the reclamation of land to its best use, consistent with the underlying zoning.

A. ~~The City of SeaTac Public Works Engineering Division~~The Director shall consider the effect of the proposed operation on the City road system and any effect it may have on surface or groundwater drainage and flood control, and shall make such recommendations as are necessary to protect the public interest in this regard.

B. ~~The City of SeaTac Public Works Engineering Division~~Director shall also consider the effect of the proposed operation on the current and future land use in the area affected by the proposed operation and shall condition permits as necessary to protect the public interest in this regard. Temporary permits are good for the life of the contract of the specific job but must be reviewed annually. Each temporary permit site shall be fully restored during the term of the temporary permit.

C. ~~Development proposals will be subject to two (2) levels of review standards based on occupancy types, critical facilities and standard structures. The review standards for critical facilities will be based on larger earthquake reoccurrence intervals than the earthquakes considered for standard occupancy structures. The review standards will be set forth in the administrative rules.~~

13.190.070 Applications – Complete applications.

A. For the purposes of determining the application of time periods and procedures adopted by this chapter, applications for permits authorized by this chapter shall be considered complete as of the date of submittal upon determination by the ~~City of SeaTac Engineering Division~~Director that the materials submitted comply with SMC Title 16A and contain the following:

1. For clearing and grading permits:

- a. A legal description and boundary sketch of the property,
- b. A one to two thousand (1:2,000) scale vicinity map with a north arrow,
- c. Grading plans on a sheet no larger than twenty-four (24) inches by thirty-six (36) inches and including:
 - i. A horizontal scale no smaller than one (1) inch equals thirty (30) feet,
 - ii. Vertical scale,
 - iii. Size and location of existing improvements within fifty (50) feet of the project, indicating which will remain and which will be removed,
 - iv. Existing and proposed contours at two (2) foot intervals, and extending for one hundred (100) feet beyond the project edge,

- v. At least two (2) cross-sections, one (1) in each direction, showing existing and proposed contours and horizontal and vertical scales,
- vi. Temporary and permanent erosion-sediment control facilities,
- vii. Permanent drainage facilities prepared per SMC 12.10.010,
- viii. Structures to be built or construction proposed in landslide hazard areas, and
- ix. Proposed construction or placement of a structure.

2. A completed environmental checklist, if required by Chapter 15.30 SMC, Environmentally Sensitive Areas.

3. Satisfaction of all requirements for grading permits under SMC 13.190.080.

B. Applications found to contain material errors shall not be deemed complete until such material errors are corrected.

C. The Director may waive specific submittal requirements determined to be unnecessary for review of an application.

13.190.080 Permit requirements.

A. Except as exempted in SMC 13.190.050, no person shall do any clearing or grading without first obtaining a clearing and grading permit from the Director. A separate permit shall be required for each site and may cover both excavations and fills.

B. Application. To obtain a permit, the applicant shall first file an application in writing on a form furnished for that purpose. The Director shall prescribe the form by which application is made. No application shall be accepted unless it is completed consistent with the requirements of this chapter and the requirements of SMC Title 16A, Development Review Code. In addition to the requirements of SMC Title 16A, every application shall:

1. Identify and describe the work to be covered by the permit for which application is made;
2. Describe the land on which the proposed work is to be done, by lot, block, tract and house and street address, or similar description that will readily identify and definitely locate the proposed site;
3. Identify and describe those environmentally sensitive areas, as defined in SMC Title 15, on or adjacent to the site;
4. Indicate the estimated quantities of work involved;

5. Identify any clearing restrictions contained in SMC 13.190.150, wildlife habitat corridors pursuant to SMC Title 15, critical drainage areas established by administrative rule or property-specific development standards pursuant to SMC Title 15;

6. Be accompanied by plans and specifications as required in subsections (B) and (C) of this section;

7. Designate who the applicant is, on a form prescribed by the Department, except that the application may be accepted and reviewed without meeting this requirement when a public agency or public or private utility is applying for a permit for property on which the agency or utility does not own an easement or right-of-way and the following three (3) requirements are met:

a. The name of the agency or public or private utility is shown on the application as the applicant;

b. The agency or public or private utility includes in the complete application an affidavit declaring that notice of the pending application has been given to all owners of property to which the application applies, on a form provided by the Department; and

c. The form designating the applicant is submitted to the Department prior to permit issuance; and

8. Give such other information as may be required by the Director.

C. Plans and Specifications. When required by the Director, each application for a grading permit shall be accompanied by ~~six (6)~~ four (4) sets of plans and specifications and other supporting data as may be required. The plans and specifications shall be prepared and signed by a civil engineer registered to practice in the State of Washington when required by the Director; provided, the Director may require additional studies prepared by a qualified ~~soils specialist~~ Geotechnical Engineer. If the plans and specifications are returned as a result of permit denial or any other reason, they shall be returned to the applicant.

D. Information on Plans and in Specifications. Plans shall be drawn to an engineer's scale upon substantial paper or mylar and shall be of sufficient clarity to indicate the nature and extent of the work proposed and show in detail that they will conform to the provisions of this chapter and all other relevant laws, rules, regulations and standards. The first sheet of each set of plans shall give the location of the work and the name and address of the owner and the person by whom they were prepared. The plans shall include the following minimum information:

1. General vicinity of the proposed site;

2. Property limits and accurate contours of existing ground and details of terrain and area drainage;

3. Limiting dimensions, elevations or finished contours to be achieved by the grading, and proposed drainage channels and related construction;

4. Location of all proposed cleared areas, including areas for soil amendment;
5. Location of any open space tracts or conservation easements if required pursuant to:
 - a. SMC 13.190.150,
 - b. SMC Title 15,
 - c. Critical drainage area, or
 - d. Property-specific development standards pursuant to SMC Title 15;
6. Calculations of the total proposed area cleared on-site as a percentage of the total site area;
7. Detailed plans of all surface and subsurface drainage devices, walls, cribbing, dams, berms, settling ponds and other protective devices to be constructed with or as a part of the proposed work, together with the maps showing the drainage area and the estimated runoff of the area served by any drains;
8. A determination of whether drainage review applies to the project pursuant to Chapters 12.05 and 12.30 SMC, and, if applicable, all drainage plans and documentation consistent with City of SeaTac Surface Water Design Manual (SMC 12.10.010) requirements;
9. Location of any buildings or structures on the property where the work is to be performed and the location of any buildings or structures on land of adjacent owners which are within fifty (50) feet of the property or which may be affected by the proposed grading operations;
10. Landscape and rehabilitation plan as required by SMC 13.190.110;
11. Other information as may be required by the Director; and
12. If the clearing or grading is proposed to take place in or adjacent to a sensitive area as regulated in SMC Title 15, provide information as required by that chapter.

E. Granting of Permits.

1. The Director shall determine if the proposed grading will adversely affect the character of the site for present lawful uses or with the future development of the site and adjacent properties for building or other purposes as indicated by the comprehensive plan, the shoreline master program, and the zoning code.
2. After an application has been filed and reviewed, the Director shall also ascertain whether such grading work complies with the other provisions of this chapter. If the application and plans so comply, or if they are corrected or amended so as to comply, the Director may issue to the applicant a grading permit. A grading permit shall be valid for

the number of days stated in the permit but in no case shall the period be more than two (2) years; provided, that when operating conditions have been met, the permit may be renewed every two (2) years, or less if a shorter approval and/or renewal period is specified by the Director.

3. No grading permit shall be issued until approved by Federal, State and local agencies having jurisdiction by laws or regulations.

4. Upon approval of the application and issuance of the grading permit, no work shall be done that is not provided for in the permit. The Director is authorized to inspect the premises at any reasonable time to determine if the work is in accordance with the permit application and plans.

5. The permits from the Director shall be required regardless of any permits issued by any other department of city government or any other governmental agency who may be interested in certain aspects of the proposed work. Where work for which a permit is required by this chapter is started or proceeded with prior to obtaining the permit, the violator shall be subject to such civil penalties as provided in Chapter 1.15 SMC. However, the payment of such civil penalties shall not relieve any persons from fully complying with the requirements of this chapter in the execution of the work nor from any other penalties prescribed thereon.

13.190.090 Liability insurance required – Exception.

The permittee shall maintain a liability policy in an amount not less than five hundred thousand dollars (\$500,000) per individual, five hundred thousand dollars (\$500,000) per occurrence, and one hundred thousand dollars (\$100,000) property damage, and shall name City of SeaTac as an additional insured. Exception: Liability insurance requirements may be waived for projects involving less than ten thousand (10,000) cubic yards. Liability insurance shall not be required of City of SeaTac departments, divisions, or bureaus.

13.190.100 Operating conditions and standards of performance.

A. Any activity that will clear, grade or otherwise disturb the site, whether requiring a clearing or grading permit or not, shall provide erosion and sediment control (ESC) that prevents, to the maximum extent possible, the transport of sediment from the site to drainage facilities, water resources and adjacent properties. Erosion and sediment controls shall be applied as specified by the temporary ESC measures and performance criteria and implementation requirements in the City of SeaTac erosion and sediment control standards. Activities performed as Class I, II, III or IV special forest practices shall apply erosion and sediment controls in accordance with Chapter 76.09 RCW and WAC Title 222.

B. Cuts and fills shall conform to the following provisions unless otherwise approved by the Director:

1. Slope. No slope of cut and fill surfaces shall be steeper than is safe for the intended use and shall not exceed two (2) horizontal to one (1) vertical, unless otherwise approved by the Director.

2. Erosion Control. All disturbed areas including faces of cuts and fill slopes shall be prepared and maintained to control erosion in compliance with subsection (A) of this section.
3. Preparation of Ground. The ground surface shall be prepared to receive fill by removing unsuitable material such as concrete slabs, tree stumps, brush and car bodies.
4. Fill Material. Except in an approved sanitary landfill, only earth materials which have no rock or similar irreducible material with a maximum dimension greater than eighteen (18) inches shall be used.
5. Drainage. Provisions shall be made to:
 - a. Prevent any surface water or seepage from damaging the cut face of any excavations or the sloping face of a fill;
 - b. Carry any surface waters that are or might be concentrated as a result of a fill or excavation to a natural watercourse, or by other means approved by the Department of Natural Resources and Parks;
6. Bench/Terrace. Benches, if required, at least ten (10) feet in width shall be backsloped and shall be established at not more than twenty-five (25) foot vertical intervals to control surface drainage and debris. Swales or ditches on benches shall have a maximum gradient of five percent (5%).
7. Access Roads – Maintenance. Access roads to grading sites shall be maintained and located to the satisfaction of the ~~City of SeaTac Department of Transportation~~ Director to minimize problems of dust, mud and traffic circulation.
8. Access Roads – Gate. Access roads to grading sites shall be controlled by a gate when required by the Director.
9. Warning Signs. Signs warning of hazardous conditions, if such exist, shall be affixed at locations as required by the Director.
10. Fencing. Fencing, where required by the Director, to protect life, limb and property, shall be installed with lockable gates which must be closed and locked when not working the site. The fence must be no less than five (5) feet in height and the fence material shall have no horizontal opening larger than two (2) inches.
11. Setbacks.
 - a. The tops and the toes of cut and fill slopes shall be set back from property boundaries as far as necessary for safety of the adjacent properties and to prevent damage resulting from water runoff or erosion of the slopes.

b. The tops and the toes of cut and fill slopes shall be set back from structures as far as is necessary for adequacy of foundation support and to prevent damage as a result of water runoff or erosion of the slopes.

c. Slopes and setbacks shall be determined by the Director.

12. Excavations to Water-Producing Depth. All excavations must either be made to a water-producing depth or grade to permit natural drainage. The excavations made to a water-producing depth shall be reclaimed in the following manner:

a. The depth of the excavations must not be less than two (2) feet measured below the low water mark.

b. All banks shall be sloped to the water line no steeper than three (3) feet horizontal to one (1) foot vertical.

c. All banks shall be sloped from the low-water line into the pond or lake with a minimum slope of three (3) feet horizontal to one (1) foot vertical to a distance of at least twenty-five (25) feet.

d. In no event shall the term “water-producing depth” as herein used be construed to allow stagnant or standing water to collect or remain in the excavation.

e. The intent of this provision is to allow reclamation of the land which will result in the establishment of a lake of sufficient area and depth of water to be useful for residential or recreational purposes.

C. Soil Amendment Requirements

1. The duff layer and native topsoil shall be retained in an undisturbed state to the maximum extent practicable. Any duff layer or topsoil removed during grading shall be stockpiled on-site in a designated, controlled area not adjacent to public resources and critical areas. The material shall be reapplied to other portions of the site where feasible.

2. Except as otherwise provided in subsection C.2 of this section, areas that have been cleared and graded shall have the soil moisture holding capacity restored to that of the original undisturbed soil native to the site to the maximum extent practicable. The soil in any area that has been compacted or that has had some or all of the duff layer or underlying topsoil removed shall be amended to mitigate for lost moisture-holding capacity. The amendment shall take place between May 1 and October 1. The topsoil layer shall be a minimum of eight inches thick, unless the applicant demonstrates that a different thickness will provide conditions equivalent to the soil moisture-holding capacity native to the site. The topsoil layer shall have an organic matter content of between five to ten percent dry weight and a pH suitable for the proposed landscape plants. When feasible, subsoils below the topsoil layer should be scarified at least four inches with some incorporation of the upper material to avoid stratified layers. Compost used to achieve the required soil organic matter content must meet the definition of

"composted materials" in WAC 173-350-220. This subsection does not apply to areas that:

- a. Are subject to a state surface mine reclamation permit; or
- b. At project completion are covered by an impervious surface, incorporated into a drainage facility or engineered as structural fill or slope.

D. Best Management Practices. Clearing and grading activities at a minimum shall use the best management practices identified in Appendix C and D of the King County Surface Water Design Manual as necessary to minimize off-site impacts from the project area.

13.190.110 Land restoration.

A. Upon the exhaustion of minerals or materials or upon the permanent abandonment of the quarrying or mining operation, all nonconforming buildings, structures, apparatus or appurtenances accessory to the quarrying and mining operation shall be removed or otherwise dismantled to the satisfaction of the Director. This requirement shall not require land restoration on projects completed prior to January 1, 1971, except those covered under previously existing zoning requirements.

B. Final grades shall be such so as to encourage the uses permitted within the underlying zone classification.

C. Grading or backfilling shall be made with nonnoxious, nonflammable, noncombustible and nonputrescible solids.

D. Such graded or backfilled areas, except for roads, shall be sodded or surfaced with soil of a quality at least equal to the topsoil of the land areas immediately surrounding, and to a depth of at least four (4) inches or a depth of that of the topsoil of land area immediately surrounding if less than four (4) inches.

E. Such topsoil as required by subsection (D) of this section shall be planted with trees, shrubs, legumes or grasses, and said flora shall be so selected as to be indigenous to the surrounding area.

F. Graded or backfilled areas shall be reclaimed in a manner which will not allow water to collect and permit stagnant water to remain. Suitable drainage systems approved by the Department of Natural Resources and Parks shall be constructed or installed if natural drainage is not possible.

G. Waste or soil piles shall be leveled and the area treated as to sodding or surfacing and planting as required in subsections (D) and (E) of this section.

13.190.120 Shorelines.

A. Any fill placed upon land adjacent to or beneath any stream or water body shall be contained and placed so as to prevent adverse effect upon other lands.

B. No permit required by this chapter shall be issued for grading upon the shorelines until approved by the appropriate Federal, State and local authority.

C. For grading which requires a shoreline management substantial development permit, the conditions of the shoreline management substantial development permit shall be incorporated into the conditions of any permit issued pursuant to this chapter and shall be subject to the inspection and enforcement procedures authorized by this chapter.

13.190.130 Enforcement.

The Director is authorized to enforce the provisions of this chapter, the ordinances and resolutions codified in it, and any rules and regulations promulgated thereunder pursuant to the enforcement and penalty provisions of Chapter 1.15 SMC.

If clearing inconsistent with the purposes and requirements of this chapter has occurred on a site, City of SeaTac shall not accept or grant any development permits or approvals for the site unless the applicant adequately restores the site. The Director shall require appropriate restoration of the site under an approved restoration plan which shall include a time schedule for compliance if significant resource damage has or may occur. If restoration has not been completed within the time established by the Department, the Director shall order restoration and seek restitution from the property owner through liens or other available legal methods.

13.190.140 Forest practices.

A. Class IV Forest Practice. Under a Class IV forest practice, all clearing not otherwise exempted under this chapter shall be subject to the requirements of this chapter. All such clearing shall be subject to the State Environmental Policy Act, Chapter 43.21C RCW, and City of SeaTac shall accept or assume lead agency status. The review of the Class IV application shall be consolidated with the review of the associated City of SeaTac development permit or approval. Clearing independent of permit or approval shall require a separate clearing and grading permit pursuant to this chapter which meets any applicable clearing standards as defined by SMC 13.190.150. City of SeaTac will also combine its SEPA review of Class IV forest practices and city permits.

B. Development applications on lands cleared or graded pursuant to a Class II, III or IV special forest practice as defined in Chapter 76.09 RCW, or which are commenced without forest practices or city authorization, shall be denied for a period of six (6) years unless:

1. The applicant demonstrates that the clearing was consistent with the Conversion Option Harvest Plan reviewed and approved by City of SeaTac pursuant to the SMC Title 16A land use decision process and incorporated as a condition of the state's forest practice permit, or

2. The Director of the Department of Community and Economic Development determines special circumstances exist which should allow the landowner to be released from the moratorium pursuant to notice, review and appeal process per SMC Title 16A.

C. In all cases, lifting or waiving of the six (6) year moratorium is subject to compliance with all local ordinances.

13.190.150 Clearing standards.

A. For clearing and grading permits issued under this chapter, the current clearing standards contained in this section and in the following regulations shall apply:

1. Environmentally Sensitive Areas, SMC Title 15, and its adopted administrative rules;
2. Property-specific development standards pursuant to SMC Title 15;
3. Critical drainage area designations identified by adopted administrative rule; and
4. Wildlife habitat corridors pursuant to SMC Title 15.

B. Within environmentally sensitive areas designated pursuant to SMC Title 15, uses shall be limited to those specified in that chapter. Within any other areas subject to clearing restrictions referenced or contained in this section, the following uses are allowed under a clearing permit:

1. Timber harvest in accordance with a timber harvest management plan and clearing permit approved by the ~~City of SeaTac Public Works Engineering Division. That division shall promulgate~~ Director. Administrative rules specifying the contents of, and the submittal requirements and approval criteria for, timber harvest management plans shall be promulgated in consultation with the City of SeaTac Department of Community and Economic Development prior to any permit approvals for timber harvest within these tracts or easements;

2. Passive recreation uses and related facilities, including pedestrian, equestrian community and bicycle trails, nature viewing areas, fishing and camping areas, and other similar uses that do not require permanent structures, if either cleared areas or areas of compacted soils, or both, associated with these uses and facilities do not exceed eight percent (8%) of the area of the tract or easement. Within wildlife habitat corridors, trail widths shall be the minimum allowed under adopted trail standards and no other recreation uses shall be permitted in the one hundred fifty (150) foot minimum width of the corridor;

3. Utilities and utility easements, including surface water facilities, if the uses are within or adjacent to existing road or utility easements whenever possible. Within wildlife habitat corridors, existing or multiple utility uses within established easements shall be allowed within the one hundred fifty (150) foot minimum width of the corridor. Development of new utility corridors shall be allowed within wildlife habitat corridors only when multiple uses of existing easements are not feasible and the utility corridors are sited and developed using city-approved best management practices to minimize disturbance; and

4. Removal of either dangerous trees or damaged trees, or both.

13.190.160 Financial guarantees authorized.

The Director, or designee, is authorized to require all persons performing work on a project under a permit covered by this title to post performance and maintenance bonds. Where such persons have previously posted, or are required to post, other bonds covering either the project itself or other construction related to the project, such person may, with the permission of the Director and to the extent allowable by law, combine all such bonds into a single bond; provided, that at no time shall the amount thus bonded be less than the total amount which would have

been required in the form of separate bonds; and provided further, that such bond shall on its face clearly delineate those separate bonds which it is intended to replace.

Section 7. Section 13.210.010 of the SeaTac Municipal Code is amended to read as follows:

13.210.010 International Property Maintenance Code

The 2009¹² Edition of the International Property Maintenance Code, as published by the International Code Council, is adopted with the following exceptions:

A. References to the Board of Appeals in Section 111 shall be deemed to refer to the Hearing Examiner system of Chapter 1.20 SMC.

B. Subsection 301.3, Vacant buildings and land, is repealed in its entirety and replaced by the following:

301.3 Vacant Buildings. All vacant buildings and premises thereof must comply with this Code. Vacant buildings shall be maintained in a clean, safe, secure and sanitary condition provided herein so as not to cause a blighting problem or otherwise adversely affect the public health, safety or quality of life.

301.3.1 Appearance. All vacant buildings must appear to be occupied, or appear able to be occupied with little or no repairs.

301.3.2 Security. All vacant buildings must be secured against outside entry at all times. Security shall be by the normal building amenities such as windows and doors having adequate strength to resist intrusion. All doors and windows must remain locked. There shall be at least one operable door into every building and into each housing unit. Exterior walls and roofs must remain intact without holes.

301.3.2.1 Architectural (Cosmetic) Structural panels. Architectural structural panels may be used to secure windows, doors and other openings provided they are cut to fit the opening and match the characteristics of the building. Architectural panels may be of exterior grade finished plywood or Medium Density Overlaid plywood (MDO) that is painted to match the building exterior or covered with a reflective material such as plexi-glass.

Exception. Untreated plywood or similar structural panels may be used to secure windows, doors and other openings for a maximum period of 30 days.

301.3.2.2 Security fences. Temporary construction fencing shall not be used as a method to secure a building from entry.

Exception. Temporary construction fencing may be used for a maximum period of 30 days.

301.3.3 Weather protection. The exterior roofing and siding shall be maintained as required in Section 304.

301.3.4 Fire Safety.

301.3.4.1 Fire protection systems. All fire suppression and alarms systems shall be maintained in a working condition and inspected as required by the Fire Department.

301.3.4.2 Flammable liquids. No vacant building or premises or portion thereof shall be used for the storage of flammable liquids or other materials that constitute a safety or fire hazard.

301.3.4.3 Combustible materials. All debris, combustible materials, litter and garbage shall be removed from vacant buildings, their accessory buildings and adjoining yard areas. The building and premises shall be maintained free from such items.

301.3.4.3 Fire inspections. Periodic fire department inspections may be required at intervals set forth by the fire chief or his designee.

301.3.5 Plumbing fixtures. Plumbing fixtures connected to an approved water system, an approved sewage system, or an approved natural gas utility system shall be installed in accordance with applicable codes and be maintained in sound condition and good repair or removed and the service terminated in the manner prescribed by applicable codes.

301.3.5.1 Freeze protection. The building's water systems shall be protected from freezing.

301.3.6 Electrical. Electrical service lines, wiring, outlets or fixtures not installed or maintained in accordance with applicable codes shall be repaired, removed or the electrical services terminated to the building in accordance with applicable codes.

301.3.7 Heating. Heating facilities or heating equipment in vacant buildings shall be removed, rendered inoperable, or maintained in accordance with applicable codes.

301.3.8 Interior floors. If a hole in a floor presents a hazard, the hole shall be covered and secured with three-quarter (3/4) inch plywood, or a material of equivalent strength, cut to overlap the hole on all sides by at least six (6) inches.

301.3.9 Termination of utilities. The code official may, by written notice to the owner and to the appropriate water, electricity or gas utility, request that water, electricity, or gas service to a vacant building be terminated or disconnected.

301.3.9.1 Restoration of Service. If water, electricity or gas service has been terminated or disconnected pursuant to Section 313.9, no one except the utility may take any action to restore the service, including an owner or other private party requesting restoration of service until written notification is given by the code official that service may be restored.

301.3.10 Notice to person responsible. Whenever the code official has reason to believe that a building is vacant, the code official may inspect the building and

premises. If the code official determines that a vacant building violates any provision of this section, the code official shall notify in writing, the owner of the building, or real property upon which the building is located, or other person responsible, of the violations and required corrections and shall be given a time frame to comply.

301.3.10.1 Alternate requirements. The requirements and time frames of this section may be modified under an approved Plan of Action. Within 30 days of notification that a building or real property upon which the building is located, is in violation of this Section, an owner may submit a written Plan of Action for the code official to review and approve if found acceptable. A Plan of Action may allow:

- 1) Extended use of non-architectural panels
- 2) Extended use of temporary security fencing
- 3) Extended time before the demolition of a building is required
- 4) For substandard conditions to exist for a specific period of time, provided the building is secured in an approved manner. When considering a Plan of Action, the building official shall take into consideration the magnitude of the violation and the impact to the neighborhood.

301.3.11 Enforcement. Violations of this section shall be enforced according to the provisions and procedures of Chapter 1.15 of the SeaTac Municipal Code and subject to the monetary penalties contained therein.

301.3.11.1 Abatement. A building or structure accessory thereto that remains vacant and open to entry after the required compliance date is found and declared to be a public nuisance. The code official is hereby authorized to summarily abate the violation by closing the building to unauthorized entry. The costs of abatement shall be collected from the owner in the manner provided by law.

301.3.11.2 Unsafe buildings and equipment. Any vacant building or equipment therein, declared unsafe is subject to the provisions of Section 108 and the demolition provisions of Section 110.

Section 8. Chapter 13.220 of the SeaTac Municipal Code is hereby amended to read as follows:

13.220.010 ~~Washington State Energy~~ International Energy Conservation Code.

The ~~Washington State Energy~~ International Energy Conservation Code, 2009~~12~~ Edition, as amended by the Washington State Building Code Council and as published in Chapters 51-11c and 51-11r WAC, as now or hereafter amended, is adopted.

13.220.020 Copy on file.

At least one (1) copy of the adopted edition of the ~~Washington State Energy~~International Energy Conservation Code shall be on file in the office of the Building Official on behalf of the City Clerk.

Section 9. If any provision of this Ordinance or its application to any person or circumstance is held invalid, the remainder of the Ordinance or the application of the provision to other persons or circumstances shall not be affected.

Section 10. The Code Reviser, in consultation with the City Clerk and City Attorney, is authorized to make such formatting, renumbering, clerical errors and punctuation of this Ordinance as in his or her judgment shall be deemed essential. However, no correction shall be made which changes the intent or meaning of any sentence, section or act of this Ordinance.

Section 11. This Ordinance shall be effective July 1, 2013.

ADOPTED this _____ day of _____, 2013, and signed in authentication thereof on this _____ day of _____, 2013.

CITY OF SEATAC

Tony Anderson, Mayor

ATTEST:

Kristina Gregg, City Clerk

Approved as to Form:

Mary Mirante Bartolo, City Attorney

[Effective Date: July 1, 2013]

[2013 Building Code Amendments]

**PROPOSED 2013 CITY OF SEATAC COMPREHENSIVE PLAN AMENDMENTS
PRELIMINARY DOCKET – CRITERIA & AMENDMENT INFORMATION**

Proposal/Existing/Applicant	Preliminary Docket Criteria: →	<u>1</u> MAP CHANGES ONLY Site is Physically Suited for the Anticipated Development	<u>2</u> MAP CHANGES ONLY Adequately Served by Sewer/ Water/ Roads	<u>3</u> MAP CHANGES ONLY 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) 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>MAP AMENDMENTS:</p> <p><u>Land Use Plan Map Amendment #A-1</u></p> <p>Proposal: Amend the designation of property located at 3050 S. 150th St.</p> <p>{Individual rezone to be pursued by applicant, subject to Hearing Examiner approval.}</p> <p><u>Existing:</u> C.P.: Residential Low Density</p> <p>Zoning: UL-7200</p> <p><u>Proposed:</u> C.P.: Residential Medium Density</p> <p>Potential Zone: UM-2400</p> <p><u>Applicant:</u> John Tranh Trang</p>	<p>The property owner would like to rezone the property to UM-2400, which would allow the construction of apartments/condominiums or townhouses on the site. The UM-2400 zone allows a density of approximately 18 dwelling units per acre, or approximately 18 dwelling units maximum for this site of just over one acre.</p>	<p>✓ The site is vacant, and is basically flat and level</p>	<p>✓ The property is served by sewer, water and roads.</p>	<p>May create pressure to change the designation of other properties in the area:</p>	<p>✓ Not in conflict with these more general planning documents.</p>	<p>✓ Proposed in 2012, but allowed to resubmit by Council due to applicant's inability to participate in the review process last year.</p>	<p>Potential Policy Conflicts:</p> <ul style="list-style-type: none"> 1.1B – Encourage most of the City's commercial and residential growth to occur within the Urban Center's boundaries 1.2A – Preserve the residential character of single family residential neighborhoods, whenever possible 1.2B – Encourage moderate and high density residential development in appropriate locations, primarily within SeaTac's Urban Center boundaries.

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~~5/21/13~~

Preliminary Docket Criteria: →	1 <u>MAP CHANGES ONLY</u> Site is Physically Suited for the Anticipated Development	2 <u>MAP CHANGES ONLY</u> Adequately Served by Sewer/ Water/ Roads	3 <u>MAP CHANGES ONLY</u> Will not Create Pressure to Change Designations of Other Properties Unless in the Public Interest	4 Consistent with the Growth Management Act (GMA) Vision 2040 and County-wide Planning Policies	5 Proposed/ Denied in Previous 2 Years	6 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>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 6 dwelling units maximum for this site of 0.37 acre.</p>	<p><u>MAP CHANGES ONLY</u> The property is basically flat and level, and is located adjacent to an existing condominium development which is zoned UM-2400. The property is currently in use as a single family residence.</p>	<p>✓ The property is served by sewer, water and roads.</p>	<p>May create pressure to change the designation of other properties in the area:</p>	<p>✓ Not in conflict with these more general planning documents.</p>	<p>✓ Not proposed or denied within the last two years.</p>	<p><u>Potential Policy Conflicts</u></p> <ul style="list-style-type: none"> 1.1B – Encourage most of the City’s commercial and residential growth to occur within the Urban Center’s boundaries 1.2A – Preserve the residential character of single family residential neighborhoods, whenever possible 1.2B – Encourage moderate and high density residential development in appropriate locations, primarily within SeaTac’s Urban Center boundaries.
<p><u>Land Use Plan Map Amendment #A-2</u></p> <p><u>Proposal:</u> Amend the designation of property located at 3054 S. 150th St.</p> <p>{Individual rezoned 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> Donna Shea</p>						

Proposals/Existing/Applicant	Preliminary Docket Criteria: →	1 <u>MAP CHANGES ONLY</u> Site is Physically Suited for the Anticipated Development	2 <u>MAP CHANGES ONLY</u> Adequately Served by Sewer/ Water/ Roads	3 <u>MAP CHANGES ONLY</u> Will not Create Pressure to Change Designations of Other Properties Unless in the Public Interest	4 Consistent with the Growth Management Act (GMA) Vision 2040 and County-wide Planning Policies	5 Proposed/ Denied in Previous 2 Years	6 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	1 <u>MAP CHANGES ONLY</u> Site is Physically Suited for the Anticipated Development	2 <u>MAP CHANGES ONLY</u> Adequately Served by Sewer/ Water/ Roads	3 <u>MAP CHANGES ONLY</u> Will not Create Pressure to Change Designations of Other Properties Unless in the Public Interest	4 Consistent with the Growth Management Act (GMA) Vision 2040 and County-wide Planning Policies	5 Proposed/ Denied in Previous 2 Years	6 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.
<p><u>Land Use Plan Map Amendment #A-3</u></p> <p><u>Proposal:</u> Amend the designation of property located at 202xx 28th Ave. S</p> <p><u>Existing:</u> C.P.: Airport</p> <p>Zoning: MHP (Mobile Home Park)</p> <p><u>Proposed:</u> C.P.: Aviation Business Center (ABC)</p> <p>Potential Zone: ABC</p> <p><u>Applicant:</u> City of SeaTac</p>	<p>The property was recently acquired by Sound Transit from the Port of Seattle, making the current Comprehensive Plan land use designation incompatible. The proposed land use designation and zoning would be consistent with the surrounding area</p>	<p>✓ The property is vacant. The anticipated development is unknown at this time.</p>	<p>✓ The property is served by sewer, water and roads.</p>	<p>✓ Will not Create Pressure to Change Designations of Other Properties Unless in the Public Interest</p>	<p>✓ Not in conflict with these more general planning documents.</p>	<p>✓ Not proposed or denied within the last two years.</p>	<p>✓ Not in conflict with or out of character with the Comprehensive Plan.</p>
<p>ANNUALLY RECURRING MAP AMENDMENTS:</p> <p><u>Informational Maps Map Amendment #B-1</u></p> <p><u>Proposal:</u> Amend Map 1.4, Existing Land Use Map, with current information.</p> <p><u>Applicant:</u> City of SeaTac</p>	<p>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.</p>	N/A	N/A	N/A	<p>✓ Consistent with GMA, Vision 2040 and CPPs.</p>	<p>✓ This is an annual amendment to keep the existing land use information current.</p>	<p>✓ Not in conflict with or out of character with the Comprehensive Plan.</p>

Proposal/Existing/Applicant	Preliminary Docket Criteria: →	1 <u>MAP CHANGES ONLY</u> Site is Physically Suited for the Anticipated Development	2 <u>MAP CHANGES ONLY</u> Adequately Served by Sewer/ Water/ Roads	3 <u>MAP CHANGES ONLY</u> Will not Create Pressure to Change Designations of Other Properties Unless in the Public Interest	4 Consistent with the Growth Management Act (GMA) Vision 2040 and County-wide Planning Policies	5 Proposed/ Denied in Previous 2 Years	6 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.
<p>Informational Maps Map Amendment #B-2</p> <p><u>Proposal:</u> Amend Map 8.1, Wetland and Stream Classifications with current information if necessary.</p> <p><u>Applicant:</u> City of SeaTac</p>	<p>Purpose and Reason</p> <p>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.</p>	N/A	N/A	N/A	<p>✓ Consistent with GMA, Vision 2040 and CPPs.</p>	<p>✓ Proposed last year but withdrawn because there was no new relevant information</p>	<p>✓ Not in conflict with or out of character with the Comprehensive Plan.</p>
TEXT AMENDMENTS:							
<p>Land Use Element Text Amendment #T-1</p> <p><u>Proposal:</u> Update existing land use information in Background Report (related to Map Amendment #B-2).</p> <p><u>Applicant:</u> City of SeaTac</p>	<p>As noted above under Map Amendment B-2, the Existing Land Use Map describes the actual land use on each parcel in the City. This amendment updates the table showing the percentage of land in each land use category, as well as related descriptive text, and adds other summary information.</p>	N/A	N/A	N/A	<p>✓ Consistent with GMA, Vision 2040 and CPPs.</p>	<p>✓ This is an annual amendment to keep the current land use information up to date</p>	<p>✓ Not in conflict with or out of character with the Comprehensive Plan.</p>
<p>Capital Facilities Element Text Amendment #T-2</p> <p><u>Proposal:</u> Update the Capital Facilities Background Report, including the 6-year Capital Facilities Plan (annual update).</p> <p><u>Applicant:</u> City of SeaTac</p>	<p>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.</p>	N/A	N/A	N/A	<p>✓ Consistent with GMA, Vision 2040 and CPPs.</p>	<p>✓ This is an annual amendment to keep the 6-year Capital Facilities Plan current.</p>	<p>✓ Not in conflict with or out of character with the Comprehensive Plan.</p>



2013 Preliminary Docket of Comprehensive Plan Amendments

Staff Report

May 6, 2013

The City is considering 7 proposals to amend the Comprehensive Plan. Each of the following amendment proposals is described and reviewed in this Staff Report:

1. Map Amendment A-1* page 2
2. Map Amendment A-2* page 5
3. Map Amendment A-3* page 7
4. Map Amendment B-1 page 9
5. Map Amendment B-2 page 9
6. Text amendment T-1 page 10
7. Text Amendment T-2..... page 10

* See Attachment 1, p. 11, for vicinity maps

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 May 21, 2013 regular meeting. At this point, the Preliminary Docket proposals are being reviewed for inclusion in the Final Docket, 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 during the Final Docket stage, later this year.

In addition to the annual Comprehensive Plan Amendment Process described above, the City is in the process of conducting a Major Update of the Comprehensive Plan. This will affect most elements ("chapters") of the Plan. Early work on that update will focus on the Land Use, Transportation, and Housing Elements. As updates to these sections are drafted, staff will be bringing them to the Planning Commission and the City Council for review. We anticipate that drafts of some of these elements will come before the Planning Commission this year. Once the review has been completed and they have been endorsed by the City Council, they will be incorporated into a single Ordinance for Council action. We anticipate that to be late in 2014.

Map Amendment A-1 (See Attachment 2, p. 13, consisting of three pages.):

LOCATION: 3050 S 150th Street

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

PRESENT USE: Vacant

DESCRIPTION OF PROPOSAL:

Amend the Comprehensive Plan land use designation:

From Residential Low Density

To Residential Medium Density.

The applicant proposes “the development of condos and/or townhouses.”

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

Current zone: UL-7200 – the City’s primary single family residential zone

Maximum density: 1 dwelling unit per lot (minimum lot size: 7,200 sq. ft.)

Maximum structure height: 35 feet.

Proposed future zone: UM-2400 - 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-family. 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).

Maximum density: 18 dwelling units per acre – up to 18 dwelling units on this 1.03 acre site

Maximum structure height: 40 feet.

ANALYSIS: This proposal was submitted in 2012, and reviewed under both the Preliminary Docket and Final Docket processes. Due to miscommunication on the applicant’s side, the applicant was not kept apprised of opportunities for comment during the process. As a result, the City Council allowed this proposal to be reviewed again under this year’s Preliminary Docket process.

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. It is situated outside of the City’s Urban Center, but lies within what is considered a comfortable walking distance from the Tukwila International Boulevard light rail station: 0.4 miles (see Attachment 1, p. 11). 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.

The City owns an eight acre site to the west of the subject property that is vacant (“Riverton Site;” See Attachment 3, p. 16, which applies to both Map Amendment A-1 and A-2). 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 suggested by the Steering Committee. The suggested

uses included a fire station (replacing Station 47, currently located at 3215 S. 152nd St.), a park, and exploring the feasibility for commercial/residential mixed use or housing development. In 2012 the City conducted a study to test the feasibility of “selling a portion of this site to a residential developer.” That study concluded that “the current market for residential housing will not support a reasonable price for lots for either detached homes or even a much denser cluster of townhomes.” In addition, the study recommends either using the entire site as “an attractive multi-use park with a site for a future fire station,” or as a park with areas set aside for a future fire station and future residential development. The study doesn’t predict when market prices will justify construction of new homes, but estimates that to be “at least a couple of years” away.

This proposal also opens the possibility that other properties to the north and south of the subject parcel would want to apply for a similar amendment, since this proposal would interrupt the current boundary between the Residential Low and Residential Medium Density designations (See Attachment 4, p. 17, which applies to both Map Amendment A-1 and A-2). It could also have impacts on the properties between the subject site and S. 148th St.

RELEVANT COMPREHENSIVE PLAN POLICIES:

Policy 1.1B –

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

Policy 1.2A –

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

Policy 1.2B –

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

Policy 6.2C –

Encourage uses near major transit centers that are compatible with and reinforce the pattern of transit activity.

STAFF RECOMMENDATION: Include in the final Docket

There are arguments to be made both for and against this proposal.

Policies 1.1B and 1.2B encourage most of the residential growth/higher density development to occur within the Urban Center. Although not located within the Urban Center, the subject site is within a block of the Urban Center boundary.

It is also within a comfortable walking distance of the Tukwila International Boulevard light rail station. The development of medium density residential at this location would be supported by Policy 6.2C.

Policy 1.2A argues against supporting this proposal, because properties to the north of the subject site will be directly impacted by future development there, which would likely be a multi-family development of up to 4-stories. At the same time the City is encouraging more

intense development within the S 154th St. Station Area (which is part of the Urban Center) immediately to the south, which indicates that the area will be changing. This is especially true since much of the land north of the Urban Center boundary, adjacent to and a bit west of Military Road is already zoned for higher density development.

The likelihood that the Riverton Site will include a park would make it an attractive location for medium density housing: the park would serve as a buffer for the low density residential neighborhood to the west.

Map Amendment A-2 (See Attachment 5, p. 18, which consists of three pages.):

LOCATION: 3054 S. 150th St.

SIZE OF PARCEL: 0.37 acres (16,104 square feet)

PRESENT USE: Single Family Residential

DESCRIPTION OF PROPOSAL:

Amend the Comprehensive Plan land use designation:

From Residential Low Density

To Residential Medium Density.

The applicant proposes “the development of condos and/or townhouses.”

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

Current zone: UL-7200 – the City’s primary single family residential zone

Maximum density: 1 dwelling unit per lot (minimum lot size: 7,200 sq. ft.)

Maximum structure height: 35 feet.

Proposed future zone: UM-2400 - 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-family. 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).

Maximum density: 18 dwelling units per acre – up to 6 dwelling units on this 0.37 acre site

Maximum structure height: 40 feet.

ANALYSIS: The parcel is situated between the site proposed for change under the Map Amendment A-1 proposal, which is on its west side, and a condominium development on its east side. The existing condominium development has a Comprehensive Plan land use designation of Residential Medium Density. The subject parcel is situated outside of the City’s Urban Center, but lies within what is considered a comfortable walking distance from the Tukwila International Boulevard light rail station: 0.4 miles (see Attachment 1, p. 11). As noted above under the Map amendment A-1 analysis, 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.

Because this parcel is adjacent to the Map Amendment A-1 parcel, the discussion about the City’s Riverton Site, above, applies here as well.

As with Map Amendment A-1, this proposal also opens the possibility that other properties currently designated Residential Low Density would want to apply for a similar amendment, since this proposal would interrupt the current boundary between the two designations (See Attachment 4, p. 17, which applies to both Map Amendment A-1 and A-2).

RELEVANT COMPREHENSIVE PLAN POLICIES:

Policy 1.1B –

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

Policy 1.2A –

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

Policy 1.2B –

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

Policy 6.2C –

Encourage uses near major transit centers that are compatible with and reinforce the pattern of transit activity.

STAFF RECOMMENDATION: Include in the final Docket

The same arguments both for and against Map Amendment A-1 apply to this proposal. Policies 1.1B and 1.2B encourage most of the residential growth/higher density development to occur within the Urban Center. Although not located within the Urban Center, it is within a block of the Urban Center boundary.

It is also within a comfortable walking distance of the Tukwila International Boulevard light rail station. The development of medium density residential at this location would be supported by Policy 6.2C.

Policy 1.2A argues against supporting this proposal, because properties to the north of the subject site will be directly impacted by future development there, which would likely be a multi-family development of up to 4-stories. At the same time the City is encouraging more intense development within the S 154th St. Station Area (which is part of the Urban Center) immediately to the south, which indicates that the area will be changing. This is especially true since much of the land north of the Urban Center boundary, adjacent to and a bit west of Military Road is already zoned for higher density development.

The likelihood that the Riverton Site will include a park would make it an attractive location for medium density residential: the park would serve as a buffer for the low density residential neighborhood to the west.

Map Amendment A-3 (See Attachment 6, p. 21, which consists of three pages.):

LOCATION: 202xx 28th Ave. S.

SIZE OF PARCEL: 0.78 acres (33,907 square feet)

PRESENT USE: Vacant

DESCRIPTION OF PROPOSAL:

Amend the Comprehensive Plan land use designation:

From Airport

To Aviation business Center (ABC)

This change would facilitate a zoning change from Mobile Home Park to ABC, if approved.

Current zone: Mobile Home Park

Maximum density: N/A

Maximum structure height: N/A

Proposed future zone: ABC (See *Analysis*, below, for details)

Maximum density: N/A

Maximum structure height: FAA regulations; approximately 200 – 220 feet.

ANALYSIS: The site is comprised of 2 parcels, both of which were recently acquired by Sound Transit from the Port of Seattle, and is located within the City’s Urban Center. The current zone, Mobile Home Park, applied to the former Town and Country Mobile Home Park, and was established before the City incorporated. The Town and Country Mobile Home Park was closed in 2010 after the Port of Seattle acquired the property. At that time, the Comprehensive Plan land use designation was amended to Airport. Since the Port recently sold the property, the Airport designation is no longer appropriate. The proposed designation, ABC, is consistent with the surrounding properties in that part of the City which are also designated as ABC.

The ABC land use designation is intended to promote a major commercial center supporting high concentrations of customers, visitors, employees, and pedestrian activity; to encourage projects of sufficient scale to increase the viability of high capacity transit; to foster business development oriented toward and compatible with airport operations; and to promote a balanced multimodal transportation network.

Angle Lake Station on Sound Transit’s LINK Light Rail line less than 0.2 miles away from the subject properties, and is scheduled to open in 2016. Properties designated/Zoned ABC could soon begin developing as envisioned in the City’s Comprehensive Plan.

The ABC Zone allows zero lot line development, and has no height limit except that specified by the FAA. At this location, the maximum height would be approximately 200 to 220 ft, or up to about 22 stories. Allowed uses include hotel and conference center, a variety of public uses such as library, museum and park, and various commercial uses such as park-and-fly, restaurants and retail shops.

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 1.3A –

Concentrate commercial uses in specific locations to improve the provision of services and protect existing residential areas.

Policy 1.3B –

Encourage retail development in designated areas within SeaTac’s Urban Center.

STAFF RECOMMENDATION: Include in the final Docket

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: Include in the final Docket.

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 to keep information current.

Some changes have occurred with regard to wetland buffers and classification on property being developed by Polygon in the southeastern portion of the City. Updates to Map 8.1 to reflect those changes are still being developed.

ANALYSIS: N/A

STAFF RECOMMENDATION: Include in the final Docket.

Text Amendment T-1

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-1).

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 and is still being developed.

STAFF RECOMMENDATION: **Include in the final Docket.**

Text Amendment T-2

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.

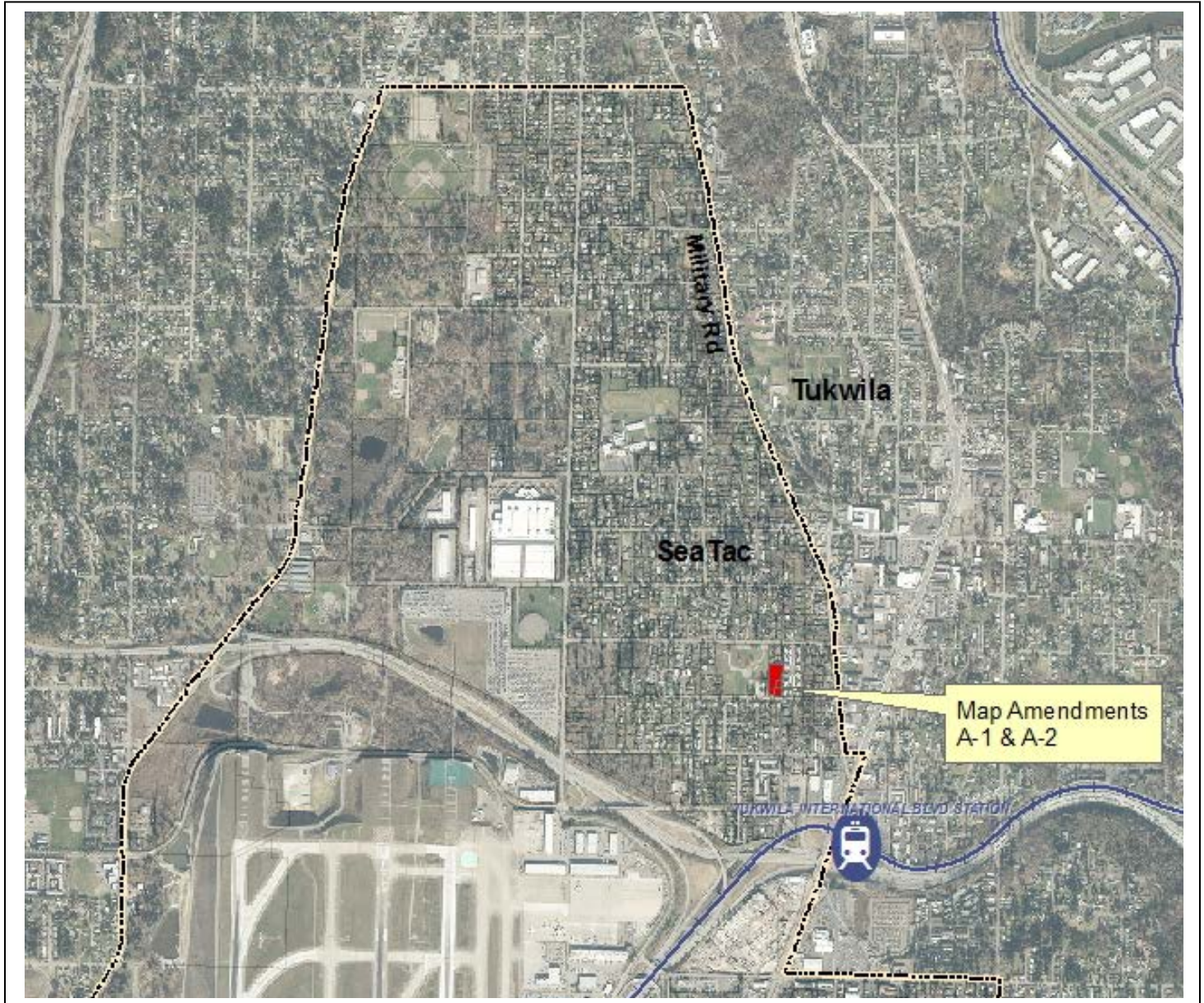
ANALYSIS: The Capital Facilities Background Report contains the City’s 6-year Capital Facilities Plan. To remain current, this plan needs to be updated each year using the most recent project priorities, and cost/revenue information for the next 6 years.

This is an annual update to keep the Capital Facilities Plan current. The amendments to the Capital facilities element will be developed in conjunction with the City’s Capital Budget later this Autumn.

STAFF RECOMMENDATION: **Include in the final Docket.**

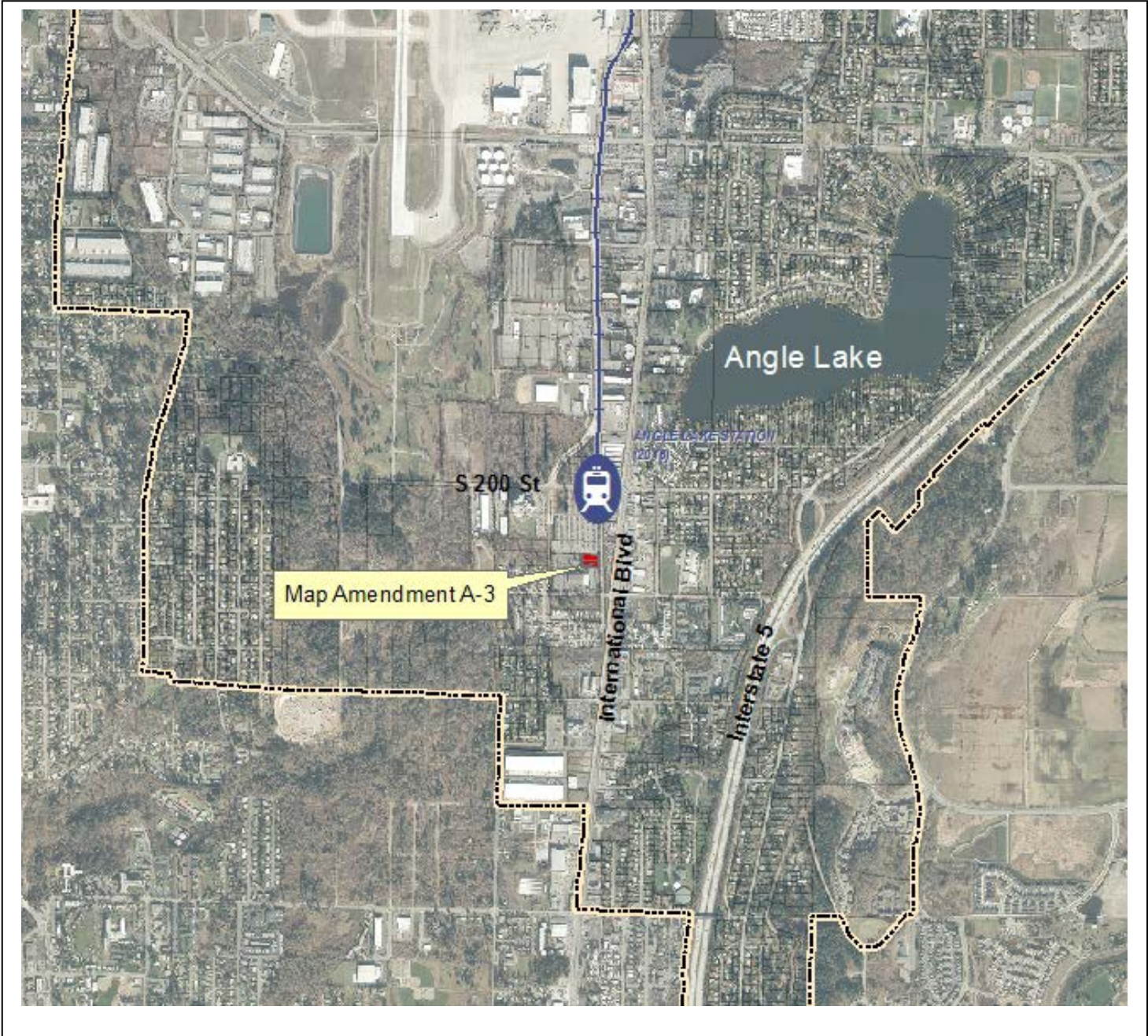
Vicinity Map

Map Amendments A-1 & A-2



Vicinity Map

Map Amendment A-3



Map Amendment A-1 Location and Context

Parcel Outlined in **Red** Proposed for Change



Attachment 2

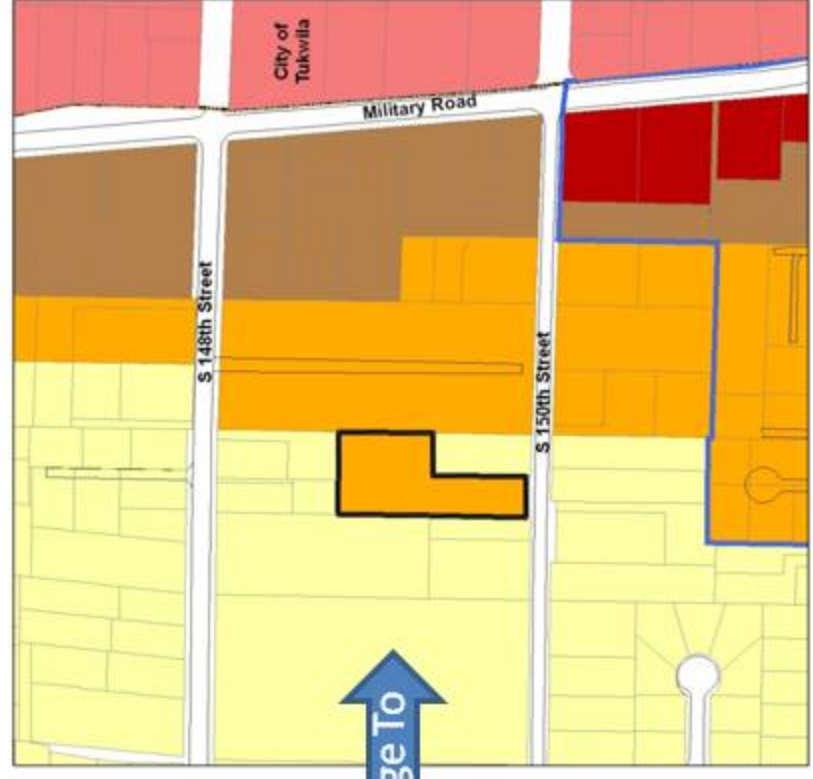
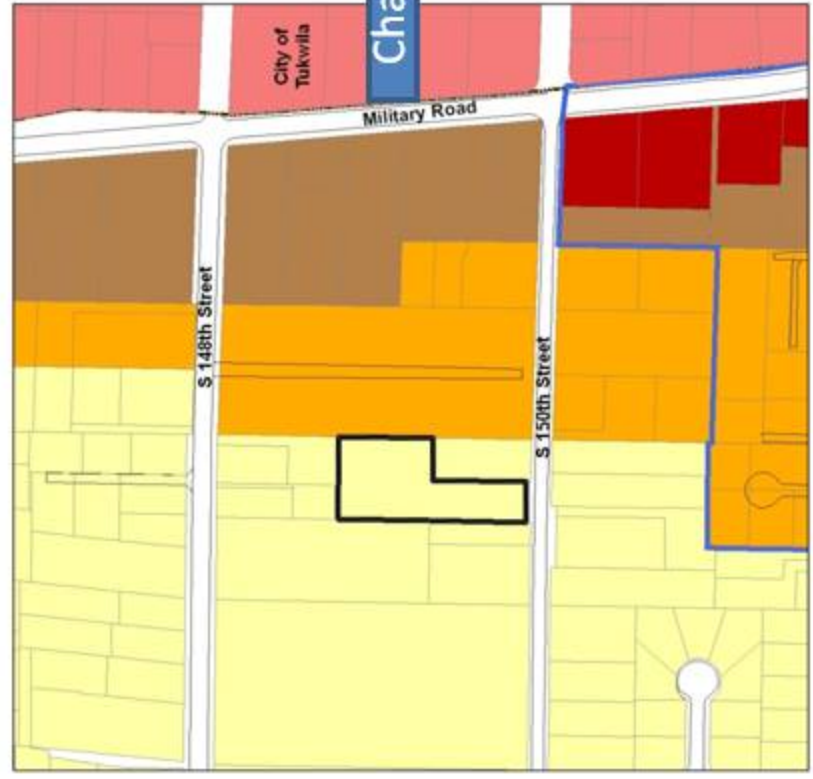




Map Amendment A-1

Existing Comprehensive Plan:
Residential Low Density

Proposed Comprehensive Plan:
Residential Medium Density



- SEATAC** Subject Parcel
- COMP.** Residential Low Density
- PLAN** Residential Medium Density

- Residential High Density
- Commercial High Density
- Station Area-S. 154th Street

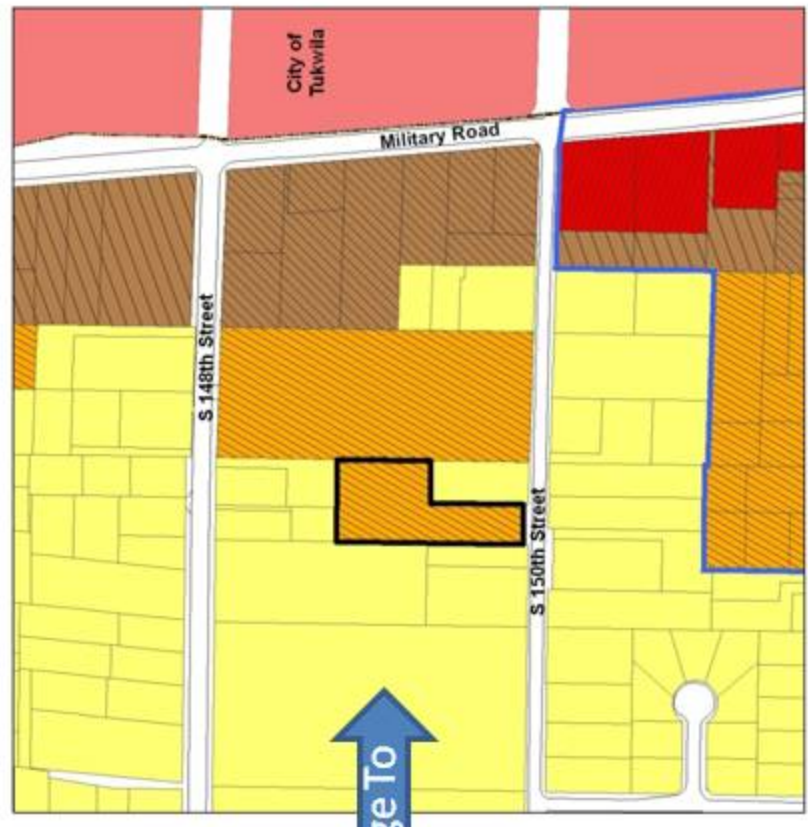
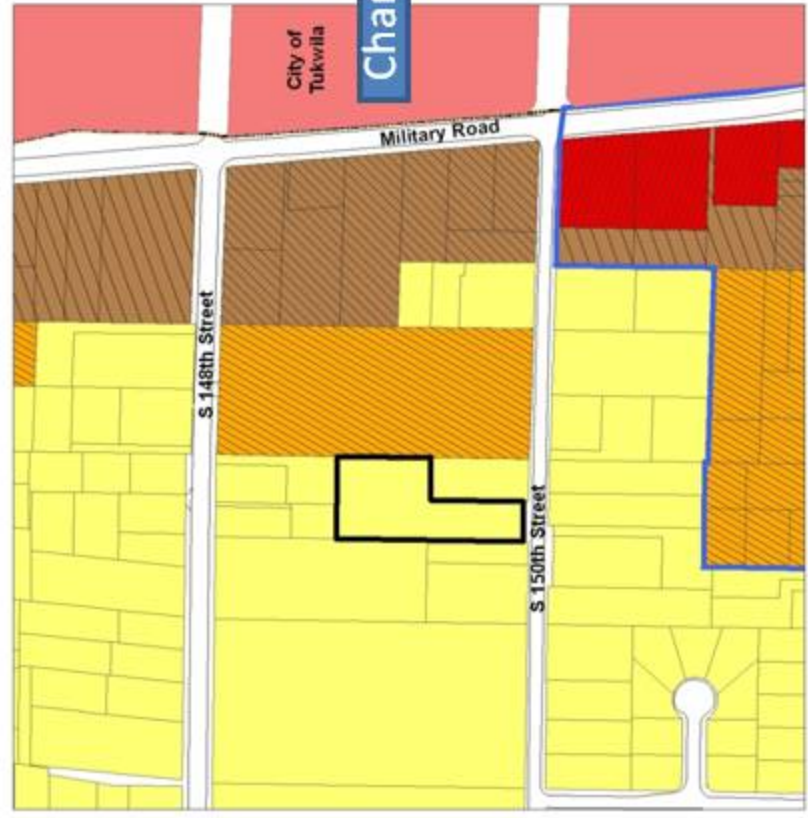
- TUKWILA COMP. PLAN**
- RC - Regional Commercial



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

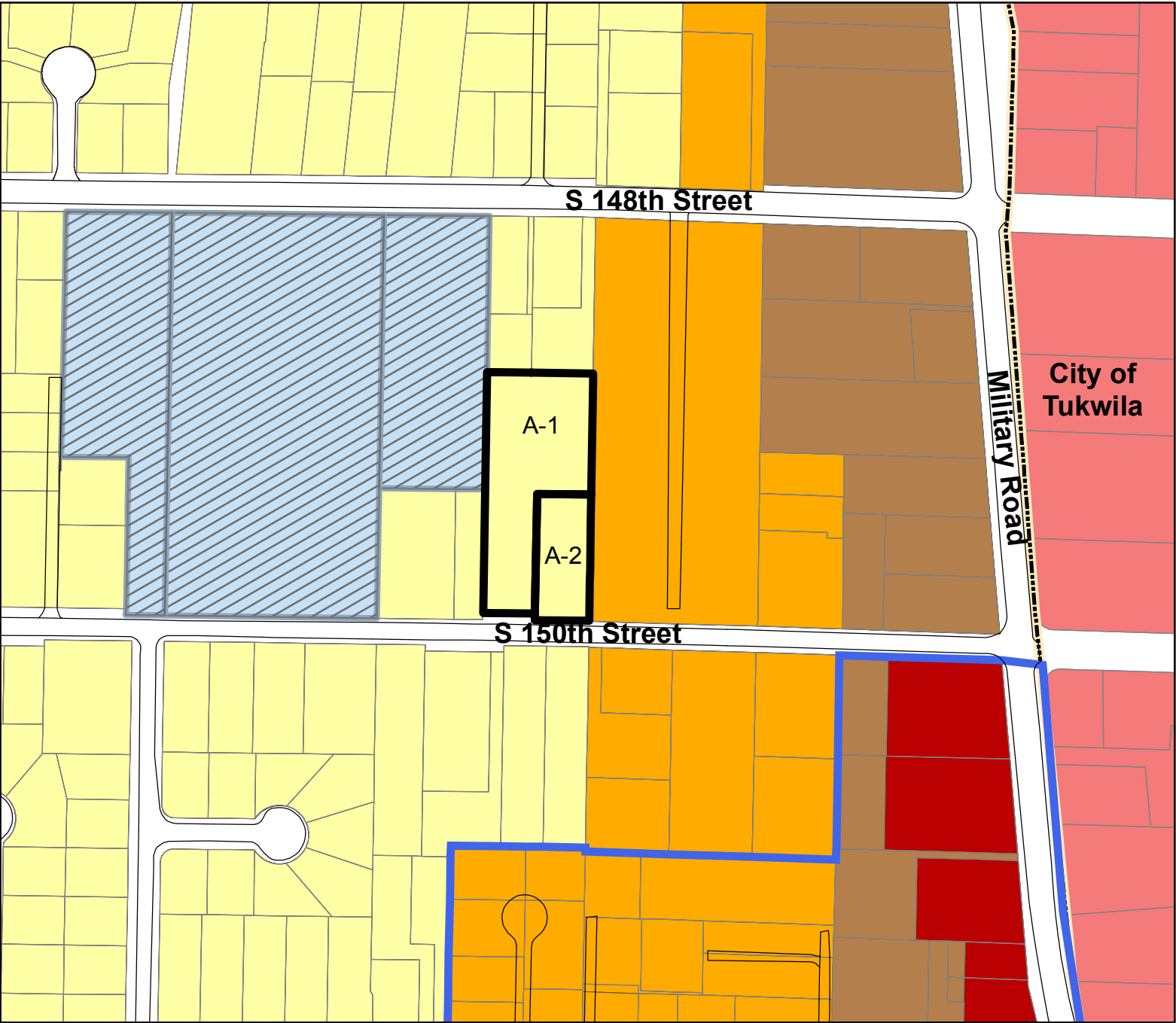
- UH-900
- Community Business in Urban Center (CB)
- Station Area - S. 154th Street

TUKWILA ZONING








- RC - Regional Commercial

City's Riverton Site

Supplemental Information for Map Amendments A-1 & A-2
 2013 Preliminary Docket of Comprehensive Plan Amendments



SEATAC COMPREHENSIVE PLAN

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

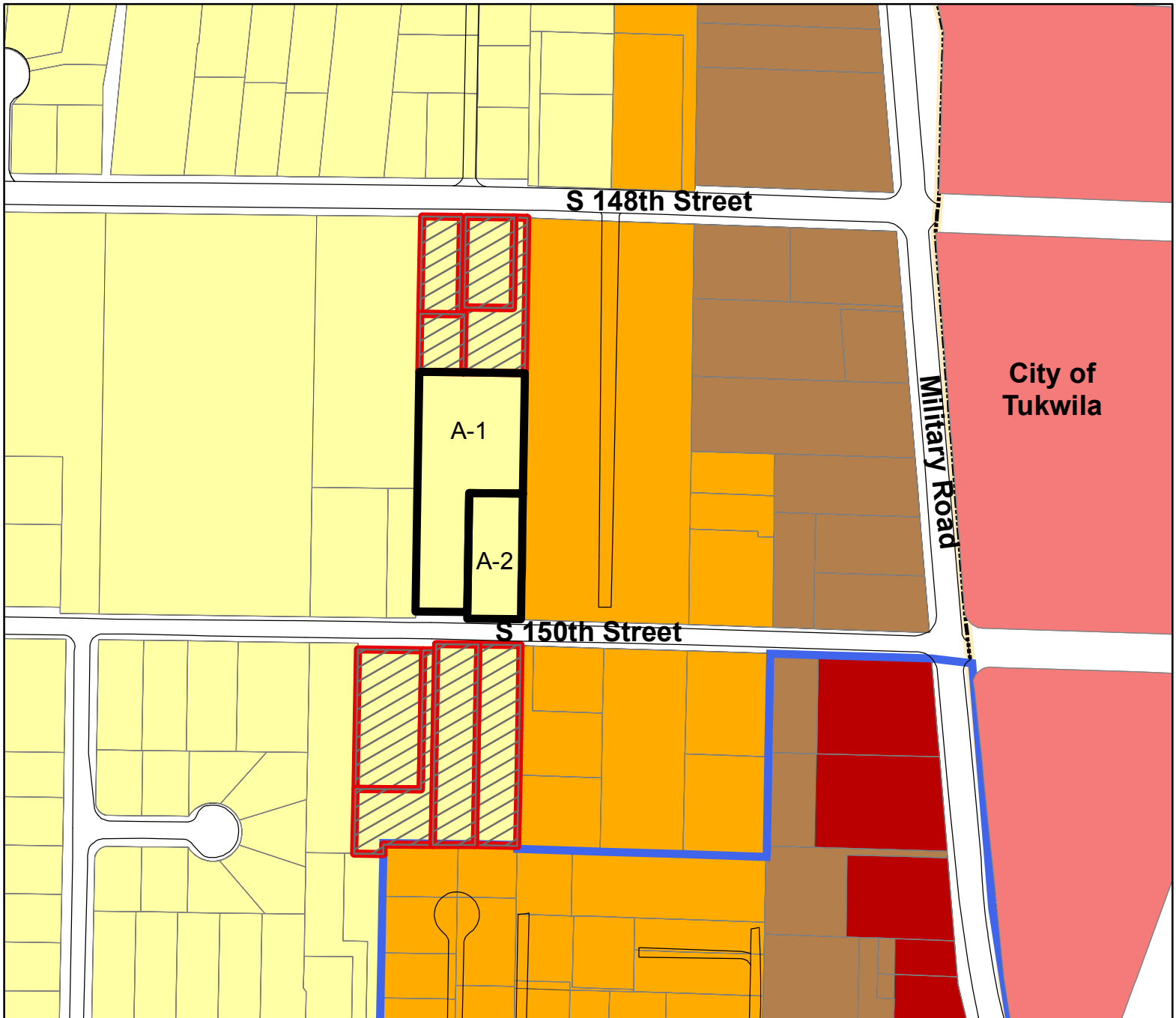
TUKWILA COMP. PLAN

-  RC - Regional Commercial










Parcels with Potential to Request Similar Amendment

Supplemental Information for Map Amendments A-1 & A-2
2013 Preliminary Docket of Comprehensive Plan Amendments



SEATAC COMPREHENSIVE PLAN

TUKWILA COMP. PLAN

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

-  RC - Regional Commercial



Map Amendment A-2 Location and Context

Parcel Outlined in **Red** Proposed for Change

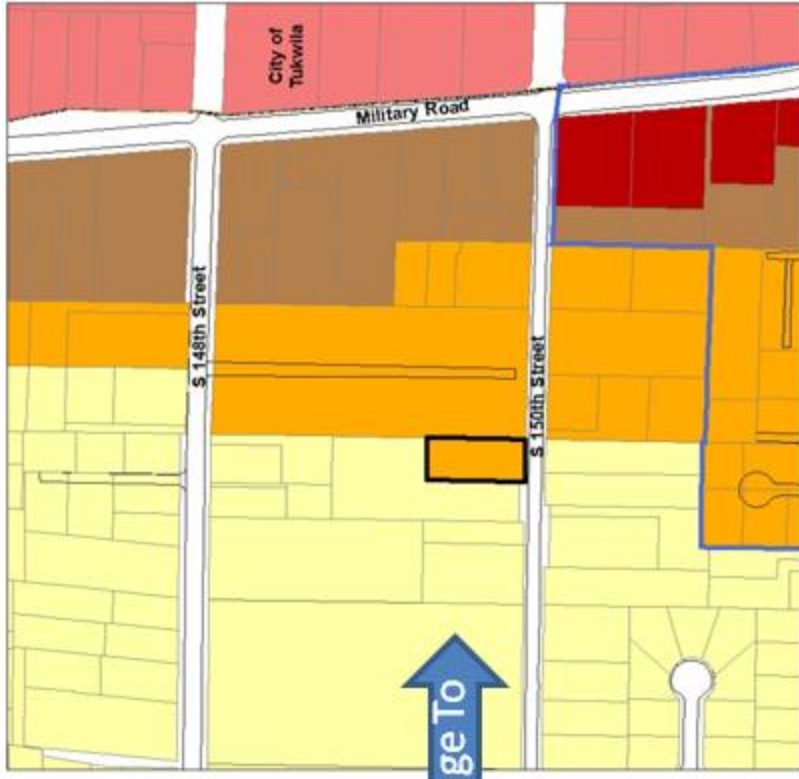
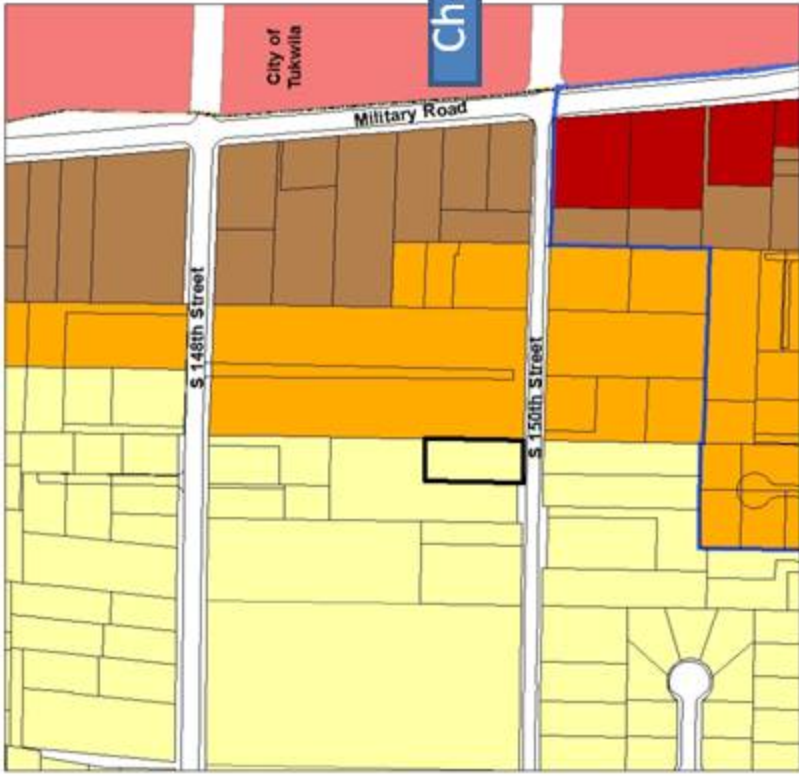




Map Amendment A-2

Existing Comprehensive Plan:
Residential Low Density

Proposed Comprehensive Plan:
Residential Medium Density



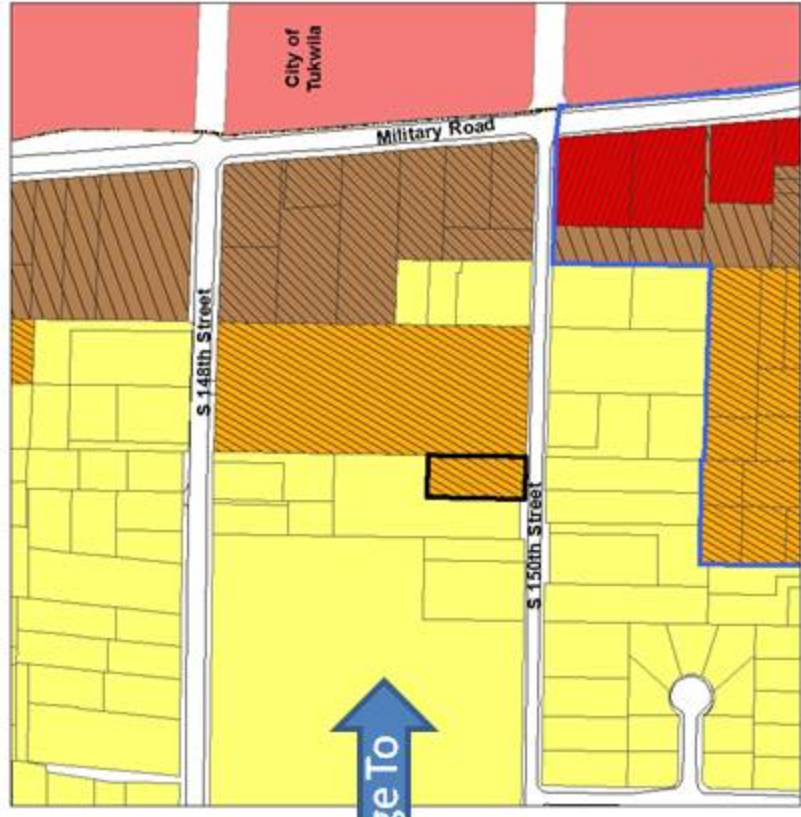
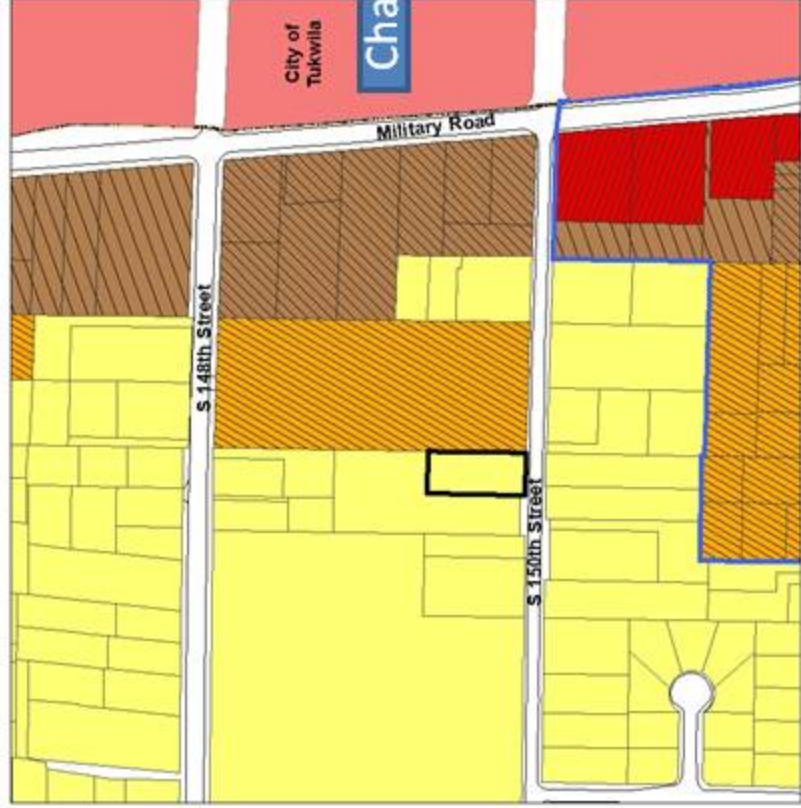
SEATAC	Subject Parcel	Residential High Density	TUKWILA COMP. PLAN
COMP.	Residential Low Density	Commercial High Density	RC - Regional Commercial
PLAN	Residential Medium Density	Station Area-S. 154th Street	



Map Amendment A-2

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

Map Amendment A-3 Location and Context

Parcel Outlined in **Red** Proposed for Change





Map Amendment A-3


Existing Comprehensive Plan: Airport
Proposed Comprehensive Plan: Aviation business Center (ABC)



Comprehensive Plan

-  Subject Parcels
-  Residential High Density
-  Residential High Mixed Use



-  Commercial High Density
-  Aviation Business Center
-  Airport



Map Amendment A-2

Existing Zoning:
Mobile Home Park (MHP)

Proposed Future Zoning:
Aviation business Center (ABC)



- Zoning**
- Subject Parcels
 - UL-7,200
 - UH-1,800
 - UH-900
 - Mobile Home Park (MHP)



- Community Business-Urban Center (CB-C)
- Aviation Business Center (ABC)
- Aviation Operations (AVO)
- Industrial (I)



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

To: Members of the City Council

Reviewed by: SeaTac Planning Commission
Joe Scorcio, AICP, Community and Economic Development Director
Steve Pilcher, AICP, Planning Manager
Michael Scarey, AICP, Senior Planner

Meeting Date: July 9, 2013

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.

This report includes three sections: 1) a summary of accomplishments either already or anticipated to be accomplished during 2013 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 2014.

The Planning Commission reviewed the proposed Annual Report and Work Plan at its May 21, June 4 and June 18, 2012 meetings.

PROGRESS MADE DURING 2013 TOWARDS IMPLEMENTATION OF THE GOALS AND REQUIREMENTS OF STATE LAW

A. 2013 Comprehensive Plan Amendments - Reviewed and recommended action with regard to the 2013 Preliminary Docket of Comprehensive Plan map and text amendments. The following is a list of all 2013 text and map amendments:

Map Amendment A-1

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

Map Amendment A-2

Property located at 3054 S. 150th St. – Amend Comprehensive Plan designation from Residential Low Density to Residential Medium Density

Map Amendment A-3

Property located at 202xx 28th Ave. S – Amend Comprehensive Plan designation from Airport to Aviation Business Center (ABC)

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

Text Amendment T-1

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

Text Amendment T-2

Annual update of 6-year Capital Facilities Plan

B. Area Rezones – None known or anticipated at this time.

C. Status of Major Zoning Code Update Project

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

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

See A. Comprehensive Plan Amendments

1. Reviewed, held a Public Hearing and made recommendation regarding the Final Docket of 2012 Comprehensive Plan amendments;
2. Reviewed, held a Public Hearing and made recommendation regarding the City Center Park-and-Fly Code;
3. Reviewed, held a Public Hearing and made recommendation regarding a proposed amendment to Zoning Code Chapter 15.35 regarding hotels in the UH Zone;
4. Reviewed the City's Ten-Year Transportation Improvement Program, 2014 - 2023.

CITY COUNCIL GOALS – 2013

Council Goal #1

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

Continue to support regulatory efforts to facilitate transit oriented development involving the 154th St, and Angle Lake Light Rail 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 to codes in order to streamline the regulatory process.

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

Undertake the 2014 Comprehensive Plan update, which will include GMA-mandated update items required to be adopted by June 2015. This will be a more extensive update than the typical annual amendment process.

Council Goal #3

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

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

Council Goal #4

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

Participate in the ULI TAP in fall 2013.

Council Goal #5

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

Provide support to staff and participate in Angle Lake Station Area planning efforts, including the establishment of interim zoning controls.

Continue to support the completion of the 28th/24th Avenue Arterial.

Council Goal #6

Energetically advocate for completion of SR 509 to I-5 in local, statewide and federal forums including support of public-private partnerships, grants and revenue options that will result in funding necessary for construction of the highway

Support staff and Council’s advocacy efforts in this area.

PLANNING COMMISSION WORK PLAN FOR CALENDAR YEAR: 2014

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 2014 Comprehensive Plan Update. This amendment cycle will be more extensive than most, as the GMA requires a major update to be completed by June 2015.
 - 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. Update of the Housing element, including policies related to affordable housing;
 - e. Other elements as required by analysis of GMA requirements.
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 policies related to reduction of greenhouse gas emissions
 - Include policies 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
3. Policies regarding Safe and Complete Streets and Access to Corner Stores

B. Anticipated preparation of Subarea Plans

Angle Lake Station Area Plan completed by fall 2014

C. Area Rezones

Establish interim zoning regulations for the Angle Lake Station area.

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

Continue to support efforts to complete the Major Zoning Code Update as resources allow.

Review, hold Public Hearings, and make recommendation on development regulations implementing the Safe and Complete Streets Plan and Access to Corner Stores Policies (once adopted)

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

Participate in ULI TAP for 154th Street Station Area.

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 1.5 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.