



## City Resolutions Archive

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**RESOLUTION NO. 05-001**

A RESOLUTION of the City Council of the City of SeaTac, Washington, authorizing entry into a Development Agreement between the City and Enterprise Leasing Company and E & R Investment Properties, LLC.

**WHEREAS**, RCW 36.70B.170 through .200 and SMC 15.05.057 authorize the City to enter into Development Agreements with persons or entities having ownership or control of real property within the City; and

**WHEREAS**, Enterprise Leasing Company and E & R Investment Properties, LLC are the entities having ownership or control of certain property located at 19031 International Boulevard within the City of SeaTac, and they desire to undertake development thereon subject to a Development Agreement; and

**WHEREAS**, notice was published and mailed to surrounding property owners pursuant to SMC 16A.13.010, and the Council held a public hearing on December 14, 2004; and

**WHEREAS**, the Council finds that the proposed Development Agreement satisfies the criteria of SMC 15.22.055 and remains generally consistent with current City development regulations and provides significant public benefit;

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SEATAC, WASHINGTON HEREBY RESOLVES as follows:**

1. The City Manager is authorized to execute, on behalf of the City, a Development Agreement with Enterprise Leasing Company and E & R Investment Properties, LLC, generally in the form attached to this Resolution as Exhibit "A".
2. The City Clerk shall cause the fully executed document to be filed with the King County Recorder.

**PASSED** this 11th day of January, 2005 and signed in authentication thereof on this 11th day of January, 2005.

**CITY OF SEATAC**

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Frank Hansen, Mayor

ATTEST:

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Judith L. Cary, City Clerk

Approved as to Form:

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Mary E. Mirante Bartolo, City Attorney

[Enterprise Leasing Company Development Agreement]

**RESOLUTION NO. 05-002**  
**This Resolution was replaced by Res 05-003**

A RESOLUTION of the City Council of the City of SeaTac, Washington, accepting and approving the City of SeaTac's designated portion of the Regional Hazard Mitigation Plan, as accepted by the Federal Emergency Management Agency (FEMA), and authorizing the City Manager to enter into the agreement on behalf of the City.

**WHEREAS**, the City is vulnerable to the human and economic costs of natural, technological and societal disasters; and

**WHEREAS**, the City recognizes the importance of reducing or eliminating those vulnerabilities for the overall good and welfare of the community; and

**WHEREAS**, the City has been an active participant in the Regional Hazard Mitigation Plan of King County Task Force, which has established a comprehensive, coordinated planning process to eliminate or decrease these vulnerabilities; and

**WHEREAS**, the City's representatives and staff have identified, justified and prioritized a number of proposed projects and programs needed to mitigate the vulnerabilities of the City to the impacts of future disasters; and

**WHEREAS**, these proposed projects and programs have been incorporated into the initial edition of the Regional Mitigation Plan that has been prepared and issued for consideration and implementation by the communities of King County;

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SEATAC, WASHINGTON HEREBY RESOLVES as follows:**

1. The City Council hereby accepts and approves of its designated portion of the Regional Hazard Mitigation Plan, as provisionally accepted by FEMA on July 9, 2004, including future administrative amendments as they may

occur, and the City Manager is authorized to enter into the Regional Mitigation Plan on behalf of the City.

2. The agency personnel of the City are requested and instructed to pursue available funding opportunities for implementation of the proposals designated therein.
3. The City will, upon receipt of such funding or other necessary resources, seek to implement the proposals contained in its section of the strategy.
4. The City will continue to participate in the updating and expansion of the Regional Hazard Mitigation Plan in the years ahead.
5. The City will further seek to encourage the businesses, industries and community groups operating within and/or for the benefit of the City to also participate in the updating and expansion of the Regional Hazard Mitigation Plan in the years ahead.

**PASSED** this 11th day of January 2005 and signed in authentication thereof on this 11<sup>th</sup> day of January 2005.

**CITY OF SEATAC**

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Frank Hansen, Mayor

ATTEST:

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Judith L. Cary, City Clerk

Approved as to Form:

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Mary E. Mirante, City Attorney

[Regional Hazard Mitigation Plan Approval]

**RESOLUTION NO. 05-003**

A RESOLUTION amending Resolution No. 05-002 of the City Council of the City of SeaTac, Washington, accepting and approving the City of SeaTac's revised designated portion of the Regional Hazard Mitigation Plan, as accepted by the Federal Emergency Management Agency (FEMA), and authorizing the City Manager to enter into the agreement on behalf of the City.

**WHEREAS**, the City is vulnerable to the human and economic costs of natural, technological and societal disasters; and

**WHEREAS**, the City recognizes the importance of reducing or eliminating those vulnerabilities for the overall good and welfare of the community; and

**WHEREAS**, the City has been an active participant in the Regional Hazard Mitigation Plan of King County Task Force, which has established a comprehensive, coordinated planning process to eliminate or decrease these vulnerabilities; and

**WHEREAS**, the City's representatives and staff have identified, justified and prioritized a number of proposed projects and programs needed to mitigate the vulnerabilities of the City to the impacts of future disasters; and

**WHEREAS**, these proposed projects and programs have been incorporated into the initial edition of the Regional Mitigation Plan that has been prepared and issued for consideration and implementation by the communities of King County;

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SEATAC, WASHINGTON HEREBY RESOLVES as follows:**

1. The City Council hereby accepts and approves of its revised designated portion of the Regional Hazard Mitigation Plan, attached hereto as Exhibit "A", as provisionally accepted by FEMA on July 9, 2004, including future administrative amendments as they may occur, and the City Manager is authorized to enter into the Regional Mitigation Plan on behalf of the City.

2. The agency personnel of the City are requested and instructed to pursue available funding opportunities for implementation of the proposals designated therein.
3. The City will, upon receipt of such funding or other necessary resources, seek to implement the proposals contained in its section of the strategy.
4. The City will continue to participate in the updating and expansion of the Regional Hazard Mitigation Plan in the years ahead.
5. The City will further seek to encourage the businesses, industries and community groups operating within and/or for the benefit of the City to also participate in the updating and expansion of the Regional Hazard Mitigation Plan in the years ahead.

**PASSED** this 25<sup>th</sup> day of January, 2005 and signed in authentication thereof on this 25<sup>th</sup> day of January, 2005.

**CITY OF SEATAC**

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Frank Hansen, Mayor

ATTEST:

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Judith L. Cary, City Clerk

Approved as to Form:

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Mary E. Mirante, City Attorney

[Regional Hazard Mitigation Plan Approval]

**RESOLUTION NO. 05-004**

A RESOLUTION of the City Council of the City of SeaTac, Washington, amending the City of SeaTac Schedule of License Fees, Permit Fees and Other Fees and Charges for City Services related to fees collected by the Department of Planning and Community Development.

**WHEREAS**, the Fee Schedule is adopted by Resolution of the City Council; and

**WHEREAS**, changes are needed periodically to the Fee Schedule to reflect changes in City codes and in the cost of providing services to the Public; and

**WHEREAS**, the Rezone fees should be updated with respect to the zoning classifications, and to add a category for a change in property-specific conditions; and

**WHEREAS**, it is recommended that the schedule of Site Plan Review fees be based on categories of projects, rather than project valuation; and

**WHEREAS**, a deposit is recommended to facilitate Independent Radio Frequency Engineering Review of Wireless Communication Facilities; and

**WHEREAS**, short plats may require re-addressing of neighboring properties, causing an unexpected expense for neighbors that should be reimbursed by the project applicant; and

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SEATAC, WASHINGTON HEREBY RESOLVES as follows:**

The Schedule of License Fees, Permit Fees, and Other Fees and Charges for City Services is amended as follows:

**PLANNING AND COMMUNITY DEVELOPMENT:**

Comprehensive Plan	\$60.00
Zoning Code	\$60.00
Certificate of Zoning Compliance	\$175.00



Short Plats (Preliminary)		
a.	Preliminary	\$800.00
b.	Engineering plan review	\$500.00
c.	Supplemental drainage review	\$195.00
	<b>TOTAL</b>	<b>\$1,495.00</b>
Final Short Plats		
		\$1,000.00
	<u>Re-imbursement to neighbor(s) for cost of required re-addressing of house</u>	<u>\$100.00 per house</u>
Separate Lot Determination (Minimum staff fee)		
		100% of cost
Consultant Review and Confirmation fee		
	<u>Wireless Communication Facilities Independent Review <b>Deposit</b></u>	<u>\$3,500</u>
Lot Line Adjustments		
		\$400.00
Preliminary Plats		
	100 lots or less	\$6000+100 per lot
	More than 100 lots	\$7000+100 per lot
Final Plat		
	30 lots or less	\$3000+100 per lot
	31 or more lots	\$3500+100 per lot
Development Agreement, application fee		
		\$2,500.00
Planned Unit Developments (PUD)		
Preliminary		
	100 units or less	\$7000+200 per lot
	More than 100 lots	\$8000+200 per lot
Final PUD		
		\$4,000.00

Rezones	Reclassification to: <del>UR</del> , UL	
	Base:	\$1,500.00
	Per Acre:	\$200.00
	Maximum:	\$13,000.00
	Reclassification to: <u>T</u> , UM, MHP	
	Base:	\$2,500.00
	Per Acre:	\$800.00
	Maximum:	\$20,000.00
	Reclassification to: NB, UH, <u>O/C/MU</u>	
	Base:	\$3,000.00
	Per Acre:	\$1,000.00
	Maximum:	\$22,000.00
	Reclassification to: <u>O/CM</u> , CB, I, ABC, BP, Other	
	Base:	\$4,000.00
	Per Acre:	\$1,500.00
	Maximum:	\$30,000.00
	<u>Change in property-specific conditions only.</u>	
	<u>Base:</u>	<u>\$1,500.00</u>
	<u>Per Acre:</u>	<u>\$500.00</u>
	<u>Maximum:</u>	<u>\$5,000.00</u>
Special Home Occupation Permit (Review & Hearing)		\$200.00
Zoning Compliance Letter		\$200.00
Zoning Code Interpretation		\$100.00
Conditional Use Permits (CUP)		
a. Administrative		\$1,503.00
b. With public hearing		\$2,500.00
c. <del>Manufactured Home UL Zone</del>		\$300.00
Variances		\$400.00
a. Administrative		\$1,000.00
b. With public hearing		

<del>Unclassified Use Permit</del>	
<del>    a. Base fee</del>	<del>\$2,236.00</del>
<del>    b. Per acre</del>	<del>\$292.00</del>
<del>    c. Maximum</del>	<del>\$18,513.00</del>

Shoreline Exemption \$150.00

Shoreline Substantial Development Permit

a. Up to \$10,000	\$350.00
b. \$10,001 to \$100,000	\$1,100.00
c. \$100,001 to 500,000	\$3,000.00
d. \$500,001 to 1,000,000	\$5,000.00
e. \$1,000,001 +	\$8,000.00

SEPA Review

a. \$0 to \$250,000	\$500.00
b. \$251,000 to \$500,000	\$700.00
c. \$500,001 to \$1,000,000	\$1,200.00
d. \$1,000,001 +	\$1,700.00

The fee is waived as to the following projects:

- The expansion of a single-family residence landward from the shoreline of Angle Lake.
- The construction of an accessory structure landward of a single-family residence.

~~Sign Permit Review~~ \$100.00

Inspections and reviews not otherwise covered Standard hourly rate

Site Plan Review Permit

<del>a. \$0 to \$25,000</del>	<del>\$175.00</del>
<del>b. \$25,001 to \$100,000</del>	<del>\$250.00</del>
<del>c. \$100,001 to \$500,000</del>	<del>\$400.00</del>
<del>d. \$500,001 +</del>	<del>\$550.00</del>

Type I

a. <u>Cutting of trees, or clearing of vegetation on commercial or vacant residential property;</u>	<u>\$200</u>
b. <u>Addition or changes to paved areas or circulation;</u>	<u>\$400</u>
c. <u>“Changes in Use” not covered under another permit;</u>	<u>\$400</u>

- d. Other actions requiring Zoning Code review and compliance, per SMC 15.05.040, where no other City permit is required:
  - Value of work less than \$10,000 \$200
  - Value of work greater than \$10,000 \$400

Type II (Site Plan Review of SEPA Submittal) \$0  
(Included in SEPA Fee)

Temporary Use Fee \$60.00

**PASSED** this 22nd day of February, 2005 and signed in authentication thereof on this 22nd day of February, 2005.

**CITY OF SEATAC**

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Frank Hansen, Mayor

ATTEST:

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Judith L. Cary, City Clerk

Approved as to Form:

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Mary Mirante-Bartolo, City Attorney

[Effective Date: \_\_\_\_\_]

[A Resolution Amending the Fee Schedule related to fees collected by the Department of Planning and Community Development].

**RESOLUTION NO. 05-005**

A RESOLUTION of the City Council of the City of SeaTac, Washington, approving and authorizing the amendment of the City of SeaTac Travel Policies, Regulations and Procedures.

**WHEREAS**, in connection with the municipal operations and functions of the City of SeaTac, there are occasions when employees of the City and public officials of the City are required to travel on City business; and,

**WHEREAS**, in order to provide for a system of orderly processing of travel expenses the City Council adopted, by Resolution 94-009, City of SeaTac Travel Policies, Regulations and Procedures, identifying the parameters and procedures for handling of travel expenses, and as amended by subsequent resolutions in 1999 and 2003; and

**WHEREAS**, the Travel Policies, Regulations and Procedures, as amended, that have been utilized over the past eleven years, warrant some additional areas of adjustment and change to more fully meet the needs of the City.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SEATAC, WASHINGTON HEREBY RESOLVES as follows:**

1. Article III, Section (1)(B) of the City of SeaTac Travel Policies, Regulations and Procedures is hereby amended to read as follows:

Reimbursement for ~~City officials or City employee's~~ alcoholic beverage expenses is prohibited.

2. Article III, Section (1)(D) of the City of SeaTac Travel Policies, Regulations and Procedures is hereby amended to read as follows:

Maximum meal allowances are intended to include the basic cost of a meal, any applicable sales tax, and any tip or gratuity not to exceed ~~15%~~ 20% of the total costs of the meal, and any expenses for applicable sales taxes or tips or gratuities shall not be otherwise reimbursed.

3. Article III, Section (2)(B) of the City of SeaTac Travel Policies, Regulations and Procedures is hereby amended to read as follows:

B. MAXIMUM MEAL ALLOWANCES

The meal costs for employees and officials of the City in connection with their city related travel shall be reimbursed, upon providing the City with a receipt for the meal(s), at the maximum daily total amount set forth below:

MAXIMUM DAILY TOTAL....\$ ~~42.00~~ 51.00

The above daily amount applies to travel that extends beyond one day in duration (i.e. overnight lodging is included). ~~Day meetings and seminars, which typically extend through the lunch period and lunch is not provided as a part of the meeting or seminar, shall be reimbursed at the single meal maximum allowance of \$15.00. Single meal rates for meetings and seminars, where the meal is not provided as a part of the meeting or seminar cost, shall be reimbursed at the single meal maximum schedule as follows: Breakfast (\$13.00), Lunch (\$15.00) and Dinner (\$23.00).~~ It is provided, however, that if meal costs exceed the above maximum amounts, a receipt and a satisfactory explanation shall be provided to the City for each meal in excess of such amounts. If no receipt is available for a meal for which an employee/official seeks reimbursement or for which the employee/official must otherwise provide an accounting, the employee/official shall provide a statement as to the cost of the meal and reasons for unavailability of a receipt. In any such case where a receipt is not provided, the maximum amount that the employee/official may be reimbursed would be the amount of the maximum single meal allowance ~~(\$15.00)~~ set forth above. Questions, concerns or reviews and decisions on challenged or questionable reimbursement amounts shall be by the City Manager (for Department Directors), by the Department Director (for City employees) and by the City Council (for members of City citizen advisory committees).

For an employee/official to be eligible for meal allowances the employee/official must be in travel status during the normal meal period(s). To receive reimbursement for breakfast, the employee/official must be in travel status before 7:00 A.M., and for lunch before 12:00 Noon and/or return after 1:00 P.M., except where a luncheon meeting is held. For dinner, the employee/official must be in travel status until after 6:00 P.M.

Meal allowances shall not be reimbursed when meals are furnished to the employee/official as a part of the meeting, seminar or convention being attended. If some but not all of the meals are provided as part of the meeting, convention or seminar, the meal allowance reimbursement available to the employee/official shall be only available for the specific meals not included.

**PASSED** this 8th day of March, 2005 and signed in authentication thereof on this  
8th day of March, 2005.

**CITY OF SEATAC**

\_\_\_\_\_  
Frank Hansen, Mayor

ATTEST:

\_\_\_\_\_  
Judith L. Cary, City Clerk

Approved as to Form:

\_\_\_\_\_  
Mary Mirante-Bartolo, City Attorney

[Travel Policy Amendment]

**RESOLUTION NO. 05-006**

A RESOLUTION of the City Council of the City of SeaTac, Washington, adopting the Federal National Incident Management System (“NIMS”) for the City of SeaTac.

**WHEREAS**, the President of the United States, in Homeland Security Directive (HSPD)-5, directed the Secretary of the Department of Homeland Security to develop and administer a National Incident Management System (NIMS), which would provide a consistent nationwide approach for Federal, State, Tribal, and local governments to work together more effectively and efficiently to prevent, prepare for, respond to and recover from domestic incidents, regardless of cause, size or complexity; and

**WHEREAS**, NIMS, which incorporates best practices currently in use by incident managers at all levels and was developed through extensive outreach to State, Tribal, and local officials, the emergency response community and the private sector; and

**WHEREAS**, the collective input and guidance from all Federal, State, Tribal, and local homeland security partners has been, and will continue to be, vital to the development, effective implementation and utilization of a comprehensive NIMS;

**WHEREAS**, it is necessary and desirable that all Federal, State, Tribal, and local emergency agencies and personnel coordinate their efforts to effectively and efficiently provide the highest levels of incident management;

**WHEREAS**, to facilitate the most efficient and effective incident management it is critical that Federal, State, Tribal, and local organizations utilize standardized terminology, standardized organizational structures, interoperable communications, consolidated action plans, unified command structures, uniform personnel qualification standards, uniform standards for



planning, training, and exercising, comprehensive resource management, and designated incident facilities during emergencies or disasters; and

**WHEREAS**, NIMS establishes a federally recognized standard incident management processes, protocols, and procedures that all responders -- Federal, State, Tribal, and local -- will use to coordinate and conduct response actions; and

**WHEREAS**, the NIMS standardized procedures for managing personnel, communications, facilities and resources will improve the City's and the State's ability to utilize federal funding to enhance local and State agency readiness, maintain first responder safety, and streamline incident management processes; and

**WHEREAS**, the Incident Command System components of NIMS are already an integral part of various incident management activities throughout the State, including current emergency management training programs; and

**WHEREAS**, responders using the same standardized procedures will all share a common focus and will be able to place full emphasis on incident management when an incident occurs, whether it is terrorism or a natural disaster. In addition, national preparedness and readiness in responding to and recovering from an incident is enhanced since all of the nation's emergency teams and authorities are using a common language and set of procedures; and

**WHEREAS**, the National Commission on Terrorist Attacks (9-11 Commission) recommended adoption of a standardized Incident Command System; and

**WHEREAS**, Homeland Security Presidential Directive-5 states that NIMS must be adopted by state and local organizations as a condition for federal preparedness assistance after October 1, 2005;

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SEATAC,  
WASHINGTON HEREBY RESOLVES as follows:**

1. The City Council hereby adopts the National Incident Management System (“NIMS”), which shall be utilized for all incident management in the City.
2. The City of SeaTac shall incorporate NIMS into the City of SeaTac Emergency Operations Plan.

**PASSED** this 22<sup>nd</sup> day of March 2005 and signed in authentication thereof on this 22<sup>nd</sup> day of March 2005.

**CITY OF SEATAC**

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Frank Hansen, Mayor

ATTEST:

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Judith L. Cary, City Clerk

Approved as to Form:

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Mary E. Mirante, City Attorney

[National Incident Management System adoption]

## **RESOLUTION NO. 05-007**

A RESOLUTION of the City Council of the City of SeaTac, Washington approving and ratifying the amendments to the county-wide planning policies under the Growth Management Act

**WHEREAS**, pursuant to the requirements of the Washington State Growth Management Act, and specifically section 36.70A.210 of the Revised Code of Washington, in the fall of 1991, representatives of King County, the City of Seattle and the Suburban Cities of King County began meeting as the Growth Management Planning Council for King County, to develop and make recommendations for county-wide planning policies; and

**WHEREAS**, in July, 1992, the King County Council adopted the county-wide planning policies recommended to it by the Growth Management Planning Council, recognizing that additional policies would need to be developed to address issues not dealt with in the initial policies (with the initial policies being referred to as Phase I and the additional issues to be dealt with in a contemplated Phase II); and,

**WHEREAS**, included among the issues to be addressed in the second phase of the county-wide policies were designation of urban centers for purposes of pursuing a Regional Transit Plan affordable housing, economic development, rural character, preparation of detailed fiscal analysis of the county-wide planning policies, and completion of a draft and final environment impact statement; and,

**WHEREAS**, since the adoption of the first phase of the county-wide planning policies, the Growth Management Planning Council has been working to develop recommended amendments to the adopted county-wide planning policies; and,

**WHEREAS**, the Growth Management Planning Council took final action recommending the Phase II amendments to the county-wide planning policies on May 25, 1994, which recommendations were identified in a document entitled Recommended Amendments to King

County 2012 County-wide Planning Policies Adopted by King County Growth Management Planning Council May 25, 1994; and,

**WHEREAS**, review of the proposed Phase II policies were made by the metropolitan King County government, with recommendations and proposed amendments thereto being developed and incorporated in the ordinance amending the county-wide planning policies, identified as Ordinance No. 11446 of the Metropolitan King County Council; and,

**WHEREAS**, in January of 2002 the Washington Office of Financial Management (OFM) issued new 20-year population growth projections to the year 2022; and,

**WHEREAS**, on February 22, 2005 the King County Council adopted Ordinance No. 15122 (Exhibit B) amending the county-wide planning policies and revising targets for new household and job growth for the period 2002 - 2022; and,

**WHEREAS**, the revised household and job growth targets adopted under King County Ordinance No. 15122 provide a minor benefit to SeaTac; and,

**WHEREAS**, on February 22, 2005 the King County Council adopted Ordinance No. 15123 (Exhibit C) amending the county-wide planning policies to designate downtown Burien as an Urban Center; and,

**WHEREAS**, King County Council Ordinance No. 15123 would not have a direct effect on the City of SeaTac; and,

**WHEREAS**, in order to be effective, the amended county-wide planning policies must be ratified by at least 30 percent of the City and County governments representing 70 percent of the population of King County, and May 16, 2005 has been set as the deadline for approval or disapproval by various jurisdiction with King County; and,

**WHEREAS**, based upon the guidelines set forth for adoption and ratification of the county-wide planning policies, failure by a city to ratify the policies or affirmatively disapprove the policies by May 16, 2005 will be deemed ratification and approval by the city; and,

**WHEREAS**, because of the consistent role and participation that the City Council has played in the Suburban Cities Association and the Growth Management Planning Council development of the county-wide planning policies, the Council finds it appropriate to affirmatively ratify and approve the county-wide planning policy amendments;

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SEATAC, WASHINGTON HEREBY RESOLVES as follows:**

1. The City Council hereby approves and ratifies the county-wide planning policies as amended and set forth in Metropolitan King County Council Ordinance Nos.15122, and 15123, copies of which are attached hereto, marked as Exhibit "B" and Exhibit "C" respectively, and incorporated herein by this reference.
2. The City Council does not approve Metropolitan King County Council Ordinance No. 15121 (Exhibit A).
3. This Resolution shall be in full force and effect upon passage and signatures hereon.

**PASSED** this 26th day of April, 2005 and signed in authentication there of this 26th day of April, 2005.

CITY OF SEATAC

\_\_\_\_\_  
Frank Hansen, Mayor

ATTEST:

\_\_\_\_\_  
Judith L. Cary, City Clerk

Approved as to Form:

\_\_\_\_\_  
Mary Mirante Bartolo, City Attorney

**RESOLUTION NO. 05-008**

A RESOLUTION of the City Council of the City of SeaTac, Washington, adopting a Ten-Year Transportation Improvement Program for the years 2006-2015

**WHEREAS**, pursuant to RCW 35.77.010, cities are required to adopt a six-year comprehensive Transportation Improvement Program (TIP); and

**WHEREAS**, the Growth Management Act, at RCW 36.70A.070(6), similarly requires adoption by the City of a comprehensive plan transportation element, including a ten-year forecast of system and capacity needs and a plan of financing; and

**WHEREAS**, the City Council conducted a public hearing pursuant to state law, to hear and receive public comment on the City's TIP; and

**WHEREAS**, the City Council finds that prioritized and regularly up-dated road and street maintenance and capital improvement projects are essential to growth management, financial planning, and assurance of a comprehensive and coordinated transportation system;

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SEATAC, WASHINGTON, HEREBY RESOLVES as follows:**

The Ten-Year Transportation Improvement Program (TIP) for the years 2006-2015, a copy of which is attached hereto, marked as Exhibit "A", and incorporated by this reference, is hereby adopted.

**PASSED** this 28th day of June, 2005 and signed in authentication thereof this 28th day of June, 2005

CITY OF SEATAC

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Terry Anderson, Deputy Mayor

ATTEST:

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Judith L. Cary, Clerk

Approved as to Form:

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Mary Mirante Bartolo, City Attorney

[Ten-Year TIP 2006-2015]

**RESOLUTION NO. 05-009**

A RESOLUTION of the City Council of the City of SeaTac, Washington, authorizing entry into an Amended and Restated Development Agreement between the City and SeaTac Airport Parking, LLC; L & R Investment Company; and 18613 International, LLC.

**WHEREAS**, RCW 36.70B.170 through .200 and SMC 15.05.057 authorize the City to enter into Development Agreements with persons or entities having ownership or control of real property within the City; and

**WHEREAS**, SeaTac Airport Parking, LLC, a Washington Limited Liability Company, and L & R Investment Company, a California general partnership, and 18613 International LLC, a Washington Limited Liability Company (hereinafter “Owner”), are the entities having ownership of certain real property located at 18445, 18601 and 18613 International Boulevard, within the City; and

**WHEREAS**, pursuant to Council Resolution, the City and the Owner entered into a Development Agreement, filed on February 8, 2005 under King County Recorder’s No. 20050208001970, relating to the said real property which is more particularly described in the Amended and Restated Development Agreement; and

**WHEREAS**, the Owner has requested an Amended and Restated Development Agreement by reason of changed circumstances, and representatives of the Owner and the City have conducted negotiations toward such an amendment and restatement; and

**WHEREAS**, notice was published pursuant to SMC 16A.13.010, and the Council has held a public hearing; and



**WHEREAS**, the Council finds that the proposed changes satisfy the criteria of SMC 15.22.055 and remain generally consistent with current City development regulations and provide significant public benefit;

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SEATAC, WASHINGTON HEREBY RESOLVES as follows:**

1. The City Manager is authorized to execute, on behalf of the City, an Amended and Restated Development Agreement with SeaTac Airport Parking, LLC, L & R Investment Company, and 18613 International, LLC, generally in the form attached to this Resolution as Exhibit A.
2. The City Clerk shall cause the fully executed document to be filed with the King County Recorder and to cause the prior filing under Recorder's No. 20050208001970 to be released.

**PASSED** this 28th day of June, 2005 and signed in authentication thereof on this 28th day of June, 2005.

**CITY OF SEATAC**

\_\_\_\_\_  
Terry Anderson, Deputy Mayor

ATTEST:

\_\_\_\_\_  
Judith L. Cary, City Clerk

Approved as to Form:

\_\_\_\_\_  
Mary E. Mirante Bartolo, City Attorney

[Airport Plaza Amended and Restated D.A.]

**RESOLUTION NO. 05-010**

A RESOLUTION of the City Council of the City of SeaTac, Washington, Adopting Findings of Fact Regarding Interim Development Standards for Homeless Encampments.

**WHEREAS**, in order to permit time to research issues related to Homeless Encampments, the City Council enacted Ordinance No. 05-1009 on May 24, 2005 which adopted Interim Development Regulations regarding Homeless Encampments; and

**WHEREAS**, the City staff will work with sponsoring and host agencies regarding Homeless Encampments and their impacts to the City, and to formulate final Homeless Encampment regulations that would provide mutual benefits to the City and the sponsoring and host agencies.

**WHEREAS**, RCW 35A.63.220 and RCW 36.70A.390 allow an interim zoning ordinance for a period of up to six (6) months pursuant to a public hearing and findings of fact supporting the need for the standards; and

**WHEREAS**, a public hearing was held on July 12, 2005 to consider the public benefit of continuing such standards for six (6) months; and

**WHEREAS**, the City Council hereby adopts by this reference, as findings of fact, each and every recital of Ordinance No. 05-1009;

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SEATAC, WASHINGTON HEREBY RESOLVES as follows:**

1. Findings of Fact. The City Council hereby makes the following findings of fact in justification of the Interim Homeless Encampment regulations of Ordinance No. 05-1009:

A. In 1994 the City of SeaTac adopted a Comprehensive Plan to direct development into the most appropriate land use zones and has annually updated the Plan.

B. The adopted Comprehensive Plan includes the following policies and strategies for protecting the City's aesthetic character:

Policy 1.2A: "Preserve the residential character of single-family residential neighborhoods, whenever possible."

Policy 2.1A: "Use City programs to support the physical and social stability of established residential neighborhoods."

C. Existing development regulations governing homeless encampments are not sufficient to protect the public interest regarding the City's aesthetic character.

D. In order to safeguard the public interest regarding aesthetic character, to protect the public welfare, and to ensure compatibility with adjacent land uses, interim development standards should be established for the public good.

E. The City is likely to host a homeless encampment which would be vested under existing regulations and result in a homeless encampment incompatible with surrounding development.

F. The Interim Standards will allow time for City staff and the Planning Commission to research and formulate permanent development standards that reflect input from sponsoring and host agencies and the public.

G. The Interim Develop Standards will not have any preclusive effect and will not unreasonably discriminate against homeless encampments

2. The Interim Development Standards for Homeless Encampments adopted by Ordinance No. 05-1009 shall continue in effect for the period of six months from the effective date of the said Ordinance.

**PASSED** this 12th day of July, 2005 and signed in authentication thereof on this 12th day of July, 2005.

**CITY OF SEATAC**

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Frank Hansen, Mayor

ATTEST:

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Judith L. Cary, City Clerk

Approved as to Form:

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Mary E. Mirante Bartolo, City Attorney

G:\GROUP\PLANNING\JACK\ZONING\2004\TENT CITY\RESOLUTION EXTENDING INTERIM STANDARDS – HOMELESS ENCAMPMENTS 7-12-05

Original effective date: June 24, 2003.

Effective period: 6 months

Expiration: December 24, 2003

Proposed extension: 6 months

From Passage of resolution on November 11 = May 11; Must adopt by April 11; must adopt by  
= March 16 and 23

6 month extension from December 24 = June 24 = must adopt by May 24 = May 4 and May 11

= 6 weeks.

Or..... Do this in December on December

**RESOLUTION NO. 05-011**

A RESOLUTION of the City Council of the City of SeaTac, Washington agreeing to the relocation of the common boundary with the City of Des Moines along a portion of vacated South 208<sup>th</sup> Street between the west margin of 12<sup>th</sup> Avenue South and the centerline of (vacated) 11<sup>th</sup> Place South, and authorizing the City Manager to enter into an agreement with the City of Des Moines to relocate the common boundary lines along said right-of-way, pursuant to RCW 35.13.340.

**WHEREAS**, the City Councils for the City of SeaTac and the City of Des Moines have received a petition from Scot and Liz Sanborn, requesting a boundary line adjustment between the City of SeaTac and the City of Des Moines, in an area between generally described as a portion of vacated South 208<sup>th</sup> Street right-of-way, between the centerline of (vacated) 11<sup>th</sup> Place South and the west margin of 12<sup>th</sup> Avenue South; and

**WHEREAS**, Scot and Liz Sanborn own King County parcel number 294600-3945, which now contains a portion of the South 208<sup>th</sup> Street right-of-way that was vacated by the City of Des Moines, pursuant to City of Des Moines Ordinance No. 1340; and

**WHEREAS**, the result of the street vacation by City of Des Moines Ordinance No. 1340 was that a portion of the Sanborn's property is now partly within the boundaries of the City of SeaTac and partly within the City of Des Moines; and

**WHEREAS**, RCW 35.13.340 provides a method for municipalities to modify the common boundary between the two cities when a parcel of land is located within two different cities; and

**WHEREAS**, the intent of this Resolution is to relocate the common boundary with the City of Des Moines in the vicinity of the Sanborn's property, and to authorize the City Manager to enter into an agreement with the City of Des Moines to effectuate the boundary relocation;

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

**WASHINGTON HEREBY RESOLVES as follows:**

1. In order to simplify jurisdictional issues and to include the entire King County parcel number 294600-3945, owned by Scot and Liz Sanborn to lie entirely with the jurisdiction of the City of SeaTac, the City of SeaTac Council hereby expresses its intent to fully include the portion of the area generally described as a portion of vacated right-of-way commonly referred to as South 208<sup>th</sup> Street, adjacent to King County parcel number 294600-3945, which has been vacated by the City of Des Moines to Scot and Liz Sanborn, so as to be included within the corporate boundaries of the City of SeaTac.
2. The City Council hereby authorizes the City Manager to enter into an agreement with the City of Des Moines, and to otherwise perform any other acts necessary to complete this revision of the City's corporate boundary, so that the new boundary between the centerline of (vacated) 11<sup>th</sup> Place South and the west margin of 12<sup>th</sup> Avenue South, would be relocated 30 feet south, to the centerline of (vacated) South 208<sup>th</sup> Street, so long as it is consistent with the intent of this Resolution and RCW 35.13.340.
3. If any one or more sections, subsections, or sentences of this Resolution are held to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portion of this Resolution and the same shall remain in full force and effect.

**PASSED** this 26th day of July, 2005 and signed in authentication thereof on this 26th day of July, 2005.

**CITY OF SEATAC**

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Frank Hansen, Mayor

ATTEST:

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Judith L. Cary, City Clerk

Approved as to Form:

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Mary E. Mirante Bartolo, City Attorney



**RESOLUTION NO. 05-012**

A RESOLUTION of the City Council of the City of SeaTac, Washington appointing a public records officer.

**WHEREAS**, RCW 42.17, as amended by Chapter 483, Section 3, Laws of 2005 requires that each state and local agency appoint and publicly identify a public records officer whose responsibility is to serve as a point of contact for members of the public requesting disclosure of public records and to oversee the agency's compliance with the public records disclosure requirements; and

**WHEREAS**, the statute also requires that the name and contact information of the public records officer shall be made in a way reasonably calculated to provide notice to the public; and

**WHEREAS**, the City Council deems it appropriate to enact a new Resolution appointing the City Clerk, or designee, as the City's public records officer;

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SEATAC, WASHINGTON HEREBY RESOLVES as follows:**

The City Clerk, or designee, is hereby appointed as the City of SeaTac's public records officer. The public records officer may be contacted at City Hall, 4800 South 188<sup>th</sup> Street, SeaTac, WA 98188-8605, during regular business hours between 8:30 a.m. and 5:00 p.m., or by telephone at 206.973.4800. The City Clerk's Office is directed to post this contact information at City Hall and to place it on the City's website.

**PASSED** this 9th day of August, 2005 and signed in authentication thereof on this 9th day of August, 2005.

**CITY OF SEATAC**

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Frank Hansen, Mayor

ATTEST:

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Judith L. Cary, City Clerk

Approved as to Form:

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Mary E. Mirante Bartolo, City Attorney

[Public Records Officer]

**RESOLUTION NO. 05-013**

A RESOLUTION of the City Council of the City of SeaTac, Washington, authorizing entry into a Development Agreement between the City and International Boulevard LLC.

**WHEREAS**, RCW 36.70B.170 through .200 and SMC 15.05.057 authorize the City to enter into Development Agreements with persons or entities having ownership or control of real property within the City; and

**WHEREAS**, International Boulevard LLC, a Washington Limited Liability Company, is the entity having ownership of certain real property located at 18400 and 18500 International Boulevard within the City, and desires to undertake development thereon subject to a Development Agreement; and

**WHEREAS**, notice was published and mailed to surrounding property owners pursuant to SMC 16A.13.010, and the Council has held a public hearing; and

**WHEREAS**, the Council finds that the proposed Development Agreement satisfies the criteria of SMC 15.22.055 and remains generally consistent with current City development regulations and provides significant public benefit;

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SEATAC, WASHINGTON HEREBY RESOLVES as follows:**

1. The City Manager is authorized to execute, on behalf of the City, a Development Agreement with International Boulevard LLC, generally in the form attached to this Resolution as Exhibit A.
2. The City Clerk shall cause the fully executed document to be filed with the King County Recorder.

**PASSED** this 9th day of August, 2005 and signed in authentication thereof on this 9th day of August, 2005.

**CITY OF SEATAC**

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Frank Hansen, Mayor

ATTEST:

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Judith L. Cary, City Clerk

Approved as to Form:

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Mary E. Mirante Bartolo, City Attorney

[International Boulevard LLC Development Agreement]

**RESOLUTION NO. 05-014**

A RESOLUTION of the City Council of the City of SeaTac, Washington amending Resolution 98-010, related to Citizens' Advisory Committees.

**WHEREAS**, RCW 35A.13.080(2) authorizes the City Council to provide for appointment by the Mayor, subject to confirmation by the Council, of citizens' committees, commissions, and boards advisory to the City Council; and

**WHEREAS**, Resolution 98-010 provides that members of the Citizens' Advisory Committees shall be appointed by the Mayor, subject to Council confirmation; and

**WHEREAS**, the City Council believes that it is appropriate for the Mayor to appoint alternate committee members to citizens' advisory committees, subject to Council confirmation;

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SEATAC, WASHINGTON HEREBY RESOLVES as follows:**

Section 1. Section 3 of Resolution 98-010 is hereby amended to read as follows:

Section 3. Appointment. The members of the Citizens' Advisory Committees shall be appointed by the Mayor, subject to confirmation by the City Council. The Mayor may, but is not required, to appoint alternate members to any Citizens' Advisory Committee, subject to confirmation by the City Council.

Section 2. A new Section 14 is added to Resolution 98-010, to read as follows:

Section 14. Alternate Committee Members. An alternate committee member is a non-voting member of the committee to which they are appointed. However, upon the absence of an appointed committee member, the committee chair may appoint an alternate member to vote on committee business. The Mayor may, but is not required, to appoint an alternate committee member to fill a vacancy which occurs in the Citizens' Advisory Committee to which the alternate member has been appointed, subject to Section 3 of this Resolution.

**PASSED** this 13th day of September, 2005 and signed in authentication thereof  
on this 13th day of September, 2005.

**CITY OF SEATAC**

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Frank Hansen, Mayor

ATTEST:

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Judith L. Cary, City Clerk

Approved as to Form:

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Mary Mirante Bartolo, City Attorney

[Alternates to Citizens' Advisory Committees]

**RESOLUTION NO. 05-015**

A RESOLUTION of the City Council of the City of SeaTac, Washington fixing the time for a public hearing and for Council action on vacation of a portion of South 154<sup>th</sup> Street/South 156<sup>th</sup> Street right-of-way.

**WHEREAS**, the Port of Seattle has requested vacation of a certain portion of the City street and right-of-way of South 154<sup>th</sup> Street/South 156<sup>th</sup> Street from Des Moines Memorial Drive to 24<sup>th</sup> Avenue South, as shown on the map attached as Exhibit “B” to this Resolution; and

**WHEREAS**, Section 11.05.090 of the SeaTac Municipal Code adopts the street vacation procedures of Chapter 35.79 RCW; and

**WHEREAS**, RCW 35.79.010 authorizes the City Council to initiate street vacation procedures by resolution and further requires that a public hearing prior to final Council action must be fixed not less than twenty (20) days nor more than sixty (60) days after the date of passage of such a resolution; and

**WHEREAS**, no apparent municipal use of the said street and right-of-way continues to exist, but the Port has reason to convert the right-of-way to airport related purposes; and

**WHEREAS**, the City will be entitled to monetary or other consideration for the vacation; and

**WHEREAS**, the Council finds that a public hearing prior to consideration of final action should be placed on the agenda of the Regular Council Meeting of October 25, 2005;

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SEATAC, WASHINGTON HEREBY RESOLVES as follows:**

1. A public hearing on the Port of Seattle’s request for vacation of that portion of the street and right-of-way of South 154<sup>th</sup> Street/South 156<sup>th</sup> Street from Des Moines Memorial Drive to 24<sup>th</sup> Avenue South legally described on

Exhibit "A" attached hereto and depicted on the map attached hereto as Exhibit "B", which is abutted on both sides by Port property, is hereby fixed to commence at 6:30 p.m. on Tuesday, October 25, 2005, or as soon thereafter as the hearing may be held, at the Council Chambers, SeaTac City Hall, 4800 South 188<sup>th</sup> Street, SeaTac, WA 98188.

2. Notice of the public hearing shall be posted in three public places within the City and at two places along South 154<sup>th</sup> Street/South 156<sup>th</sup> Street from Des Moines Memorial Drive to 24<sup>th</sup> Avenue South pursuant to SMC 16.07.030(3) and (4). The Port, as sole abutting owner, and the owners of property secondarily accessed from South 154<sup>th</sup> Street/South 156<sup>th</sup> Street shall be given notice by mail at least fifteen days before the date fixed for the hearing.

3. Following the public hearing, the City Council shall consider public comments and shall then take such action in regard to the requested vacation as may be deemed appropriate.

**PASSED** this 27th day of September, 2005 and signed in authentication thereof on this 27th day of September, 2005.

**CITY OF SEATAC**

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Frank Hansen, Mayor

ATTEST:

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Judith L. Cary, City Clerk

Approved as to Form:

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Mary Mirante Bartolo, City Attorney

[Port Street Vacation S. 154<sup>th</sup>]



**RESOLUTION NO. 05-016**

A RESOLUTION of the City Council of the City of SeaTac, Washington, amending the City Council Administrative Policies and Procedures, providing for telephonic participation and voting by absentee Councilmembers.

**WHEREAS**, the City Council finds it appropriate to amend the Council Administrative Procedures in order to allow Councilmembers to participate in and vote at a Council meeting by telephone when a Councilmember is unable to attend a Council meeting in person; and

**WHEREAS**, it is the intent of the City Council to have any Councilmember votes cast by telephone in accordance with this Resolution, to be made as if such votes were being cast in person;

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SEATAC, WASHINGTON HEREBY RESOLVES as follows:**

**1.** A new Section 9 (D) is hereby added to the City Council Administrative Procedures to read as follows:

**Section 9. Voting**

(D) Any Councilmember who is not present for any meeting of the Council may participate in discussions and may vote on any matter before the Council, including proposed Ordinances, Resolutions, and motions, by telephone or other means of telecommunication, providing that:

1. A quorum of the Council is physically present at the meeting site; and
2. Electronic facilities exist and are operational so that the absent Councilmember will participate in Council discussions in a manner that comments, discussions, and voice votes of the absent Councilmember are audible to the assembled Council and audience, and that the absent Councilmember can hear all comments, discussions, and votes that are audible to all Councilmembers who are physically present.

**PASSED** this 11th day of October, 2005 and signed in authentication thereof on this 11th day of October, 2005.

**CITY OF SEATAC**

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Frank Hansen, Mayor

ATTEST:

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Judith L. Cary, City Clerk

Approved as to Form:

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Mary Mirante Bartolo, City Attorney

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**RESOLUTION NO. 05-017**

A RESOLUTION of the City Council of the City of SeaTac, Washington ratifying the Green/Duwamish and Central Puget Sound Watershed, Water Resource Inventory Area 9 (WRIA 9) Salmon Habitat Plan, "Making Our Watershed Fit for a King," dated August, 2005.

**WHEREAS**, in March 1999, the National Oceanic and Atmospheric Administration (NOAA) Fisheries listed the Puget Sound Chinook salmon evolutionary significant unit as a threatened species under the Endangered Species Act (ESA); and

**WHEREAS**, in November 1999, the United States Fish and Wildlife Service (USFWS) listed the Puget Sound bull trout distinct population segment as a threatened species under the ESA; and

**WHEREAS**, significant areas of the Green/Duwamish and Central Puget Sound Watershed, Water Resource Inventory Area 9, are designated by the federal government as critical salmon habitat; and

**WHEREAS**, coordination and cooperation among federal, state, and local agencies, tribes, businesses, non-governmental organizations, landowners, citizens, and other interests are essential to plan for and implement a salmon recovery plan; and

**WHEREAS**, the (City/County) supports cooperation at the WRIA level to set common priorities for actions among partners, efficient use of resources and investments, and distribution of responsibility for actions and expenditures;

**WHEREAS**, 17 local governments in WRIA 9 entered into an inter-local agreement in 2001 to jointly fund development of the *Green/Duwamish and Central Puget Sound Watershed, Water Resource Inventory Area 9 Salmon Habitat Plan, Making our Watershed Fit for a King*, dated August, 2005; and

**WHEREAS**, the WRIA 9 Salmon Habitat Plan, developed by a steering committee comprised of multiple interests, includes a wide variety of actions that focus on habitat recovery for Chinook salmon, bull trout, and other salmonids for the next 10 years and prioritizes them to guide efforts to recover the Green River Chinook salmon population; and

**WHEREAS**, the WRIA 9 Salmon Habitat Plan is based upon a sound scientific foundation, and includes an adaptive management approach and funding strategy for implementation;

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SEATAC, WASHINGTON HEREBY RESOLVES as follows:**

The City of SeaTac hereby ratifies the *Green/Duwamish and Central Puget Sound Watershed, Water Resource Inventory Area 9 Salmon Habitat Plan, "Making our Watershed Fit for a King,"* dated August, 2005

**PASSED** this 11th day of October, 2005 and signed in authentication thereof on this 11th day of October, 2005.

**CITY OF SEATAC**

\_\_\_\_\_  
Frank Hansen, Mayor

ATTEST:

\_\_\_\_\_  
Judith L. Cary, City Clerk

Approved as to Form:

\_\_\_\_\_  
Mary Mirante Bartolo, City Attorney

[Ratify the WRIA 9 Salmon Habitat Plan]

**RESOLUTION NO. 05-018**

A RESOLUTION of the City Council of the City of SeaTac, Washington expressing Council opposition to Initiative 912, which concerns motor vehicle fuel taxes, at the November 8, 2005 General Election.

**WHEREAS**, the State Legislature passed ESSB 6103, which increased the gas tax by 9.5 cents, to be phased in over four years; and

**WHEREAS**, the increase in the gas tax is needed for statewide transportation improvements; and

**WHEREAS**, Initiative 912 would repeal the 9.5 cent gas tax increase passed by the State Legislature in 2005; and

**WHEREAS**, the City of SeaTac vicinity will lose approximately \$56.4 million in transportation funding, including funding for projects such as the completion of SR-509, the SR-509/SR-518 interchange, and SR 518 corridor improvements; and

**WHEREAS**, the City of SeaTac will lose over \$100,000 in annual direct gas tax distribution to the City; and

**WHEREAS**, the City of SeaTac will lose Transportation Improvement Board grant opportunities which are crucial to the preservation of its infrastructure; and

**WHEREAS**, our neighboring cities will also lose sorely needed funding for various transportation projects that are vital to the region;

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

**WASHINGTON HEREBY RESOLVES as follows:**

The City Council of the City of SeaTac hereby declares its opposition to Initiative 912, which concerns motor vehicle fuel taxes, at the November 8, 2005 State General Election.

**PASSED** this 11th day of October, 2005 and signed in authentication thereof on this 11th day of October, 2005.

**CITY OF SEATAC**

\_\_\_\_\_  
Frank Hansen, Mayor

ATTEST:

\_\_\_\_\_  
Judith L. Cary, City Clerk

Approved as to Form:

\_\_\_\_\_  
Mary Mirante Bartolo, City Attorney

[Opposition to Initiative 912]

**RESOLUTION NO. 05-019**

A RESOLUTION of the City Council of the City of SeaTac, Washington amending the City of SeaTac Schedule of License Fees, Permit Fees, and Other Fees and Charges for City Services.

**WHEREAS**, it is appropriate for the Council to adopt fees by Resolution rather than by Ordinance; and

**WHEREAS**, the City's building permit fee schedule is based on the 1997 Uniform Building Code; and

**WHEREAS**, the Uniform Building Code is no longer being published and the City Council finds it appropriate to increase the building permit fee schedule to account for inflation over the last eight years; and

**WHEREAS**, it is appropriate to update the fee schedule to ensure that the proper fees for permits are being collected; and

**WHEREAS**, the City seeks to provide adequate staffing to ensure timely review of development proposals;

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SEATAC, WASHINGTON HEREBY RESOLVES as follows:**

The City Schedule of License Fees, Permit Fees, And Other Fees and Charges for City Services related to Public Works and Planning and Community Development is hereby amended to read as follows:

**PUBLIC WORKS:**

**Right of Way Use Permit Fees**

<p><u>Application Fee</u></p> <p>Class A</p> <p>Class B</p> <p>Class C Residential less than 30 feet</p> <p>Class C</p> <p>Class C in conjunction with another permit</p> <p>Class D</p> <p>Class E</p> <p>Class E in conjunction with another permit</p>	<p>\$40.00</p> <p>\$75.00</p> <p>\$50.00</p> <p>\$174.00</p> <p>\$93.00</p> <p>\$50.00</p> <p>\$174.00</p> <p>\$93.00</p>
<p><u>Application Processing Fee</u></p> <p>Class A</p> <p>Class B</p> <p>Class C Residential less than 30 feet</p> <p>Class C with</p> <p>    Engineering plans with drainage facilities</p> <p>    Engineering plans without drainage facilities</p> <p>    Resubmittal, each occurrence - base</p> <p>    Resubmittal, each occurrence - Per Hour</p> <p>    Revision to previously approved plans</p> <p>Class D</p> <p>Class E with</p> <p>    Engineering and traffic control plans</p> <p>    Resubmittal, each occurrence - base</p> <p>    Resubmittal, each occurrence - Per Hour</p> <p>    Revision to previously approved plans</p>	<p>Standard Hourly Rate</p> <p>Standard Hourly Rate</p> <p>Standard Hourly Rate</p> <p>\$800.00</p> <p>\$213.00</p> <p>\$83.00</p> <p>Standard Hourly Rate</p> <p>\$139.00</p> <p>Standard Hourly Rate</p> <p>\$250.00</p> <p>\$83.00</p> <p>Standard Hourly Rate</p> <p>\$139.00</p>
<p><u>Daily Use Fee</u></p> <p>Class A</p> <p>Class B</p> <p>Class C Construction inspection -</p> <p>    Cost of improvement</p> <p>        \$ 0 - 30,000</p> <p>        \$ 30,000 - 120,000</p> <p>        \$120,001 - or more</p> <p>    Maintenance bond inspection -</p> <p>        Cost of improvement</p> <p>            \$ 0 - 30,000</p> <p>            \$ 30,001 - 120,000</p>	<p>Standard Hourly Rate</p> <p>Standard Hourly Rate</p> <p>\$ 112.00 + \$62/\$1000 Cost</p> <p>\$1,162.00 + 27/\$1000 Cost</p> <p>\$3,562.00 + 7/\$1000 Cost</p> <p>\$ 69 + \$9.70/\$1000 Cost</p> <p>\$234 + 4.20/\$1000 Cost</p>



\$120,001 - or more	\$570 + 1.40/\$1000 Cost
Class D	Standard Hourly Rate
Class E - One hour per non-holiday weekday of hauling	Standard Hourly Rate

**FRANCHISE FEES:**

Administrative Application Fee	\$2,000.00
Telecommunications, except as prohibited or Limited by Statute	5% of Gross Revenues, Annually
Hazardous Liquids Pipelines	\$13.50 Per Lineal Foot, annually

**Public Works construction permits fees:**

A. Application review - 1. Initial review:	\$174.00
2. Initial review in conjunction with another permit:	\$93.00
B. Improvement plan review- 1. Engineering plans with drainage facilities:	\$800.00
2. Engineering plans without drainage:	\$213.00
3. Resubmittal, each occurrence - Base:	\$83.00
Plus per hour:	Standard hourly rate
4. Revision to previously approved plan:	\$139.00
C. Construction inspection - Cost of improvement \$ 0 - 30,000	\$ 112 + \$62/\$1000 Cost
\$ 30,000 - 120,000	\$1,162 + 27/\$1000 Cost
\$120,001 - or more	\$3,562 + 7/\$1000 Cost
D. Maintenance bond inspection - Cost of improvement \$ 0 - 30,000	\$ 69 + \$9.70/\$1000 Cost
\$ 30,001 - 120,000	\$234 + 4.20/\$1000 Cost
\$120,001 - or more	\$570 + 1.40/\$1000 Cost
E. Code enforcement inspection:	Standard hourly rate
F. Inspection of electronic devices:	Standard hourly rate

**Grading permits fees:**

Grading permits	0 - 100 cubic yards	\$150.00
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Grading permit plan review fees.

- A. The plan review fee shall be calculated by adding the application amounts from Tables 1 and 2; provided the maximum plan review fee shall not exceed \$ 35,000.00:

TABLE 1:

<u>VOLUME</u>	<u>BASE</u>	<u>Per 100 cu. yds.</u>
101 to 3,000 cu. yds.	\$ 0.00	\$14.50
3,001 to 10,000 cu. yds.	\$ 144.00	\$ 9.70
10,001 to 20, cu. yds.	\$ 824.00	\$ 2.90
20,001 to 40,000 cu. yds.	\$1,244.00	\$ 0.80
40,001 to 80,000 cu. yds.	\$1,364.00	\$ 0.50
80,001 cu. yds, and more	\$1,604.00	\$ 0.20

TABLE 2:

<u>DISTRIBUTED AREA</u>	<u>BASE</u>	<u>Per 100 cu. yds.</u>
Up to 1 acre	\$ 58.00	\$271.40
2 to 10 acre	\$ 126.00	\$203.50
11 to 40 acre	\$ 966.00	\$119.00
41 to 120 acre	\$ 3,454.00	\$ 57.30
121 to 360 acre	\$ 7,606.00	\$ 22.70
361 acres and more	\$11,494.00	\$ 11.90

B. Plan revision fee	Each occurrence	\$80.00
	Plus hourly rate	Standard hourly rate

Grading permit operation monitoring fees.

- A. The operation monitoring fee shall be calculated by adding the applicable amount from Annual Volume Table to an amount equal to \$80.00 per acre distributed and not rehabilitated during the monitoring period.

ANNUAL VOLUME TABLE:

<u>VOLUME DEPOSITED OR REMOVED</u>	<u>BASE</u>	<u>Per 100 cu. yds.</u>
0 to 3,000 cu. yds.	\$ 0.00	\$33.80
3,001 to 10, cu. yds.	\$ 843.00	\$ 5.70
10,001 to 20,000 cu. yds.	\$1,243.00	\$ 1.70
20,001 to 40,000 cu. yds.	\$1,423.00	\$ 0.80
40,001 to 80,000 cu. yds.	\$1,543.00	\$ 0.50
80,001 cu. yds and more	\$1,663.00	\$ 0.20

B. Reclamation bond release inspection:		\$93.00
C. Reinspection of non-bonded actions:		\$93.00

Grading permit general fee provision.

A. Grading permit fee reduction for projects completed within one year: <u>or</u>		40.00%
B. Grading permit fee reduction for projects reviewed in conjunction with building permits, subdivisions, short subdivisions or planned unit developments: <u>or</u>		50.00%
C. Initial plan review fee reduction for projects reviewed within one year of unclassified use or Quarry Mining (Q-M) reclassification approval: <u>and</u>		90.00%
D. Grading permit fee for permits over 100 cubic yards shall be reduced by the fee calculated from the Uniform Building Code.		

**Subdivision - Engineering review fees:**

A. Short subdivision		
1. Plan and profile, single short plat -		
a. Single short plat		\$500.00
b. Two or more simultaneous applications for adjacent short plats on same plan		
Base:		\$625.00
Plus per lot:		\$14.00
c. Supplemental plan and profile fee for drainage facilities:		\$625.00
2. Revisions to previously approved plans:		\$139.00
Plus per hour:		Standard hourly rate
B. Subdivision		
1. Plan and profile		
a. 30 lots or less	Base:	\$1,528.00

b. 31 lots or more	Plus per lot:	\$8.30
	Base:	\$1,651.00
2. Resubmittal	Plus per lot:	\$4.20
	Base:	\$83.00
	Plus per hour	Standard hourly rate
3. Revisions to approved plans	Base:	\$83.00
	Plus per hour:	Standard hourly rate
<b>C. Planned Unit Development</b>		
1. Plan and profile		
a. 30 lots or less	Base:	\$1,875.00
	Plus per unit:	\$13.90
b. 31 lots or more	Base:	\$2,085.00
	Plus per unit:	\$6.90
2. Resubmittal	Base:	\$83.00
	Plus per hour:	Standard hourly rate
3. Revisions to approved plans	Base:	\$83.00
	Plus per hour	Standard hourly rate
<b>D. Conceptual Binding Site Plan</b>		
1. Plan and profile	Base:	\$782.00
2. Resubmittal	Base:	\$83.00
	Plus per hour:	Standard hourly rate
3. Revisions to approved plans	Base:	\$83.00
	Plus per hour:	Standard hourly rate

**Drainage Plan Review - Commercial:**

<u>Total disturbed area</u>	<u>Amount</u>
0-1/2 site acre	\$800.00
1/2-1 site acre	\$1,000.00
1-2 site acre	\$1,600.00
2-5 site acre	\$3,200.00
5-10 site acres	\$3,800.00
More than 10 acres	\$4,200.00
Commercial traffic circulation review:	
a. On-site review only-no right-of-way improvements	\$160.00
b. On-site and right-of-way improvements review	\$480.00
c. Review for compliance with SEPA conditions	\$160.00

**STANDARD BONDING RATE:**

The standard bonding rate is set at 150% of the cost of the work to bonded.

**TRANSPORTATION IMPACT FEES:**

Transportation Impact Fees apply to all new developments and the increase in P.M. peak trips resulting from redevelopment.

Rate per single family, residential unit:	\$777.00
Rate per P.M. peak trips	\$773.00
<b><u>Miscellaneous:</u></b>	
Plans (or 100% of actual cost if outside service is utilized)	\$1 Per lineal foot
Road vacation application fee	\$250.00
Road vacation processing fee	\$250.00
Related inspections and other services	Standard hourly rate
Landowner's use of excess right-of-way	12% of assessed value per year
Over-legal load permits, State fee, plus	\$10.00
Variance, Public Works - Administrative	\$200.00
Variance, Public Works - with a public hearing	\$814.00

**Building Permit Fees (SMC 13.110)**

<b>Total Valuation</b>	<b>Permit Fee</b>
\$1.00 to \$500.00	\$50.00
\$501.00 to \$2,000	<del>\$23.50</del> <u>\$29.38</u> for the first \$500.00 plus <del>\$3.05</del> <u>\$3.81</u> for each additional \$1,000, or fraction thereof, to and including \$2,000; however, no fee shall be less than \$50.00
\$2,001 to \$25,000	<del>\$69.25</del> <u>\$86.56</u> for the first \$2,000 plus <del>\$14.00</del> <u>\$17.50</u> for each additional \$1,000, or fraction thereof, to and including \$25,000
\$25,001 to \$50,000	<del>\$391.25</del> <u>\$489.06</u> for the first \$25,000 plus <del>\$10.10</del> <u>\$12.63</u> for each additional \$1,000, or fraction thereof, to and including \$50,000
\$50,001 to \$100,000	<del>\$643.75</del> <u>\$804.69</u> for the first \$50,000 plus <del>\$7.00</del> <u>\$8.75</u> for each additional \$1,000, or fraction thereof, to and including \$100,000

\$100,001 to \$500,000	<del>\$993.75</del> <del>\$1242.19</del> for the first \$100,000 plus <del>\$5.60</del> <del>\$7.00</del> for each additional \$1,000, or fraction thereof, to and including \$500,000
\$500,001 to \$1,000,000	<del>\$3,233.75</del> <del>\$4042.19</del> for the first \$500,000 plus <del>\$4.75</del> <del>\$5.94</del> for each additional \$1,000, or fraction thereof, to and including \$1,000,000
Over \$1,000,000	<del>\$5,608.75</del> <del>\$7010.94</del> for the first \$1,000,000 plus <del>\$3.15</del> <del>\$3.94</del> for each additional \$1,000, or fraction thereof
<p>Other Inspections and Fees:</p> <ol style="list-style-type: none"> <li>1. Plan review fee is equal to 65% of the permit fee</li> <li>2. Inspections outside the normal business hours (minimum 4 hours) \$97.50 per hour</li> <li>3. Reinspection fees \$65.00 per hour (minimum 1 hour)</li> <li>4. Inspections for which no fee is specifically indicated (minimum 1 hour) \$65.00 per hour</li> <li>5. Additional plan review required by changes, additions or revisions to plans (minimum 1 hour) \$65.00 per hour</li> <li>6. For use of outside consultants for plan checking and inspections, or both, Actual Cost</li> <li>7. Demolition permit fee for buildings less than 500 square feet is \$50.00.</li> <li>8. Minimum demolition permit fee for buildings 500 square feet or greater is \$150.00.</li> <li>9. Permit for re-roofing a single-family residence is \$45.00.</li> </ol>	

Sign Permit Fees

Valuation	Permit Fee
\$250.00 or less	\$45.00
\$251.00 to \$1,000	\$45.00 plus 4% of cost over \$250.00
\$1,001 to \$5,000	\$75.00 plus 1.5% of cost over \$1,000
\$5,001 to \$50,000	\$135.00 plus 1.4% of cost over \$5,000
\$50,001 to \$250,000	\$765.00 plus 1% of cost over \$50,000
\$250,001 to \$1,000,000	\$2,765 plus .8% of cost over \$250,000
\$1,000,001 and up	\$8,765 plus .4% of cost over \$1,000,000

**Other Inspections and Fees:**

1. Permit costs include the normal plan review associated with the application
2. Inspections outside the normal business hours (minimum 4 hours) \$97.50 per hour
3. Reinspection fees \$65.00 per hour (minimum 1 hour)
4. Inspections for which no fee is specifically indicated (minimum 1 hour) \$65.00 per hour
5. Additional plan review required by changes, additions or revisions to plans (minimum 1 hour) \$65.00 per hour
6. For use of outside consultants for plan checking and inspections, or both, Actual Cost.

**Electrical Permits (SMC 13.180):**

Single Family Dwellings

New Construction

New single family dwelling (includes a garage)	\$140.00
Garages, Pools, Spas, Outbuildings	\$75.00
Low voltage systems	\$55.00

Single Family Remodel and Service Changes

Service change or alteration—no added/altered circuits	\$75.00
Service change with added/altered circuits	\$75.00 plus \$10.00 per each added circuit (maximum \$140.00 permit fee)
Circuits added/altered without service change (including up to five (5) circuits)	\$50.00
Circuits added/altered without service change (more than five (5) circuits)	\$50.00 plus \$7.00 per each added circuit (maximum \$90.00 permit fee)
Meter/mast repair	\$65.00
Noise remedy modification permit	\$90.00
Low voltage systems	\$55.00

Multi-Family and Commercial (including low voltage)

Valuation Amount	Fee
\$ 250 or less	\$ 54.
\$ 251 - 1,000	\$ 54 plus 4% of cost over 250
\$ 1,001 - 5,000	\$ 84 plus 2% of cost over 1,000
\$ 5,001 - 50,000	\$ 164 plus 1.64% of cost of 5,000
\$ 50,001 - 250,000	\$ 902 plus 1.2% of cost over 50,000
\$ 250,001 - 1,000,000	\$3,302 plus .85% of cost over 250,000
\$1,000,001 and up	\$9,677 plus .5% of cost over one-million

**Plan Review Fee** – In addition to the permit fee, when plan review is required, including fire alarm systems, a plan review fee must be paid at the time of permit application equal to 20% of the permit fee with a minimum of \$65.

**Electrical Annual Permit Fee.**

For commercial/industrial location employing full-time electrical maintenance staff or having a yearly maintenance contract with a licensed electrical contractor. Note, all yearly maintenance contracts must detail the number of contractor electricians necessary to complete the work required under the contract. This number will be used as a basis for calculating the appropriate fee. Each inspection is based on a 2- hour maximum.

	Number of Inspections Included	Fee
1 to 3 plant electricians	12	\$1710.80
4 to 6 plant electricians	24	\$3423.30
7 to 12 plant electricians	36	\$5134.60
13 to 25 plant electricians	52	\$6,847.10
More than 25 plant electricians	52	\$8,559.60

*Note: Annual permit fees are to be valid for inspections at one facility (or site) only.*

Miscellaneous

Temporary service (residential,)	\$54.00
Manufactured/Mobile home service (does not include garage or outbuildings)	\$80.00
Carnivals Base fee	\$75.00
Each concession	\$10.00
Inspection or plan review not specified elsewhere	\$65.00 per hour
Signs – See separate fee schedule	

**Other Inspections and Fees:**

1. Permit costs include the normal plan review associated with the application.
2. Inspections outside the normal business hours (minimum 4 hours) \$97.50 per hour.
3. Reinspection fees \$65.00 per hour (minimum 1 hour).
4. Inspections for which no fee is specifically indicated (minimum 1 hour) \$65.00 per hour.
5. Additional plan review required by changes, additions or revisions to plans (minimum 1 hour) \$65.00 per hour.
6. For use of outside consultants for plan checking and inspections, or both, Actual Cost.

**Mechanical Permits (SMC13.160):**

Single Family Dwellings



New single family dwelling*	\$150.00
New Installation/existing dwelling* (existing dwelling with no existing ducting or venting)	\$150.00
*Gas piping included under these permits	

Additions and Remodels to Single Family Dwellings

Each new or replaced appliance*	\$50.00
More than two new or replaced appliances*	\$150.00
Gas piping (no equipment or appliances) *Gas piping included under these permits.	\$45.00

Multi-Family and Commercial

Valuation Amount	Fee
\$ 250 or less	\$ 45
\$ 251 - 1,000	\$ 45 plus 4% of cost over 250
\$ 1,001 -5,000	\$ 75 plus 1.5% of cost over 1,000
\$ 5,001 - 50,000	\$ 135 plus 1.4% of cost of 5,0000
\$ 50,001 -250,000	\$ 765 plus 1% of cost over 50,000
\$ 250,001 - 1,000,000	\$2,765 plus .8% of cost over 250,000
\$1,000,001 and up	\$8,765 plus .4% of cost over 1,000,000

Other Inspections or Fees:

1. Permit costs include the normal plan review associated with the application.
2. Inspections outside the normal business hours (minimum 4 hours) \$97.50 per hour
3. Reinspection fees \$65.00 per hour (minimum 1 hour)
4. Inspections for which no fee is specifically indicated (minimum 1 hour) \$65.00 per hour
5. Additional plan review required by changes, additions or revisions to plans (minimum 1 hour) \$65.00 per hour
6. For use of outside consultants for plan checking and inspections, or both, Actual Cost

**Plumbing permits (SMC 13.170):**

Single Family Dwellings

New Single Family Dwelling	\$150.00
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Additions and Remodels to Single Family Dwellings

Adding one to five fixtures	\$50.00
Adding six to ten fixtures	\$70.00
Over ten fixtures	\$150.00

Multi-Family and Commercial

Valuation Amount	Fee
\$ 250 or less	\$ 45
\$ 251 - 1,000	\$ 45 plus 4% of cost over 250
\$ 1,001 - 5,000	\$ 75 plus 1.5% of cost over 1,000
\$ 5,001 - 50,000	\$ 135 plus 1.4% of cost of 5,000
\$ 50,001 - 250,000	\$ 765 plus 1% of cost over 50,000
\$ 250,000 - 1,000,000	\$2,765 plus .8% of cost over 250,000
\$1,000,001 and up	\$8,765 plus .4% of cost over 1,000,000

Other Inspections or Fees:

1. Permit costs include the normal plan review associated with the application.
2. Inspections outside the normal business hours (minimum 4 hours) \$97.50 per hour
3. Reinspection fees \$65.00 per hour (minimum 1 hour)
4. Inspections for which no fee is specifically indicated (minimum 1 hour) \$65.00 per hour
5. Additional plan review required by changes, additions or revisions to plans (minimum 1 hour) \$65.00 per hour
6. For use of outside consultants for plan checking and inspections, or both, Actual Cost

**Fuel Storage Tanks:**

Removal of fuel storage tank (FST), other than residential or farm, less than 1,100 gallons.	\$250.00
Additional tanks inspected at same time:	\$100.00 each

**Fire Sprinkler Permit Fee Schedule (SMC 13.150):**

Single Family Dwellings

New Single Family Dwelling	\$175.00
Addition to existing system	\$110.00

Multi-Family and Commercial

Valuation Amount	Fee
\$ 250 or less	\$ 45
\$ 251 - 1,000	\$ 45 plus 4% of cost over 250
\$ 1,001 - 5,000	\$ 75 plus 1.5% of cost over 1,000
\$ 5,001 - 50,000	\$ 135 plus 1.4% of cost of 5,000
\$ 50,001 - 250,000	\$ 765 plus 1% of cost over 50,000
\$ 250,001 - 1,000,000	\$2,765 plus .8% of cost over 250,000
\$1,000,001 and up	\$8,765 plus .4% of cost over 1,000,000

Other Inspections and Fees:1. Plan review for fire sprinkler permits shall be computed at 50% of the permit fee as based on the valuation amount.

2. Inspections outside the normal business hours (minimum 4 hours) \$97.50 per hour
3. Reinspection fees \$65.00 per hour (minimum 1 hour)
4. Inspections for which no fee is specifically indicated (minimum 1 hour) \$65.00 per hour
5. Additional plan review required by changes, additions or revisions to plans (minimum 1 hour) \$65.00 per hour
6. For use of outside consultants for plan checking and inspections, or both, Actual Cost

**PLANNING AND COMMUNITY DEVELOPMENT:**

Comprehensive Plan	\$60.00
Zoning Code	\$60.00
Certificate of Zoning Compliance	<del>\$175.00</del> <u>\$400.00</u>
Short Plats (Preliminary)	
a. Preliminary	<del>\$800.00</del> <u>\$1,600.00</u>
b. Engineering plan review	\$500.00
c. Supplemental drainage review	\$195.00
Final Short Plats	<del>\$1,000.00</del> <u>\$2,000.00</u>
Re-imbursement to neighbor(s) for cost of required re-addressing of house	\$100 per house
Separate Lot Determination (Minimum staff fee)	\$100.00
Consultant Review and Confirmation fee	100% of cost
Wireless Communication Facilities Independent Review <b>Deposit</b>	\$3,500.00
Lot Line Adjustments	\$400.00
Preliminary Plats	
100 lots or less	\$6,000.00 PLUS \$100.00 per lot
More than 100 lots	\$7,000.00 PLUS \$100.00 per lot
Final Plat	
30 lots or less	\$3,000.00 PLUS \$100.00 per lot
31 lots or more	\$3,500.00 PLUS \$100 per lot
Development Agreement, application fee	<del>\$2,500.00</del> <u>\$7,500.00</u>
Planned Unit Development (PUD) Preliminary	
100 units or less	\$7,000.00 PLUS \$200.00 per lot
More than 100 lots	\$8,000 PLUS \$200.00 per lot
Final PUD	\$4,000.00
Rezones	
<i>Reclassification to UL:</i>	
Base:	<del>\$1,500.00</del> <u>\$3,500.00</u>
Per Acre:	<del>\$200.00</del> <u>\$1,200.00</u>
Maximum	<del>\$13,000.00</del> <u>\$50,000</u>
<i>Reclassification to T,UM, MHP:</i>	
Base:	<del>\$2,500.00</del> <u>\$4,500.00</u>
Per Acre:	<del>\$800.00</del> <u>\$1,800.00</u>
Maximum	<del>\$20,000.00</del> <u>\$50,000.00</u>
Rezones (cont.)	

<i>Reclassification to NB, UH, O/C/MU:</i>	
Base:	<del>\$3,000.00</del> <u>\$5,000.00</u>
Per Acre:	<del>\$1,000.00</del> <u>\$2,000.00</u>
Maximum	<del>\$22,000.00</del> <u>\$50,000.00</u>
<i>Reclassification to O/CM, CB, I, ABC, BP, Other:</i>	
Base:	<del>\$4,000.00</del> <u>\$6,000.00</u>
Per Acre:	<del>\$1,500.00</del> <u>\$3,500.00</u>
Maximum	<del>\$30,000.00</del> <u>\$50,000.00</u>
<i>Change in property specific conditions only.</i>	
Base:	\$1,500.00
Per Acre:	\$500.00
Maximum:	\$5,000.00
Special Home Occupation Permit (Review & Hearing)	\$200.00
Zoning Compliance letter	<del>\$200.00</del> <u>\$400.00</u>
Zoning Code Interpretation	<del>\$100.00</del> <u>\$200.00</u>
Conditional Use permits (CUP)	
a. Administrative	<del>\$1,503.00</del> <u>\$2,000.00</u>
b. With public hearing	<del>\$2,500.00</del> <u>\$4,000.00</u>
Variances	
a. Administrative	<del>\$400.00</del> <u>\$1,000.00</u>
b. With public hearing	<del>\$1,000.00</del> <u>\$2,000.00</u>
Shoreline Exemption	\$150.00
Shoreline Substantial Development Permit	
a. Up to \$10,000	\$350.00
b. \$10,001 to \$100,000	\$1,100.00
c. \$100,001 to \$500,000	\$3,000.00
d. \$500,001 to \$1,000,000	\$5,000.00
e. \$1,000,001 +	\$8,000.00
SEPA Review	
a. \$0 to \$250,000	<del>\$500.00</del> <u>\$1,000.00</u>
b. \$251,000 to \$ 500,000	<del>\$700.00</del> <u>\$1,400.00</u>
c. 500,001 to \$1,000,000	<del>\$1,200.00</del> <u>\$2,400.00</u>
d. \$1,000, 001 +	<del>\$1,700.00</del> <u>\$3,400.00</u>
The fee is waived as to the following projects:	
• The expansion of a single-family residence landward from the shoreline of Angle Lake.	
• The construction of an accessory structure landward of a single-family residence.	
Inspections and reviews not otherwise covered	Standard hourly rate
Site Plan Review Permit	

Type I:	
a. Cutting of trees, or clearing of vegetation on commercial or vacant residential property;	\$200.00
b. Addition or changes to paved areas or circulation;	\$400.00
c. "Changes in Use" not covered under another permit;	\$400.00
d. Other actions requiring Zoning Code review and compliance per SMC 15.05.040, where no other City Permit is required;	
• Value of work less \$10,000.00	\$200.00
• Value of work greater than \$10,000	\$400.00
Type II (Site Plan Review of SEPA Submittal)	\$0 (Included in SEPA Fee)
Temporary Use Fee	\$60.00

**PASSED** this 8th day of November, 2005 and signed in authentication thereof on this 8th day of November, 2005.

**CITY OF SEATAC**

\_\_\_\_\_  
Terry Anderson, Deputy Mayor

ATTEST:

\_\_\_\_\_  
Judith L. Cary, City Clerk

Approved as to Form:

\_\_\_\_\_  
Mary E. Mirante Bartolo, City Attorney

[Fee Schedule]

**RESOLUTION NO. 05-020**

A RESOLUTION of the City Council of the City of SeaTac, Washington stating its support for mixed use development consistent with the vision of the City Center Plan, including the use of economic development incentives to encourage development, authorizing the preliminary reservation of economic development incentives for qualified mixed use development projects along or in close proximity to the International Boulevard corridor, and authorizing the City Manager to issue requests for proposals for qualified mixed use development projects.

**WHEREAS**, the City of SeaTac completed a City Center Plan in 1999 aimed at “creating a City Center in the City of SeaTac over the next 20 years;” and

**WHEREAS**, in 2004 the City took a next step toward realization of this vision with an Economic Development Project identifying competitive business clusters and development incentives important to SeaTac’s future economic vitality; and

**WHEREAS**, in 2005 the City Council authorized proceeding with a Property Qualification Process and Business Ambassador Program with the advice of the SeaTac Economic Partnership and Hotel-Motel Tax Advisory Committee; and

**WHEREAS**, economic development incentives have been identified as instrumental to encouraging mixed use development, increased density and structured parking that is not otherwise expected to occur; and

**WHEREAS**, the City is preparing to issue a request for mixed use development proposals accompanied by economic development incentives for qualified projects on or in close proximity to International Boulevard; and

**WHEREAS**, the City has the legal authority and financial resources to commit City funding for public use and purposes that serve to leverage private mixed use development and to

recapture the City's up-front investment from incremental City tax revenues realized from net new development plus obtain a positive return on investment to the City of SeaTac;

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SEATAC, WASHINGTON HEREBY RESOLVES as follows:**

1. The City Council states its support for mixed use development consistent with the vision of the City Center Plan for development projects situated along or near the International Boulevard corridor, including the application of economic development incentives to leverage private investment that is not otherwise expected to occur; and
2. The City Council authorizes the preliminary reservation of funding for public use and purpose as economic development incentives for qualified private mixed use financing including but not limited to: a) allocation of up to \$5 million or the remaining balance of hotel-motel funding reserved for qualified tourism-related capital projects; b) reservation of up to \$13.3 million, which constitutes thirty percent (30%) of the City's unused, non-voted debt capacity of approximately \$44.2 million; and c) application of other local, regional, state and/or federal incentives as are now or may become available; and
3. The expenditure of available City funding as economic development incentives will: a) be repaid from incremental user revenues together with retail sales, hotel-motel, parking, property and other pertinent tax revenues that the City will realize on the added development for which incentives are made available; and b) also provide a positive return on investment to the City covering any applicable cost of City funds and risk adjustment as deemed appropriate by the City of SeaTac; and
4. The City Manager is authorized to issue a Request for Proposal (RFP) for qualified mixed use development projects consistent with this Resolution and as defined through a competitive process to be reviewed in consultation with the SeaTac Economic Partnership and Hotel-Motel Advisory Committee; and
5. The City Council expresses the City of SeaTac's intent to enter into negotiations with one or more qualified developers as identified through the RFP process by the second quarter of 2006.

**PASSED** this 22nd day of November, 2005 and signed in authentication thereof on this 22nd day of November, 2005.



**CITY OF SEATAC**

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Frank Hansen, Mayor

ATTEST:

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Judith L. Cary, City Clerk

Approved as to Form:

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Mary E. Mirante Bartolo, City Attorney

[SeaTac Incentives Resolution Draft]

**RESOLUTION NO. 05-021**

A RESOLUTION of the City Council of the City of SeaTac, Washington, authorizing entry into a Development Agreement between the City and MADA LLC.

**WHEREAS**, RCW 36.70B.170 through .200 and SMC 15.05.057 authorize the City to enter into Development Agreements with persons or entities having ownership or control of real property within the City; and

**WHEREAS**, MADA LLC, a Washington Limited Liability Company, is the entity having ownership of certain real property located at 16802 International Boulevard within the City, and desires to undertake development thereon subject to a Development Agreement; and

**WHEREAS**, notice was published and mailed to surrounding property owners pursuant to SMC 16A.13.010, and the Council has held a public hearing; and

**WHEREAS**, the Council finds that the proposed Development Agreement satisfies the criteria of SMC 15.22.055 and remains generally consistent with current City development regulations and provides significant public benefit;

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SEATAC, WASHINGTON HEREBY RESOLVES as follows:**

1. The City Manager is authorized to execute, on behalf of the City, a Development Agreement with MADA LLC, generally in the form attached to this Resolution as Exhibit A.
2. The City Clerk shall cause the fully executed document to be filed with the King County Recorder.

**PASSED** this 22nd day of November, 2005 and signed in authentication thereof on this 22nd day of November, 2005.

**CITY OF SEATAC**

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Frank Hansen, Mayor

ATTEST:

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Judith L. Cary, City Clerk

Approved as to Form:

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Mary E. Mirante Bartolo, City Attorney

[MADA Lot D Development Agreement]