



CITY OF SEATAC

PLANNING COMMISSION MEETING

Riverton Room, SeaTac City Hall, 4800 S. 188th Street
April 15, 2014, 5:30 p.m.

MEETING AGENDA

- 1) Call to Order/Roll Call – 5:30 p.m.
- 2) Welcome new Commissioner Robert Scully
- 3) Approve Minutes of April 1, 2014 Planning Commission Meeting (Exhibit A)
- 4) Discussion regarding public input at Commission meetings
- 5) Public Comment: Public comment will be accepted on items not scheduled for a public hearing
- 6) Briefing on Angle Lake Station Area Plan (Exhibit B)
- 7) Briefing on Major Comprehensive Plan update (Exhibit C)
- 8) Discuss potential code amendments regarding housing, home occupations (Exhibit D)
- 9) Community & Economic Development Director's Report
- 10) Planning Commission Comments (including suggestions for next meeting agenda)
- 11) Adjournment

The Planning Commission consists of five members appointed by the Mayor and confirmed by the City Council. The Commission primarily considers plans and regulations relating to the physical development of the city, plus other matters as assigned. The Commission is an advisory body to the City Council.

All Commission meetings are open to the public and comments are welcome. Please be sure to be recognized by the Chair prior to speaking.

**CITY OF SEATAC
PLANNING COMMISSION
Minutes of April 1, 2014
Regular Meeting**

Members Present: Joe Adamack, Jim Todd, Roxie Chapin
Members Absent: Tom Dantzler (excused)

Staff present: Joe Scorcio, CED Director; Steve Pilcher, Planning Manager

1. Call to Order

Chairman Adamack called the meeting to order at 5:32 p.m.

2. Approve minutes of March 18, 2014 Meeting

Moved and seconded to approve the minutes as written. Passed 3-0.

3. Worksession on potential miscellaneous code amendments

Planning Manager Steve Pilcher noted that staff is continuing to examine development regulations in an effort to correct errors/conflicts; improve efficiencies; provide clarification; and at times, propose new initiatives. The potential amendments being presented cover all of those areas.

Housing definitions, etc.

Attached to the staff memo was a lengthy list of definitions from the Zoning Code that deal with all types of housing. There are numerous definitions, many which date from the initial adoption of the code in 1992. As part of the Major Zoning Code update, staff identified ways to consolidate and clean up the definitions, to provide greater clarity. Mr. Pilcher also noted the opportunity to address different housing types more (such as senior housing) and inquired whether the Commission wished to also look at other regulatory revisions to encourage this housing type. He also noted that in the past year, the staff has twice dealt with issues concerning hostels, which aren't specifically addressed in the code.

CED Director Scorcio noted that it is important to address the impacts of housing density, rather than the density itself. For example, it is presumed that senior housing typically has lesser impacts per unit than conventional housing. This is often reflected in code by allowing density bonuses, reduced parking, etc. for senior housing projects. That is often even more common for forms of assisted living.

The Commission discussed the possibility of restricting certain types of housing to specific geographic areas, such as the vicinity of light rail stations. It also discussed the potential of infill development and the limitations often presented by narrow roadways and the need to provide adequate fire engine access.

The Commission agreed that it would like staff to take a holistic look at the housing issue, from cleaning up definitions to consider other potential initiatives to encourage other types (such as senior) housing.

Landscaping along building facades

Mr. Pilcher noted that the code was amended 5-6 years ago to include a definition of “building façade landscaping,” yet the chart indicating what type of landscaping is to be provide along building facades lists other types. Staff is suggesting the chart be amended appropriately.

Parking for townhouse projects

There currently is a conflict between the parking chapter and the townhouse chapter regarding the amount of parking that is required as part of a townhouse development. Although the townhouse chapter includes language indicating that its provisions apply in the event of a conflict, staff is recommending resolving the conflict.

Temporary construction staging

This issue has arisen in recent years and is likely to continue to be an issue as sites throughout the city redevelop. Currently, there is a provision in the Temporary Use chapter to accommodate parking for construction workers, but there are not any provisions to accommodate staging of construction equipment and materials. This can be an issue for smaller sites or sites that are already developed; the work at the Cedarbrook Hotel is a current example.

The Commission was supportive of the concept of changing language in the code to allow staging activities to occur, but did express a concern of dealing with the possibility of workers “camping out” in recreational vehicles.

Limousine services/home occupations

City staff has dealt with several complaints the past year regarding individuals operating limousine services from their homes. Mr. Pilcher noted that in some jurisdiction, specific activities are prohibited as home occupations, as they are considered to be inherently incompatible with residential areas.

The Commission then discussed the issue of home occupations at length. Mr. Scorcio noted that the regulations were most likely adopted from King County when the City established its first Zoning Code in 1992. In light of that length of time, they are due for a re-evaluation.

The Commission discussed various issues concerning home occupations, including how many outside employees might be allowed and the need to evaluate impacts to the surrounding neighborhood.

It was agreed that staff will conduct a thorough evaluation of the home occupation chapter and suggest revisions.

6. Commissioner's Reports

Chairman Adamack indicated he had attended the City Council Study Session the previous week, where the Council discussed the schedule to investigate marijuana regulations. He indicated the Council had expressed significant interest in being involved in this discussion and may be establishing a work group for doing so.

7. CED Director's Report

CED Director Joe Scorcio noted that the department is in the process of hiring new staff to replace a retired engineering technician and to replace the code compliance program coordinator position.

He also announced that the Mayor is appointing Robert Scully as a new member of the Commission, which will occur at the April 8th Council meeting. Mr. Scully is a north SeaTac resident and a professional planner who works for the City of Seattle.

Information regarding an upcoming "Planning Commissioners Day" at the National American Planning Association Conference was handed out. Since the Conference will be in Seattle next year, Commissioners will be encouraged to attend a similar activity at that time.

8. Adjournment

Moved and seconded to adjourn the meeting at 6:58 p.m. Passed 3-0.

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Angle Lake Station Area Plan Monthly Update



Planning Commission

April 15, 2014

Discussion Items

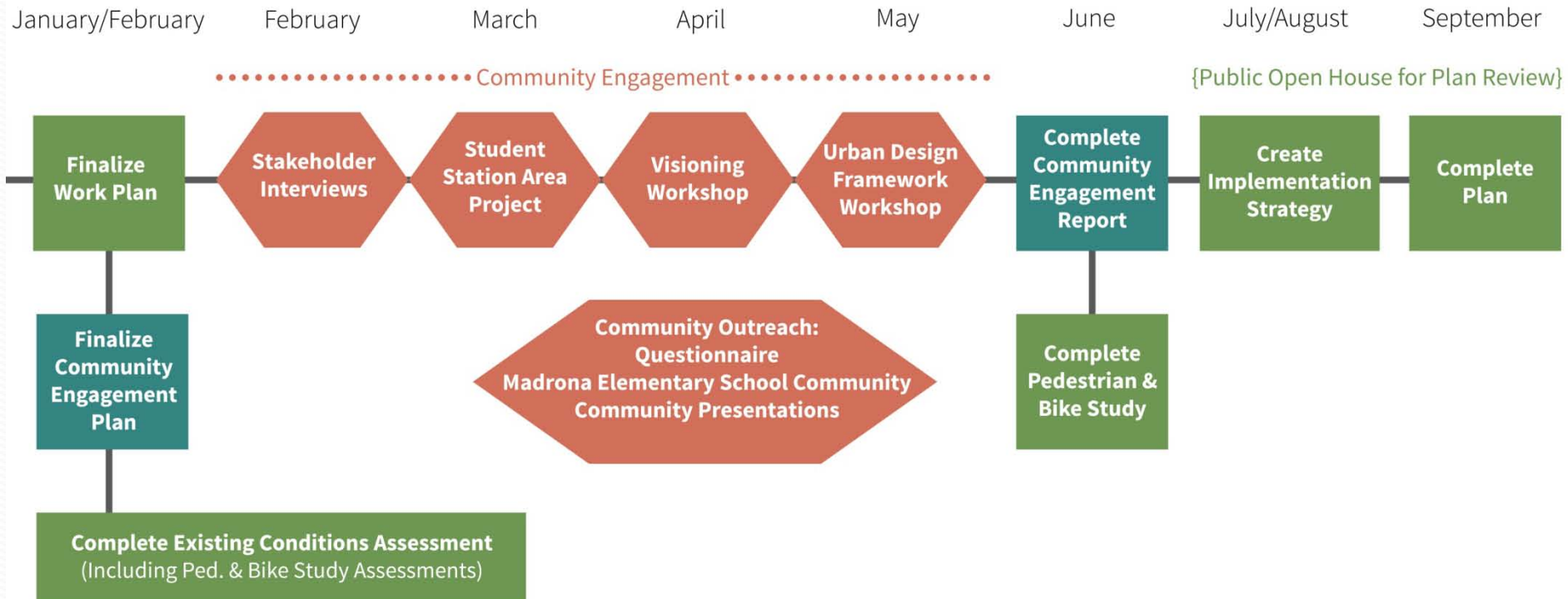
- **Sound Transit Garage/Plaza Design**
- **Recap Station Area Plan Project Schedule**
- **Status of Activities**
- **Highlights from 3/26 Global Connections High School Student Presentation on Station Area**
- **Next Steps**
- **Q & A**



Sound Transit Garage/Plaza

- 1,050 stall garage, retail space, plaza, drop-off/pick-up area
- See 3/25/14 Council presentation slides for more info

Recap Project Schedule



Status of Activities

Completed:

- ✓ Property owner/stakeholder interviews
- ✓ Student station area project

Underway:

- Station Area Questionnaires now on-line
- Global to Local “Community Liaisons” collecting questionnaires in station neighborhood
- Staff reviewing Draft Existing Conditions Assessment
- Pre-planning for community engagement activities

3/26 Global Connections HS Student Presentations

Highlights:

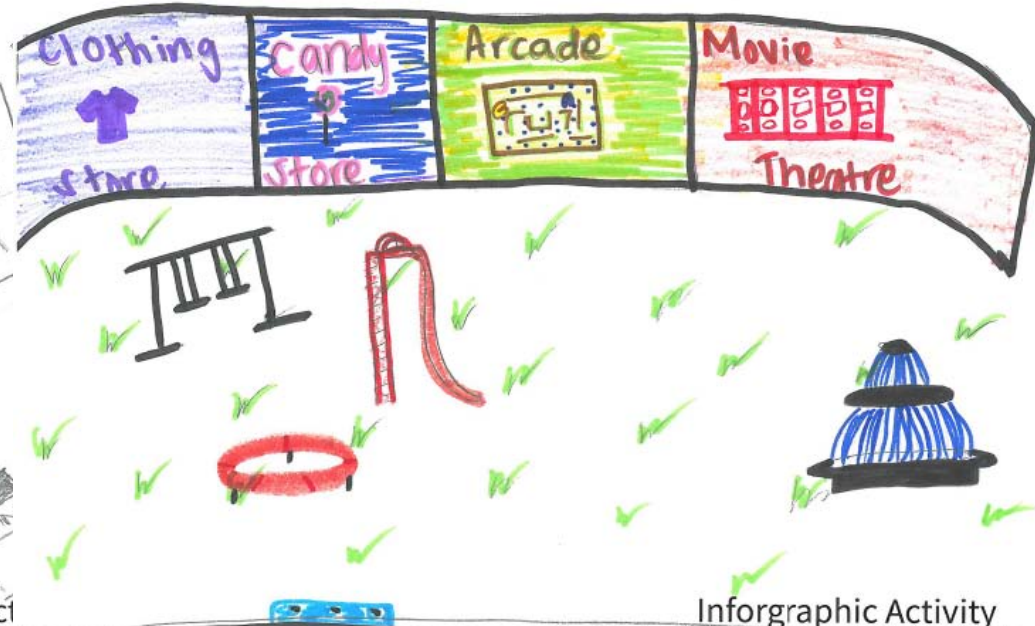
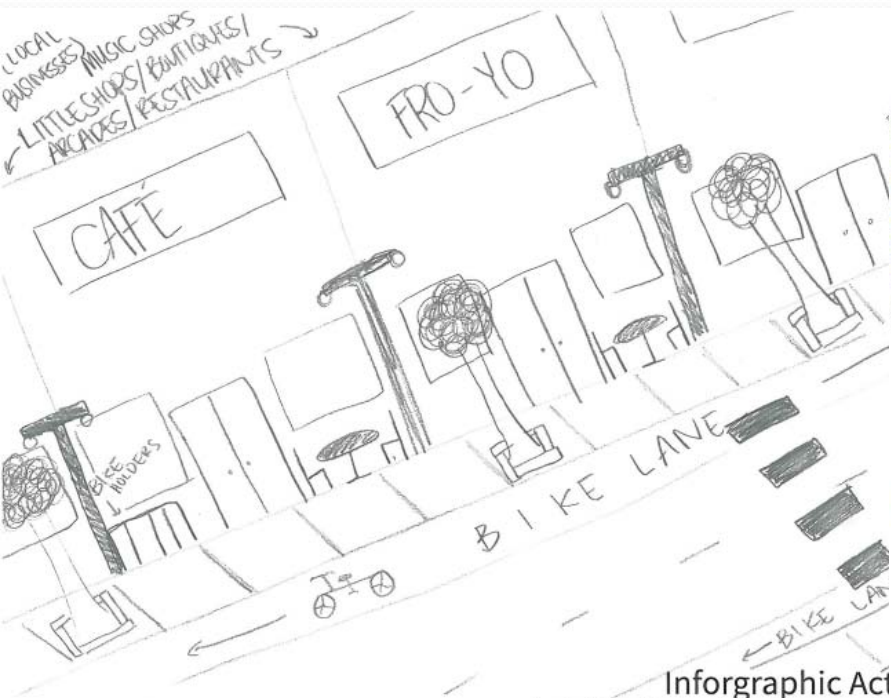
- 15 students came to Council Chambers and presented their findings on how the station area should be developed to attract young people



Student Presentations (cont)

Highlights (cont):

- Angle Lake Station Infographics





Highlights (cont):

- Angle Lake Station Walking Audit/Wayfinding Project



Highlights

(cont):

Angle Lake

Station

Student

Charrette

Types of destinations


students

desire

Retail / Office

Offices Baker
 Pet Store
 Mall Restaurants
 Stores - Clothing
 Ice cream shop
 Gift shop Dick's
 - Organic
 Electronics Foods
 Arcade **Banking**
 - Convenience store
 Trampoline Nation
 Cafes Candy store
 Salon - Hair or nails
 Kinkos / FedEx Area for Farmers Market
 Dance Studio

Public / Services

Libraries 
 Post office
 Day care
 Doctors / Dentist
 Hospital
 Theatre

Flexible work space

Housing "Multi-Family"

Micro-Unit housing
 Apartments
 Condos
 Live / Work loft

Parks / Plazas / Open Space

Park with swings Special Signage "Educational"
 Ziplines
 Multi-Use parks
 trail / playground
 Water features Statues

Public Art Float

Angle Lake Station Neighborhood

Concept #1



Angle Lake Station Neighborhood

Concept #2



Next Steps

- **Send Station Area Questionnaire to employees of five large employers within station area including:**
 - Alaska Airlines Inc. Corporate (*employees: ~273*)
 - Alaska Airlines Inc. Gold Coast (*employees: ~289*)
 - Alaska Airlines RAD Building/McGee (*employees: ~218*)
 - Horizon Air General Office (*employees: ~124*)
 - US Govt. Federal Bureau of Prisons (*employees: ~238*)

Next Steps (cont.)

- **Community Engagement Activities including:**
 - 4/19: **Community Conversation**, 10:00am-12:00pm
(Willow Lake Apartments, 3002 S 208th)
 - 5/1: **Visioning Workshop**, 6:30pm-8:00pm
(Madrona Elementary School Library)
 - 5/29: **Urban Design Framework Workshop**,
6:30pm-8:00pm
(Madrona Elementary School Library)
 - April/May: Presentations to community groups

Q & A

04/15/2014 Planning Commission Exhibit "B-2"

South 200th Link Extension Briefing



City of SeaTac
everywhere's possible

SeaTac City Council Briefing March 25, 2014

 **SOUND TRANSIT**



- 1.6 mile extension of Central Link:
 - Elevated Guideway and Station
 - Parking Garage
- Schedule:
 - Final Design: 2013
 - Construction: 2013-2016
 - System testing: 6 months
 - Open for service: Fall 2016*

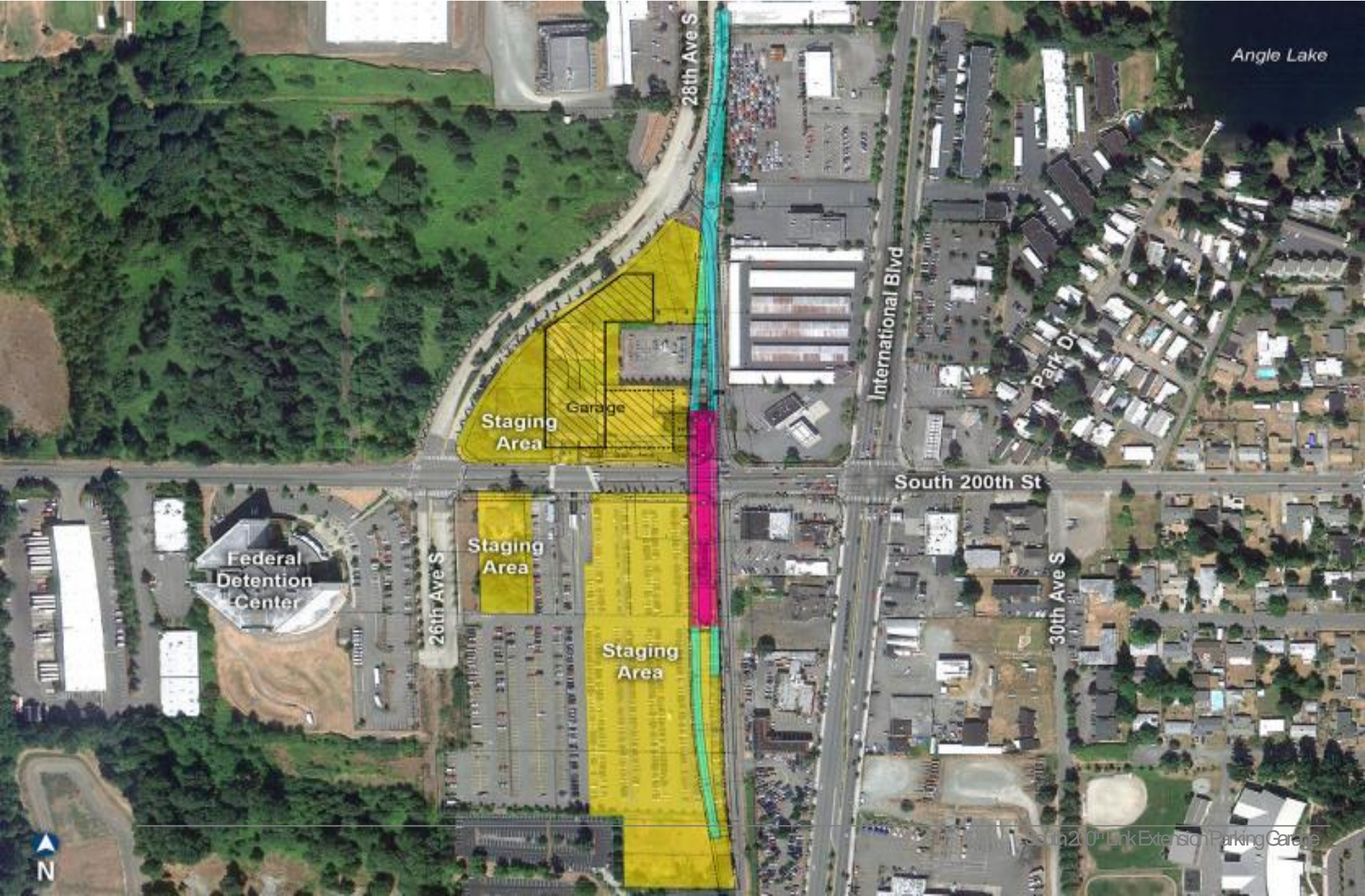
*Includes 5 months of float
- Project budget: \$383.2M



South 200th Link Extension Parking Garage



- ✓ Maximize parking stall count within the available budget.
- ✓ Meet the other program requirements for plaza, retail and site improvements.
- ✓ Produce a project which, at minimum, meets the level of quality of Sound Transit's Lakewood and Issaquah parking facilities.
- ✓ Maximize the potential for successful future transit-oriented development.
- ✓ Maximize aesthetics, sustainability, SBE/DBE participation, positive labor relations, safety and quality.



South 200th Link Extension Parking Garage

Complete 
Active 
Pending 

- | | |
|--|-----------|
| ✓ ISSUE RFQ | May 2013 |
| ✓ Received SOQ's | June 2013 |
| ✓ Shortlist Finalists | July 2013 |
| ✓ Issue RFP | Aug. 2013 |
| ✓ Receive Proposals | Oct. 2013 |
| ✓ Evaluation/Selection | Nov. 2013 |
| ✓ Complete Negotiations/Concept Validation | Jan. 2014 |
| ✓ Board Action to Award Contract | Feb. 2014 |
| ✓ Issue NTP/Start Final Design | Mar. 2014 |
| <input type="checkbox"/> Start Construction | Oct. 2014 |
| <input type="checkbox"/> Parking Garage Substantial Completion | Dec. 2015 |

- ✓ 1,050-stall parking garage.
- ✓ Plaza/drop-off area.
- ✓ Retail space structure for future lease, with associated restrooms and parking as required by the project's development agreement with the City of SeaTac.
- ✓ Approximately 35,000 square feet of the project site to be held for future transit-oriented development (TOD).



South 200th Link Extension Parking Garage

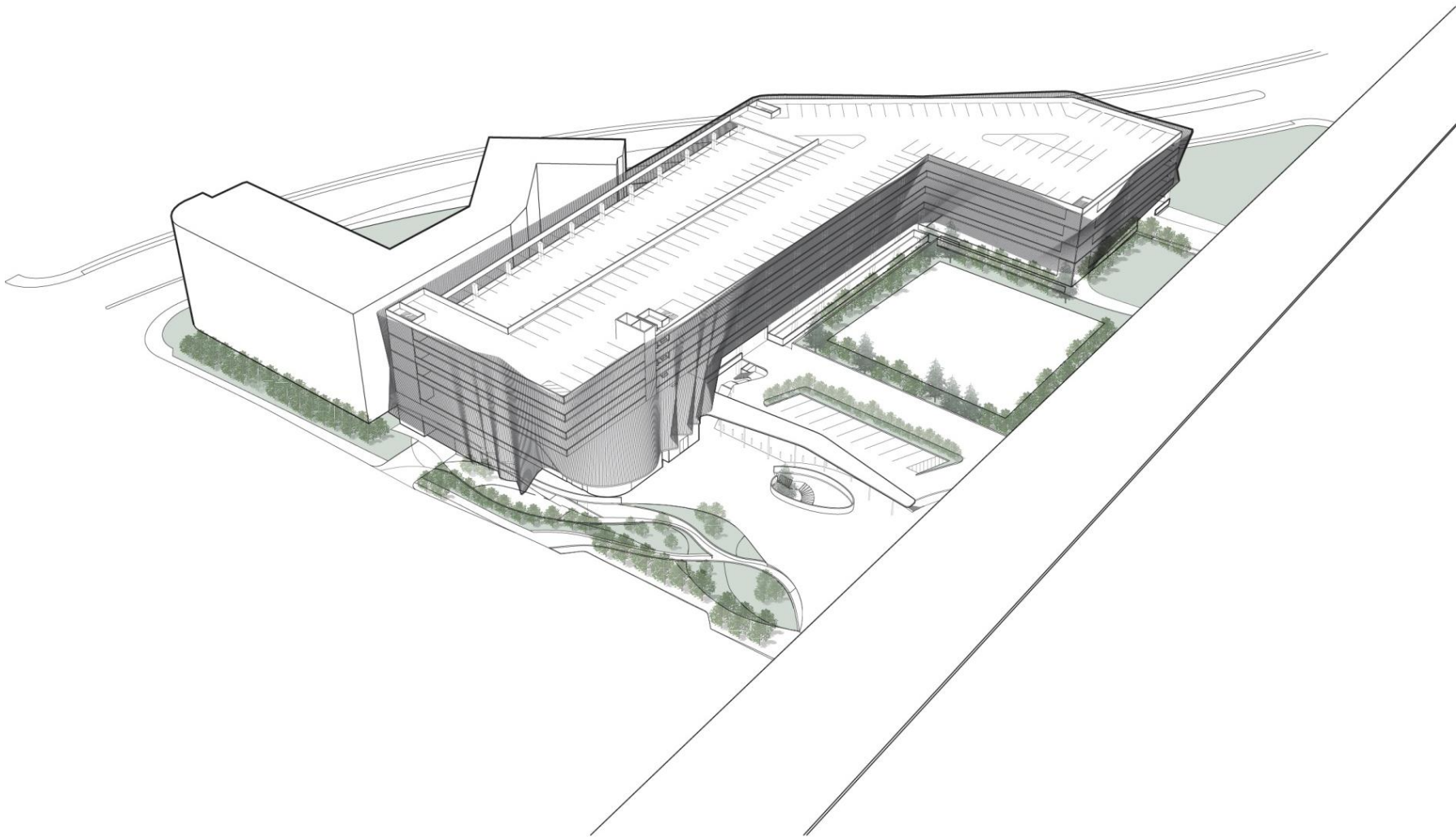
City of Sea, ac
Sound, ransit

- John Welch, *Project Manager, Harbor Pacific Graham*
- Bob Griebenow, *Design Manager, BergerABAM*
- Larry Scarpa, *Project Architect, Brooks + Scarpa*
- Blair Howe, *Real Estate Development, Kidder Matthews*
- Greg Schmidt, *Construction Manager, Harbor Pacific Graham*
- Phillip Adams, *Design Quality Manager, System Consulting*
- Jeff Mercer, *Construction Quality Manager, Krazan & Associates*









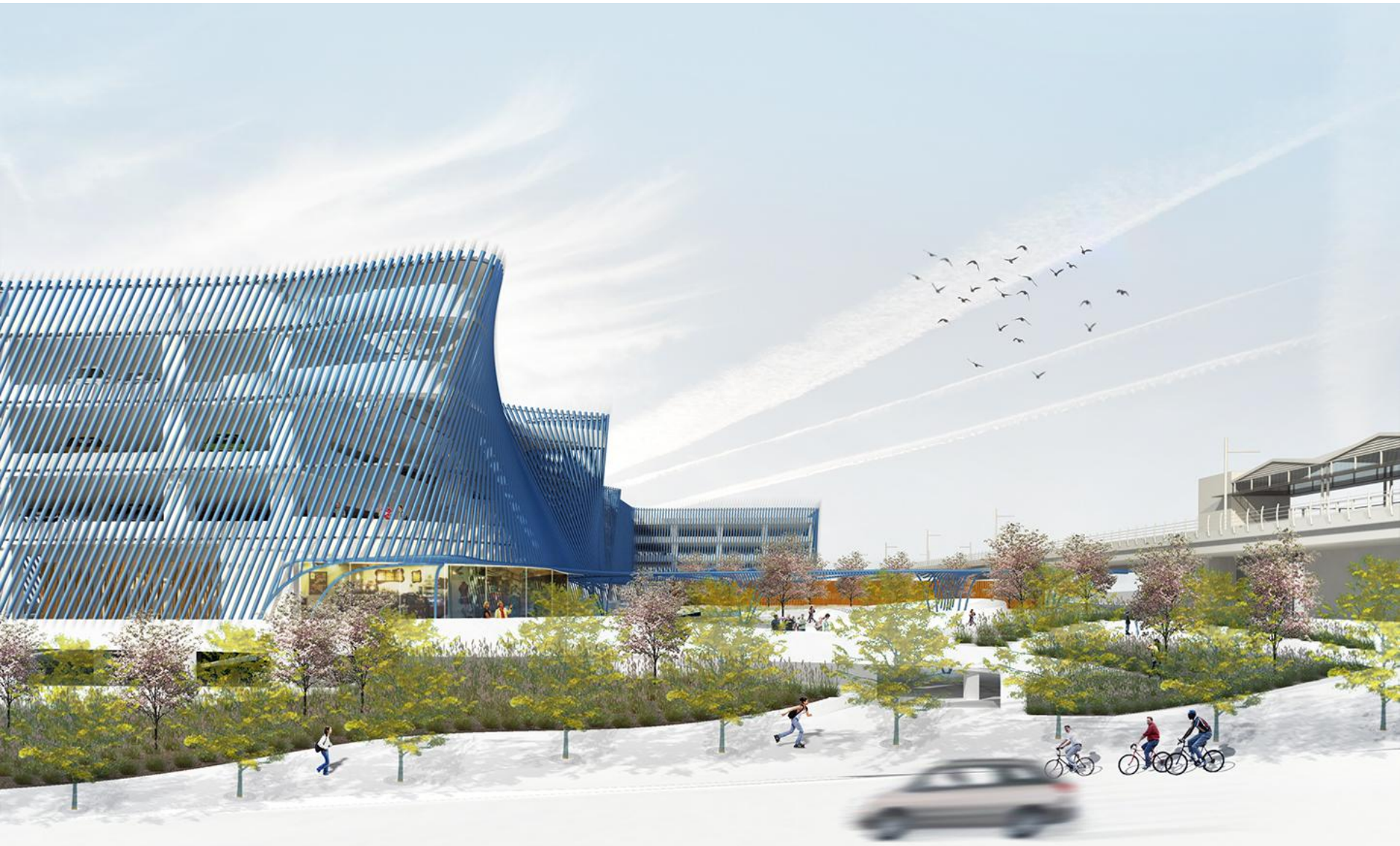


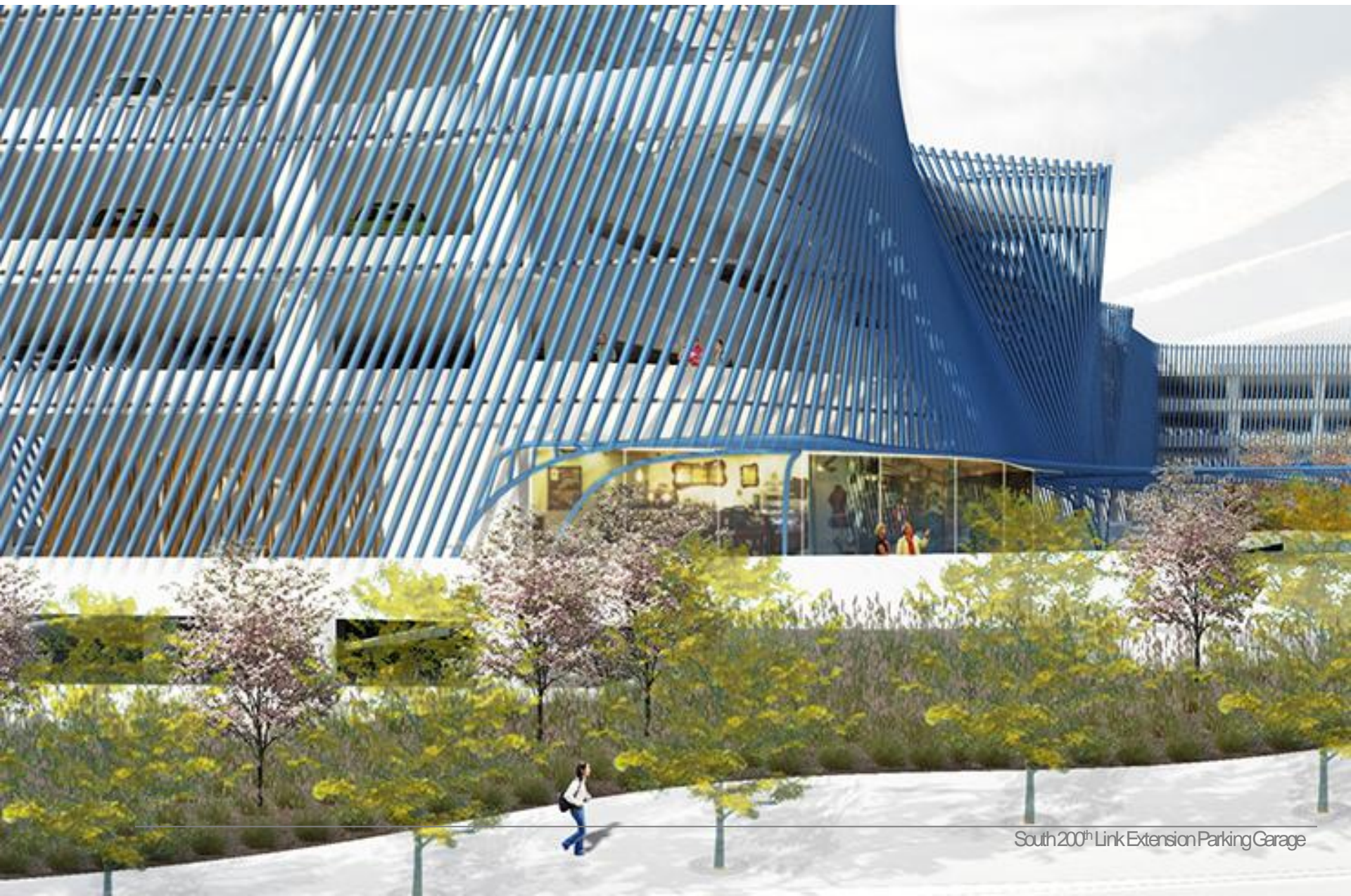
Plaza detail design





Retail





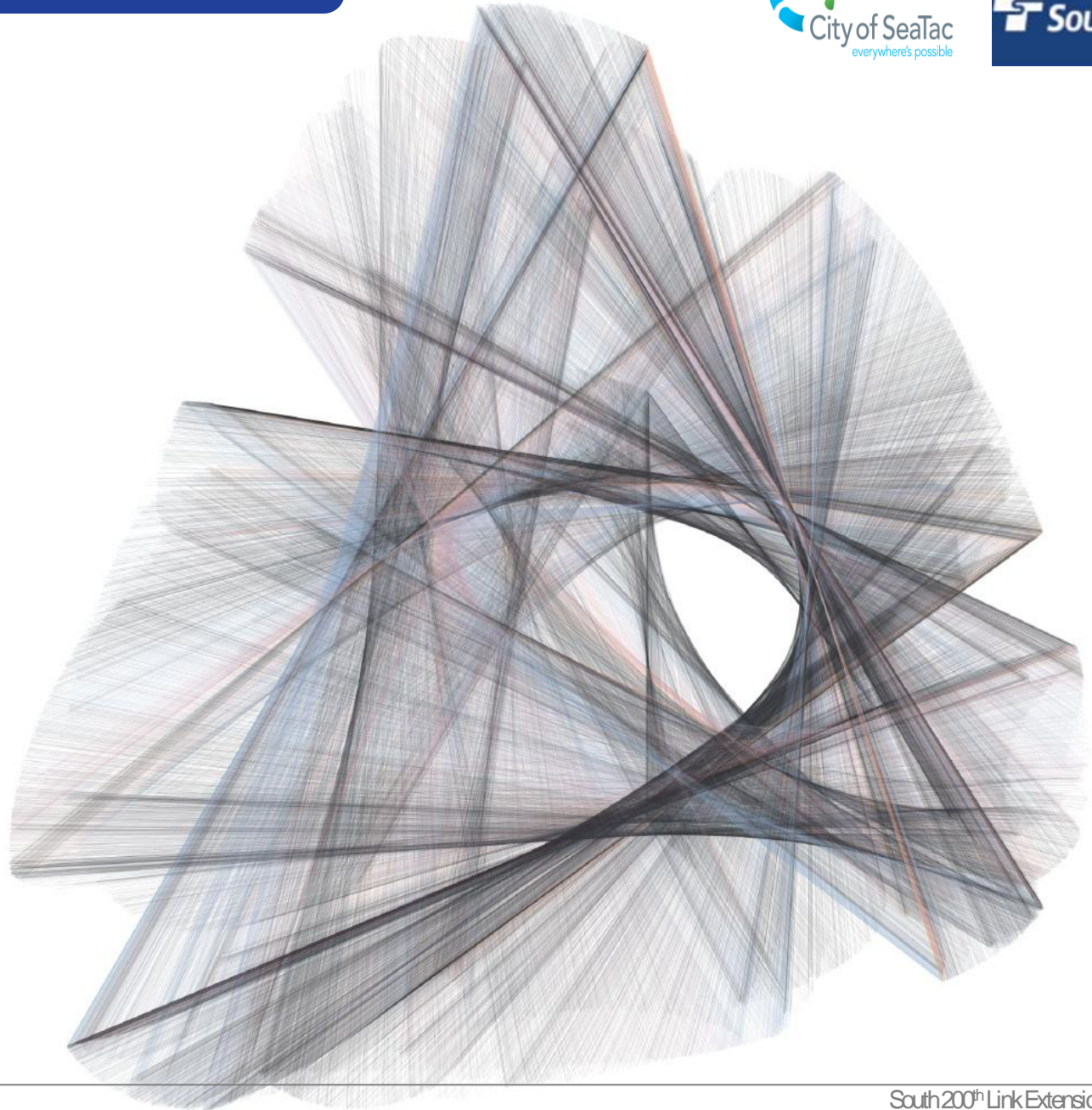
South 200th Link Extension Parking Garage

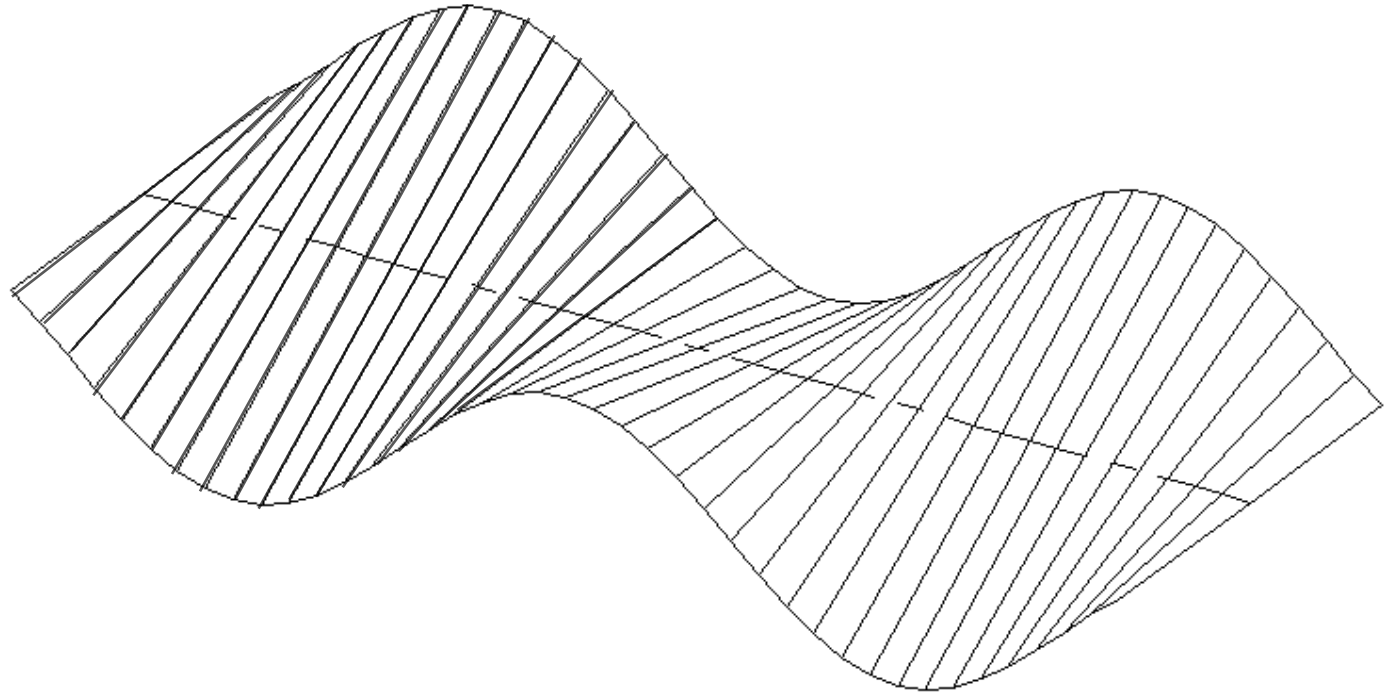




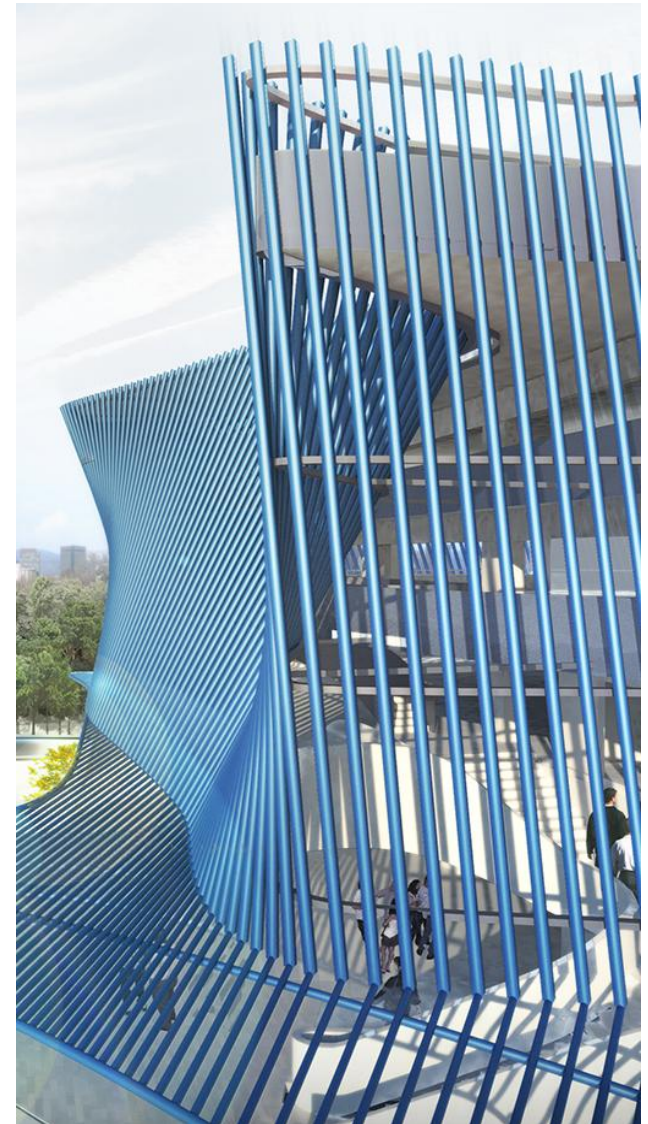
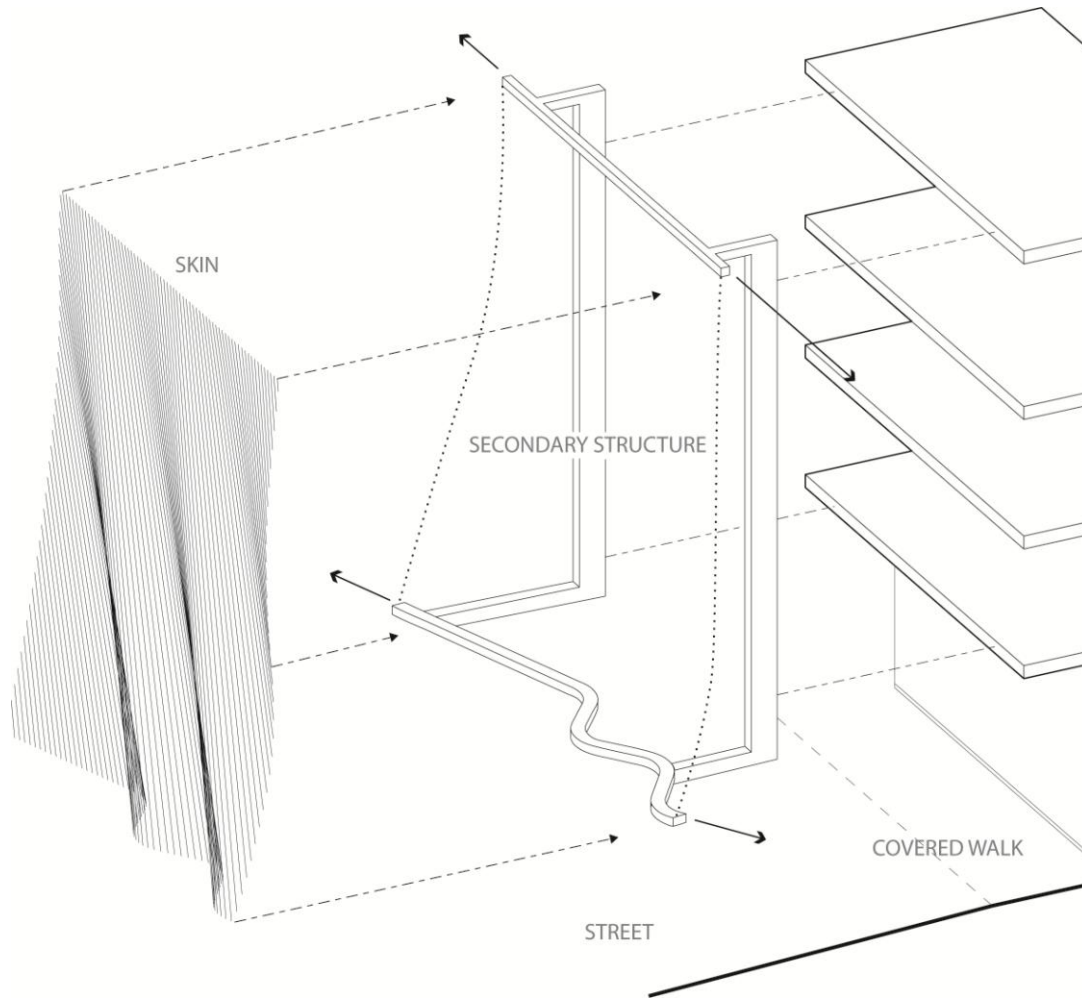
Connection to
S. 200th







Ruled Surfacing



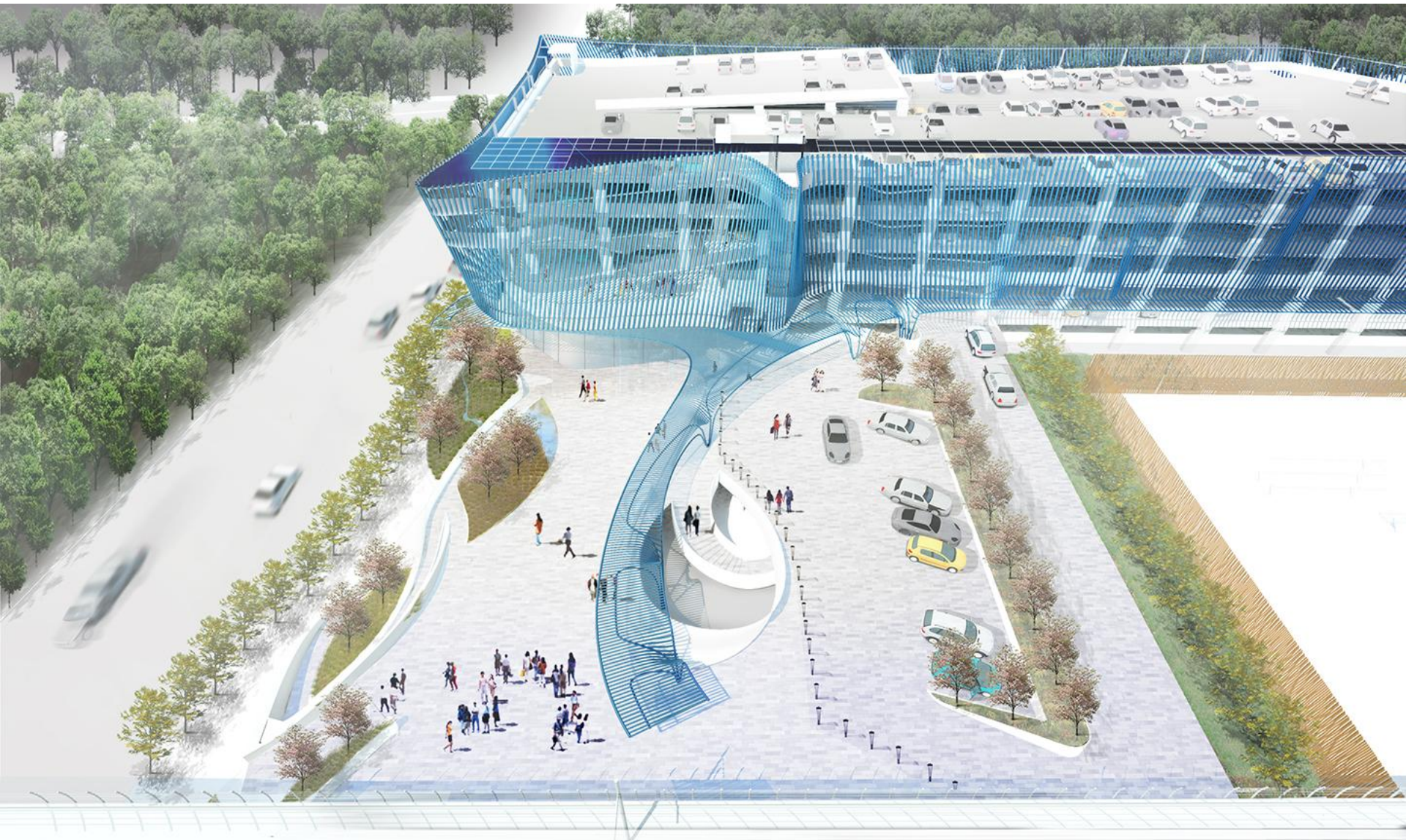














SOUNDTRANSIT
RIDE THE WAVE

OUNDER

UTILITIES ELEMENT

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INTRODUCTION

The Growth Management Act requires all comprehensive plans to include a utilities element consisting of the general location, proposed location, and capacity of all existing and proposed utilities, including, but not limited to, electrical lines, telecommunication lines, and natural gas lines (RCW 36.70A.070(4)). Although the City provides none of these utilities directly, they are essential components of the necessary infrastructure of a community.

“Utilities” or “Public Utilities” means enterprises or facilities serving the public by means of an integrated system of collection, transmission, distribution, and processing facilities through more or less permanent physical connections between the plant of the serving entity and the premises of the customer. Included are systems for the delivery of natural gas, electricity, telecommunication services, and water for the disposal of sewerage.

— Washington Department of Community Development, Procedural Criteria Chapter 365-195 WAC

Puget Sound Energy (PSE) and Seattle City Light Department are the electrical service providers, Puget Sound Energy is the natural gas provider, and the telephone utility is ~~Qwest Communications Century Link~~. ~~The electric, natural gas and telephone utilities are regulated by the Washington Utilities and Transportation Commission (WUTC).~~ Federally licensed cellular telephone communications companies serving SeaTac include ~~most of the major cellular communication providers Cellular One and Qwest Cellular~~. Cable television services ~~and high-speed internet services~~ are provided by ~~Comcast or cellular providers~~. ~~TCI Cablevision.~~

~~The electric, natural gas, pipeline, solid waste, and telephone utilities serving SeaTac are regulated by the Washington Utilities and Transportation Commission (WUTC), except for Seattle City Light, which serves the portion of SeaTac north of S. 160th Street.~~

~~Solid waste management services are provided by Recology CleanScapes, although the City does not require mandatory solid waste service for all residences or businesses. Consequently, not all households or businesses in the City are served by the available solid waste collection services, and the City’s ability to ensure proper disposal of all solid wastes is thereby limited.~~

~~Solid waste service is required for multifamily buildings with more than four units, and includes recycling service, although not all of these customers choose to segregate the recyclable material. For single family residential and commercial customers, the solid waste/recycling service~~

~~is voluntary. The single family residential service includes embedded yard/food waste collection. Solid waste management services are provided by Rabanco Co., doing business in SeaTac as Sea Tac Disposal. Recycling is coordinated by the City of SeaTac.~~

Sewer and water services are provided by four sewer and five water districts that operate in SeaTac and the surrounding cities.

MAJOR UTILITIES ISSUES

- Some developed areas of the City are not served by sanitary sewer service. ~~In these areas, the soils are generally not suitable for septic system drainage.~~

The City does not require mandatory connection to sanitary sewer service when it is available.

- The City is served by ~~three~~ four sewer and five water districts, including a separate water system serving Seattle-Tacoma International Airport. This complicates both interjurisdictional coordination, and ~~makes it difficult to assess~~ ing system capacity in terms of forecast population and employment growth.
- ~~Approximately 25 percent of the code compliance calls that the city receives are for problems related to accumulated garbage and trash. (2013 data) The City does not require mandatory solid waste service for all residences or businesses. Solid waste collection is provided on a mandatory basis required for multi-family buildings with more than four units, and on a but is voluntary basis for all others. Consequently, not all households in the City are served by solid waste collection services, and the City's ability to ensure proper disposal of all solid wastes is thereby limited.~~

GOALS AND POLICIES

GOAL 5.1

~~To e~~Ensure that all households and businesses in the City are served by basic utility services at generally accepted urban service levels.

Policy 5.1A

Electrical power, sanitary sewer, and domestic water, solid waste and high speed internet are hereby designated as basic utility services.

Policy 5.1BA

~~The City shall e~~Coordinate with utility providers to identify areas not currently served by basic utilities, ~~which include water and sewer, and facilitate. The City shall work with efforts between~~ the utility districts providers and local residents to formulate and implement plans to provide service to unserved areas of the City.

~~**Discussion:** There are areas of the City not currently served by sanitary sewer systems, but by individual septic systems. In a developed urban area, septic system failure can pose negative health consequences for neighboring residents and adversely affect environmental quality.~~

Policy 5.1C

Require new development to connect to sanitary sewer when service is available within 300 feet of the property to be served.

GOAL 5.2

~~To **e**nsure that those utilities necessary to support development and a modern economy are available or can be provided to serve ~~the~~ projected population and business growth ~~within the planning area~~.~~

Policy 5.2A

Provide local level forecast data to utility districts to facilitate periodic updates of districts' Capital Improvement Plans.

~~**Discussion:** Utility providers typically use PSRC Transportation Analysis Zone (TAZ) data for demographic forecasts to support their CIP updates. PSRC TAZs rarely match up with utility district boundaries.~~

Policy 5.2B

Coordinate with the utility providers on major new projects at the earliest possible stage in planning for the needed facility. Coordination ~~shall~~ should include consideration of alternatives to new facilities and alternative locations for new facilities.

~~**Discussion:** This element outlines the variety of planned improvements utility providers have indicated will be needed to meet demand and provide more reliable service. Coordination with the utility providers is essential to facilitate the cost-effective provision of the respective utility services.~~

~~Policy 5.2B~~

~~Require that those utilities necessary to support development be in place at the time development is available for occupancy.~~

~~**Discussion:** A new development usually needs certain utility service in order for the structure to be usable at the time of occupancy. These utilities shall include electricity, sanitary sewer and domestic water and may include natural gas, telecommunications, cable television and satellite transmission. If such services are not available at that time, then the City should not allow the new development to be occupied.~~

GOAL 5.3

~~To f~~**Facilitate the provision of reliable utility service in a way that balances legitimate public concerns over the safety, and health and aesthetic impacts of utility infrastructures, consumers' interest in paying no more than a fair and reasonable price for the utilities product, SeaTac's natural environment and the impacts that utility infrastructures may have on the natural environment, and the community's desire that utility projects be aesthetically compatible with surrounding land uses.**

Policy 5.3A

~~Encourage~~Review and amend as necessary franchise agreements with utility providers to ensure exercise of restraint and sensitivity to neighborhood character in the practice of trimming tree limbs around aerial utility lines.

Discussion: There are many sections of roadways with older established trees, such as the elms along Des Moines Memorial Dr. S., and the City plans to add street trees to many other streets. These trees should be carefully pruned to avoid disfiguring or damaging the trees and to avoid conflict with utility lines.

Policy 5.3B

~~Work with utility providers to~~Ensure that ~~new utility~~ facilities are designed in such a manner as to reasonably minimize adverse aesthetic impacts on surrounding land uses.

Discussion: Some utility facilities, such as ~~sewage treatment plants, wireless communication facilities,~~ electrical substations and transmission lines, and telephone switching stations can be large, visually intrusive, or out of character with the surrounding neighborhood. In recognizing the need to often locate these facilities within the neighborhoods they serve, the facilities should be designed in such a way as to minimize negative aesthetic impacts. Methods such as landscaped screening, design and siting can be used to accomplish this objective.

Policy 5.3C

Regulate construction of utility facilities within critical areas in accordance with ~~applicable zoning standards~~the Critical Areas Ordinance.

Discussion: ~~Section~~Chapter 15.30 of the SeaTac Zoning Code establishes specific provisions for the development of utilities in sensitive areas, including floodplains and wetland buffers. These regulations should be enforced in a manner which balances the protection of environmentally sensitive areas with the need for providing utility service.

Policy 5.3D

Require the undergrounding of new utility distribution lines, with the exception of high voltage electrical transmission lines. High voltage transmission lines may be required to be underground when it can be demonstrated to not be cost-prohibitive. Undergrounding shall be in accordance with the filed rates and tariffs and/or regulations, if any, applicable to the serving utility.

Discussion: Underground electrical and telecommunication lines are less obtrusive visually, and are less subject to service disruptions.

Policy 5.3E

Require the undergrounding of existing utility distribution lines as streets are ~~widened~~ improved or reconstructed, and/or as areas are redeveloped, in accordance with the filed rates and tariffs and/or regulations, if any, applicable to the serving utility. Assign a high priority to undergrounding of lines within view corridors.

~~**Discussion:** Utilities will often pay for a significant portion of the cost for undergrounding of existing lines when streets are widened. Street widening projects often require the relocation of existing utilities. This work provides a cost effective opportunity to complete other utility work including undergrounding existing utility lines.~~

Policy 5.3F

Encourage system design practices intended to minimize the number and duration of interruptions to customer service.

Discussion: Utilities such as water and natural gas systems often provide greater reliability when they are “looped” in a manner that provides alternative sources in the event of service disruption. Other utilities, such as telecommunications and electrical distribution lines are more reliable when installed underground. The City should encourage these practices.

Policy 5.3G

~~Encourage~~ Regulate the siting of Wireless Communications Facilities (WCFs) where the greatest amount of aesthetic control can be exercised and discourage siting of WCFs on arterial rights-of-way where siting would interfere with undergrounding of other utilities.

Discussion: Because WCFs can have negative aesthetic impacts to the City, it is important that the City have the flexibility to control the siting of these facilities with regard to aesthetic concerns.

GOAL 5.4

~~To p~~**Process permits and approvals for utility facilities in a fair and timely manner.**

Policy 5.4A

~~The City shall r~~Review and amend existing regulations, ~~including critical areas ordinances,~~ as necessary to allow utility maintenance, installation and replacement.

Discussion: Lengthy review periods and excessive regulation can often add to the cost and difficulty of providing needed utility services. City regulations and staff resources should be applied in a manner that balances legitimate regulatory concerns for the public health, safety, and welfare with the need to ensure timely review and the cost-effective development of utility facilities.

Policy 5.4B

~~Encourage provision of~~ **Provide for** an efficient, cost-effective and reliable utility service by ensuring land will be made available for the location of utility lines, including locations within transportation corridors.

Discussion: The City should reserve and preserve public rights-of-way for the location of utility distribution facilities. The City should also work with utility providers to identify land, in the amount and at the desired location, needed for additional utility facilities needed to serve the expected levels and types of growth. This could include additional electrical substations and water storage facilities.

GOAL 5.5

~~To e~~**Coordinate planning for utility facility development with surrounding jurisdictions and utility providers.**

Policy 5.5A

Coordinate the formulation and periodic update of the Utilities Element (and relevant implementing development regulations) with adjacent jurisdictions.

~~**Discussion:** Utility providers and adjacent jurisdictions periodically update utility plans through capital improvement plans. Some utilities, such as water and sewer districts, are required to update their plans annually. The City should coordinate its Utilities Element updates with the updates of utility providers.~~

Policy 5.5B

Coordinate and seek cooperation with other jurisdictions in the implementation of multi-jurisdictional utility facility additions and improvements. Such coordination and cooperation should include efforts to coordinate the procedures for making specific land use decisions to achieve consistency in timing and substantive requirements.

~~**Discussion:** Many utility facilities serve multiple jurisdictions. The City should coordinate with other jurisdictions to ensure consistency in the planning for these facilities and the timing of review periods.~~

Policy 5.5C

Encourage, when feasible, joint use (co-location) of utility corridors; provided, that such joint use is consistent with the limitations as may be prescribed by applicable law and prudent utility practice. Promote the coordination of construction timing to minimize construction-related disruptions to the public.

~~**Discussion:** It is often possible to safely locate utilities within common trenches. It is desirable to coordinate utility installation, replacement and upgrading in a manner which encourages joint use of utility corridors and trenches, especially when such work takes place in roadways. Utilities should contact other utilities when considering work in rights-of-way and utility corridors to provide an opportunity for such coordination.~~

Policy 5.5D

Provide timely and effective notice to utilities of the construction, maintenance or repair of streets, roads, highways or other facilities, and coordinate such work with the serving utilities to ensure that utility needs are appropriately considered.

~~**Discussion:** The City should contact utility providers when considering construction, maintenance or repair of streets to allow utility work to occur along with road work.~~

~~**Policy 5.5E**~~

~~Provide utilities with regularly updated population and employment projections, and updates to Comprehensive Plan elements and Zoning Codes.~~

~~**Discussion:** The timely provision to utility providers of updates to Comprehensive Plan elements, employment projection and Zoning Code updates will assist utilities in planning for utility service, and complying with City policies and regulations.~~

Policy 5.5E is duplicative of new Policy 5.2A

Policy 5.5FE

Encourage communication with the WUTC, and utilities regulated by the WUTC, regarding the requirements of the Growth Management Act.

Discussion: The concurrency principle established in the Growth Management Act requires the provision of needed public utilities at the time a project is ready for occupancy. This requires a proactive approach to the provision of utilities; ~~especially sewer and water which can require extensive infrastructure~~. Since the WUTC regulates ~~many some~~ utilities, it is important that the mandate of concurrency be worked into WUTC established regulations and procedures.

Note: None of the water utilities serving SeaTac are regulated by WUTC. Sewer utilities are not regulated by WUTC.

GOAL 5.6

~~Encourage the use of~~ **Promote** energy conservation and conversion to renewable resources or more efficient

~~systems fuels~~ as a means to meet increased demand for utilities.

Policy 5.6A

~~Promote and F~~facilitate ~~and encourage~~ conservation of resources to delay the need for additional utility facilities, and to achieve improved air quality.

Discussion: Conservation of resources can often delay the need for adding costly new facilities. Many utilities realize the benefit of conservation. Electrical utilities, for example, will often subsidize programs that encourage home and hot water heater insulation, conversion of lighting systems from incandescent to fluorescent or LED bulbs, and other conservation measures. ~~This is because the measures which reduce the rate of consumption can be less expensive than building new power plants.~~

Policy 5.6B

~~Facilitate—Promote~~ the conversion to cost-effective and environmentally sensitive alternative technologies and energy sources. (not sure what “facilitate” means)

Discussion: ~~O~~ccasionally, ~~e~~conversion from one resource to another can actually increase efficiency or decrease cost. For example, conversion from electric to natural gas home heating is usually ~~may be more efficient and~~ less costly than electric heat. Another option is converting to passive or active solar heating, or wind generation. While some alternatives are not currently cost-effective, they may become competitive in the future as their use becomes more common.

Policy 5.6C

Support development of a widespread gaseous fuel (e.g., compressed natural gas) and/or electrical infrastructure to provide more options to reduce vehicular pollution, and ~~evaluate~~ continue the conversion of City fleet vehicles to cleaner energy sources.

Discussion: Vehicle emissions are a primary source of pollution in urbanized areas. Vehicles running on natural gas, propane or electricity produce substantially less pollutants. ~~Many municipalities and organizations are using natural gas, propane or battery powered vehicles.~~ Encouraging the development of a more widespread gaseous fuel and/or electrical infrastructure will facilitate the conversion of more vehicles. ~~The City should set an example by evaluating the feasibility of converting the City vehicles to alternative fuels.~~

Policy 5.6D

~~The City shall e~~Employ cost-effective measures to conserve energy and water resources, and generally employ measures which reduce, reuse and/or recycle resources in the City’s facilities and activities.

Discussion: The City can set the example for the community with innovative energy conservation and recycling programs. For example, ~~The City already~~ recycles all acceptable recyclables ~~office paper, newspapers, and aluminum cans.~~

collects organics at all City facilities for composting, and has installed automatic systems for turning off lights in City Hall offices when not in use, installed thermal pane windows at City Hall, has acquired one all-electric fleet vehicle, and developed one electric vehicle charging station at City Hall that is available to the public.

Policy 5.6E

Work with the City’s solid waste contractor to promote, and facilitate where possible, the use of measures which reduce, reuse and/or recycle resources, including food waste and other solid waste throughout the City.

Discussion: Reducing the volume of material going to landfills can reduce the cost of solid waste service for everyone.

GOAL 5.7

Ensure the coordination of the provision of utilities with the policies and land use designations contained in the Land Use Element, and other elements of the Comprehensive Plan.

Policy 5.7A

Coordinate City land use planning with the utility providers’ planning. Adopt procedures that encourage providers to utilize the Land Use Element and Urban Growth Area in planning future facilities.

Discussion: Utility providers commonly use City plans and forecasts when planning service areas. The current utility plans are based on old King County land use, zoning, forecasts and policies. Future utility planning should be based on SeaTac’s Comprehensive Plan, zoning, policies and forecasts.

Policy 5.7B

Periodically review utility district Capital Improvement Plans to note the location of any proposed new facilities. ~~Designate and map the general location of proposed utility facilities to a general utility corridor area rather than to a specific site. The City will coordinate with the utility provider to obtain updated information, and if necessary,~~ revise the maps accordingly.

Discussion: As required by the GMA, the City will maintain up-to-date maps of existing and proposed facilities. The location of proposed facilities will be shown as general locations so as to allow flexibility in specific siting issues.

Policy 5.7C

Coordinate the location of proposed new utility facilities with utility providers, and use the Essential Public Facilities (EPF) process for siting utility facilities if necessary. ~~Assure that the Comprehensive~~

~~Plan continues to designate areas available for the location of utility facilities.~~

~~**Discussion:** The EPF process provides a vehicle for the city to have input on the location of proposed utility facilities. This element of the Comprehensive Plan should outline areas appropriate for the location of utility facilities and establish policies for the siting of these facilities.~~

Policy 5.7D

Whenever possible, place utility facilities within public rights-of-way.

Discussion: Since utility infrastructure often requires distribution lines necessitating easements, it is advantageous to locate utility distribution systems in the public rights-of-way. This makes more efficient use of publicly owned land and reduces the costs of providing utility services.

Policy 5.7E

~~Work with the WUTC to ensure that N~~new “hazardous materials pipelines” ~~shall be~~ are constructed to include the most technologically advanced safety features and ~~shall are not be~~ routed through or near residential or commercial designations, geologically hazardous areas, aquifer recharge areas, environmentally sensitive areas, schools, or day care centers.

Discussion: The issues surrounding hazardous materials pipelines are very relevant to the City of SeaTac due to the proximity of Sea-Tac Airport, which requires jet fuel, and the existing Olympic Pipeline. Pipeline leaks or ruptures can result in the release of highly flammable, explosive, or toxic materials that can result in injury or death to anyone in the vicinity and destruction of property. From 1989 through 1998, 226 people died and approximately 1,600 people were injured in major pipeline accidents. Pipelines are best constructed away from locations where people live or assemble. In the event that a new pipeline is proposed, routes must be evaluated on the basis of public safety and environmental suitability.

Policy 5.7F

~~New structures shall not be located within hazardous materials pipeline rights of way and should be set back from such rights of way to protect public health, safety and property.~~

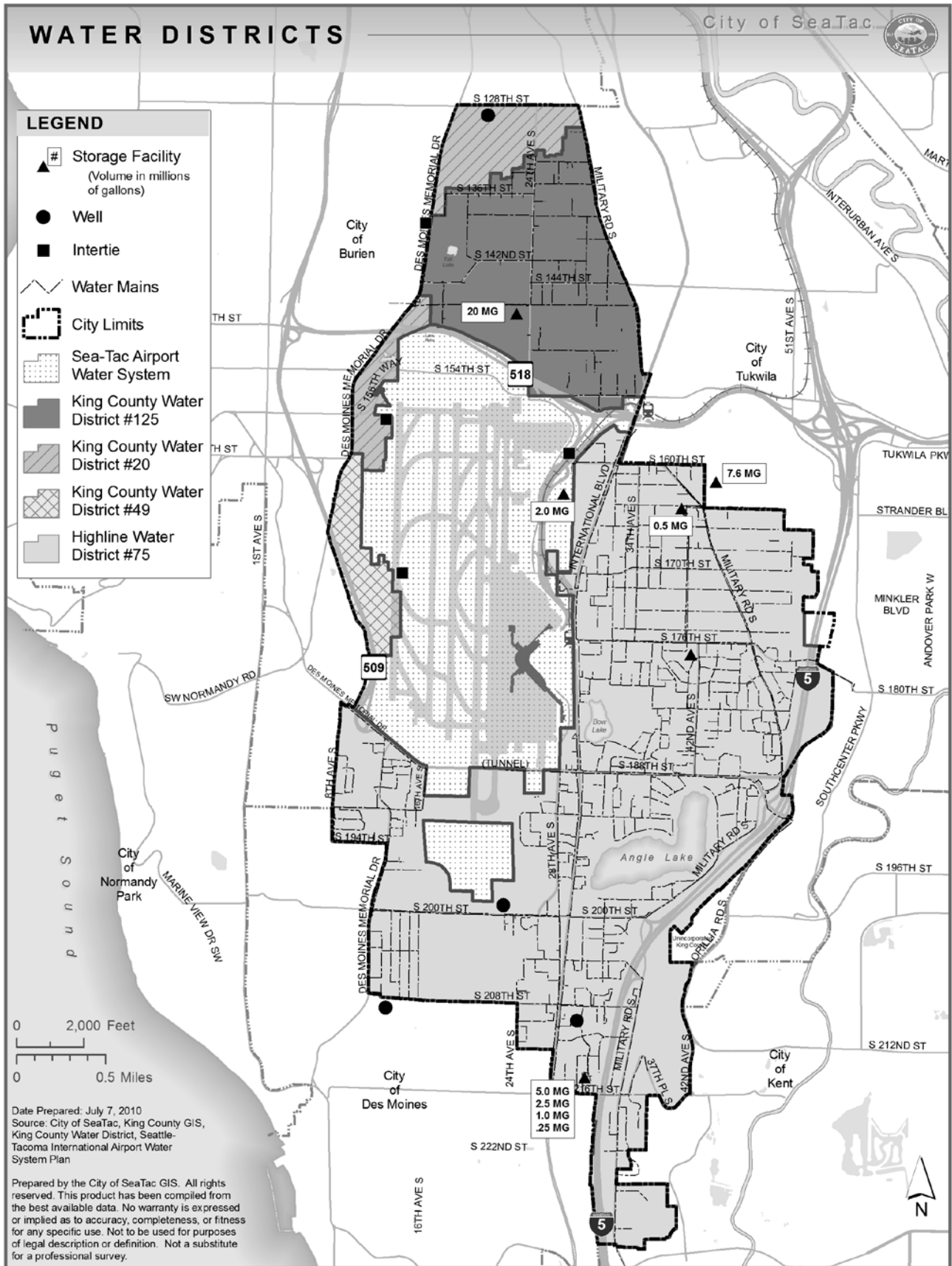
~~**Discussion:** Hazardous materials pipelines transport highly flammable, explosive, or toxic materials. If a leak occurs, standard setbacks do not assure protection from materials that can migrate thousands of feet from the leak site, but limiting uses within or near hazardous materials pipeline rights of way can reduce the loss of life and structure damage.~~

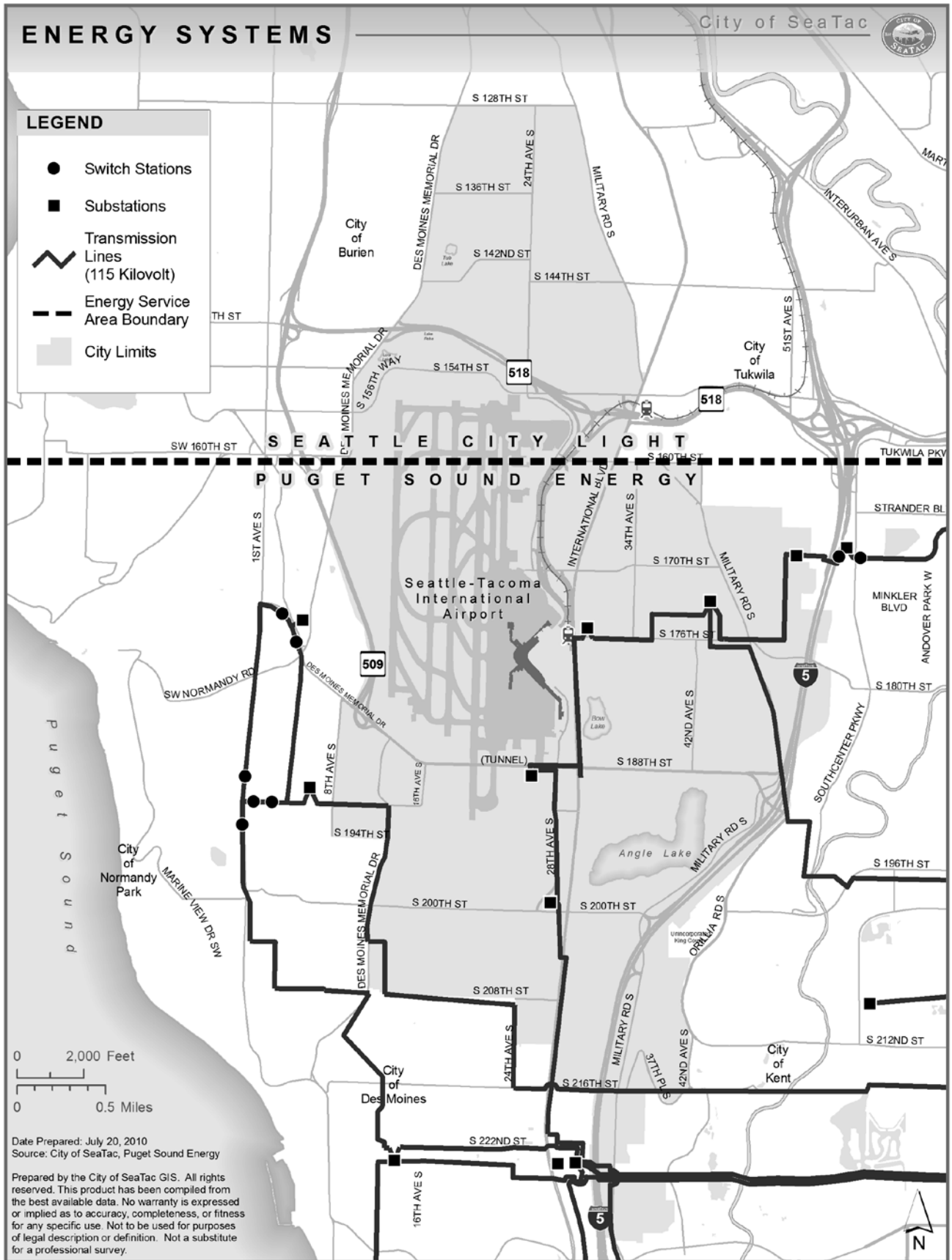
Policy 5.7EG

~~Require that U~~nderground hazardous materials pipelines ~~shall be~~ identified on site by signs, that provide contact information. ~~No construction or excavation shall be conducted in the vicinity of a~~

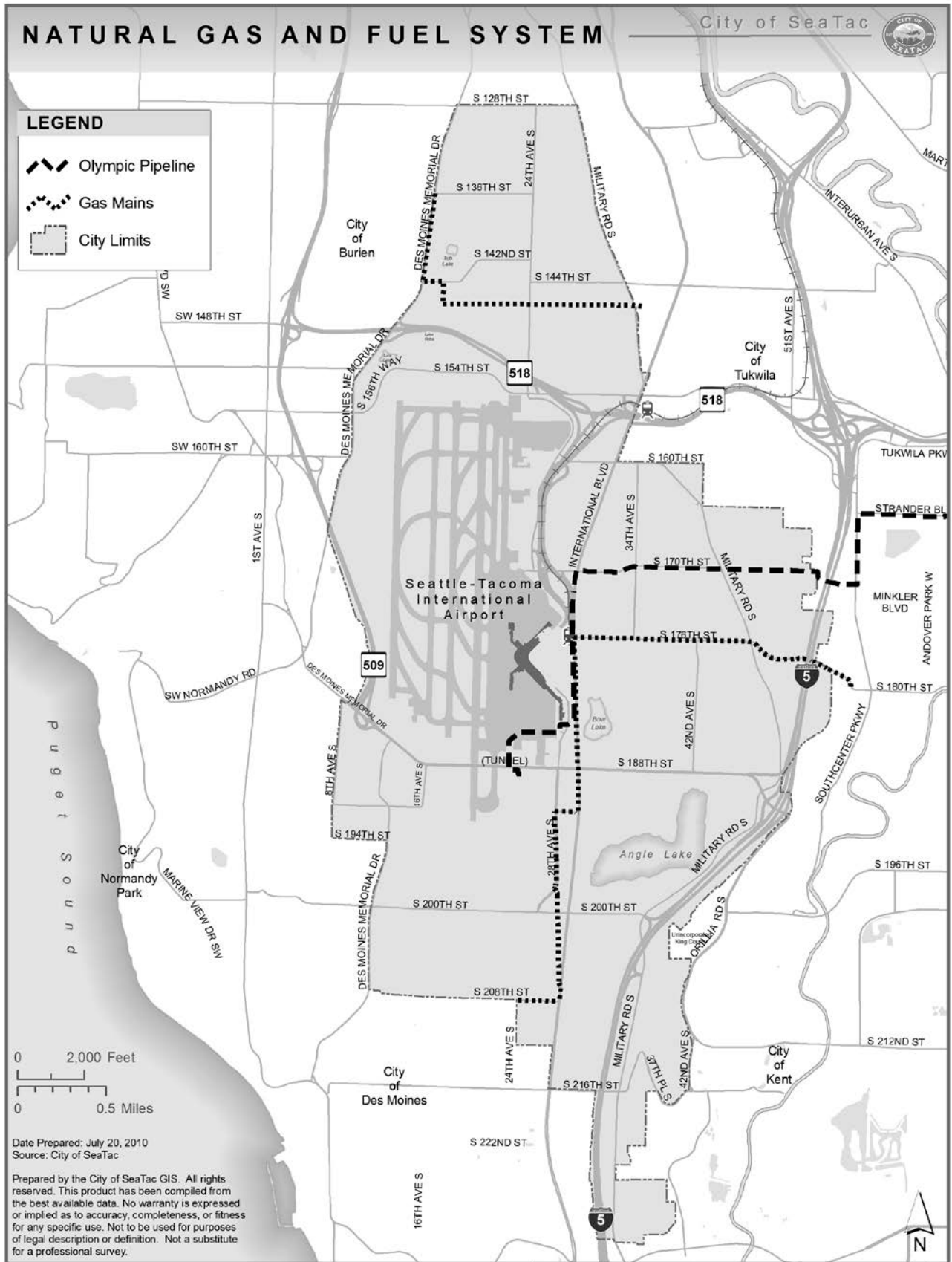
~~pipeline prior to notification of and coordination with the pipeline operator.~~

Discussion: WUTC regulations require notification of and coordination with the pipeline operator prior to construction or excavation. Damage to pipelines which results in spills, explosions and fires ~~can be is often~~ caused by construction and maintenance activities above or near an underground pipeline. Pipeline routes must be well-signed, notifying people of the presence of a buried pipeline and where to call for accurate information as to location and appropriate precautions, in order to avoid pipeline damage.





COMPREHENSIVE PLAN ▶ MAP 5.3



COMPREHENSIVE PLAN ▶ MAP 5.4

RECOMMENDED IMPLEMENTATION STRATEGIES

The purpose of this section is to clearly identify the specific steps, or **implementation strategies**, that will need to be taken to implement this element’s policies. In addition, this section also identifies the group(s) with **primary responsibility** for carrying out each strategy and the expected **time frame** within which the strategy should be addressed. Each strategy is preceded by a summarized version of the **proposed policy** to be implemented.

In the “Primary Responsibility” column, it should be noted that many of the implementation strategies will be initially undertaken by a specified board or commission. In most cases, however, it will be the City Council that analyzes the specific board/commission recommendation, and then makes the final decision about how to proceed.

The “time line” categories are defined as follows:

- Immediatewithin one year
- Short-Term.....one to six years
- Medium-Term.....six to 10 years
- Long-Term 10 to 20 years
- Ongoingno set time frame, since the strategy will be implemented on a continual basis

The list of implementation strategies is a minimum set of action steps, and is not intended to limit the City from undertaking other strategies not included in this list.

The following implementation strategies are statements of specific actions that will be taken, by the indicated group(s), to implement the respective policies and goals.

PROPOSED POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIME LINE
	<ul style="list-style-type: none"> Establish reasonable review periods to facilitate coordinated reviews, and to ensure timely responses by reviewers. 	City Staff	Short-Term (1-2 years) [Procedures and time lines established in SMC Title 16A]
	<ul style="list-style-type: none"> Transmit a copy of the adopted Comprehensive Plan Utilities Element to all utilities. 	City Staff	Immediate
<p>5.2B Utilities in Place at Time a Development is Available for Occupancy.</p>	<ul style="list-style-type: none"> Develop a list of utility services that will be considered necessary for development. These will include, at a minimum, sanitary sewer or approved septic systems, water, and electricity. 	City Staff	Immediate [Completed- See Policy 4.1B]
	<ul style="list-style-type: none"> Review permit process to ensure that the certification of availability or the provision of necessary utilities is required as part of development approval. 	City Staff	Short-Term (1-2 years) [Certificates of service availability required with permit application]
5.3 BALANCE THE PROVISION OF UTILITIES WITH OTHER CONCERNS			
<p>5.3A Tree Pruning.</p>	<ul style="list-style-type: none"> Review the City’s street tree planting guidelines to ensure that they minimize the potential for interference with utility lines. 	City Staff	Short-Term (1 – 2 years)
	<ul style="list-style-type: none"> Work with the relevant Require utilities to obtain provide the designated City Department with the utility’s policies and guidelines regarding tree limbing. 	City Staff	Short-Term (1 – 2 years)

PROPOSED POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIME LINE
	<ul style="list-style-type: none"> Require utilities to coordinate tree pruning activities with the Parks and Public Works departments. Sufficient prior notification of tree limbing activities should be provided to allow the City to review the proposed limbing and propose alternative measures, if needed. 	City Staff	Short-Term (1 – 2 years)
5.3B Minimize Adverse <u>Aesthetic</u> Impacts.	<ul style="list-style-type: none"> Develop zoning guidelines that specify appropriate siting and design criteria for utility infrastructure. 	Planning Commission	Short-Term (1 – 2 years)
5.3C Environmentally Sensitive Areas.	<ul style="list-style-type: none"> Provide utilities with the City’s sensitive area maps and relevant Zoning Code chapters. 	City Staff	Immediate
5.3D Underground New Utility Distribution Lines.	<ul style="list-style-type: none"> Require that new developments, significant redevelopment projects and short plats provide utility lines underground. 	City Staff	Ongoing
5.3E Underground Existing Utility Distribution Lines.	<ul style="list-style-type: none"> Include the undergrounding of utility distribution lines in the scope of work for all road widening and major improvements <u>projects</u>. 	City Staff	Ongoing
5.3F Minimize Service Disruptions.	<ul style="list-style-type: none"> Assist utilities in permitting projects that increase utility reliability. 	City Staff	Ongoing
5.3G Siting of Wireless Communications Facilities (WCFs).	<ul style="list-style-type: none"> <u>Periodically review and update WCF regulations to remain current regarding WCF infrastructure and its potential aesthetic impacts. Identify view corridors where undergrounding of distribution lines is a priority and visual impact of new utility infrastructure should be</u> 	City Staff <u>Planning Commission</u>	<u>Ongoing Short-Term (1—2 years)</u>

PROPOSED POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIME LINE
	minimized.		
5.4 TIMELY PROCESSING OF PERMITS			
5.4A Review Codes.	<ul style="list-style-type: none"> During the process of updating the Zoning Code, barriers to the installation of utility facilities should be reviewed and amended where appropriate. 	Planning Commission	Short-Term (1 – 2 years)
5.4B Ensure the Availability of Rights-of-Way for Utility Distribution Lines.	<ul style="list-style-type: none"> Identify public road and utility rights-of-way, and designated necessary utility corridors on the City’s Comprehensive Plan land use map. 	City Staff	Short-Term (1 – 2 years)
5.5 COORDINATION			
5.5A Coordinate the Formulation and Periodic Update of the Utilities Element with Adjacent Jurisdictions.	<ul style="list-style-type: none"> Review adjacent jurisdictions’ and utility providers’ plans for consistency with SeaTac’s plans, and distribute SeaTac’s Comprehensive Plan for their review. 	City Staff	Short-Term (2 – 4 years)
	<ul style="list-style-type: none"> Outline areas of conflict between adjacent jurisdictions’ and utility providers’ plans, and SeaTac’s plan. Meet with respective parties to resolve differences where necessary. 	City Staff	Short-Term (2 – 4 years)
5.5B Coordinate Interjurisdictional Utility Improvements.	<ul style="list-style-type: none"> Identify utility projects spanning jurisdictions and encourage meeting with the involved jurisdictions and utility providers. 	City Staff	Short-Term (2 – 4 years)

PROPOSED POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIME LINE
<p>5.5C Joint-Use of Utility Corridors.</p>	<ul style="list-style-type: none"> Identify utilities that can share utility corridors, and require that these share corridors in new development. Encourage utilities to co-locate distribution lines when completing upgrades, or when utility relocations are considered as part of major street improvements. 	<p>City Staff</p> <p>City Staff</p>	<p>Short-Term (2 – 4 years)</p> <p>Ongoing</p>
<p>5.5D Notice to Utilities of Construction Projects.</p>	<ul style="list-style-type: none"> Provide ample notification to utilities of construction, maintenance or repair of streets and other City facilities in order to promote coordination between City work and the work of utilities. Seek to plan the timing and scope of construction projects in a manner that allows for the coordination of City construction and utility construction. 	<p>City Staff</p> <p>City Staff</p>	<p>Ongoing</p> <p>Ongoing</p>
<p>5.5E Updates on Population and Employment Forecasts, Zoning Code, and Comprehensive Plan Elements.</p> <div data-bbox="339 1417 566 1545" style="border: 1px solid black; padding: 5px; width: fit-content; margin: 10px auto;"> <p>This strategy moved to Policy 5.2A</p> </div>	<ul style="list-style-type: none"> Utility providers should be consulted when developing forecasts, and revising Zoning Code and Comprehensive Plan elements. The utility providers should be provided with the City's most recent forecasts, Zoning Code, and Comprehensive Plan elements. All updates and revisions to these documents should also be transmitted in a timely manner. 	<p>City Staff</p> <p>City Staff</p>	<p>Ongoing</p> <p>Short Term (1–2 years) and Ongoing</p>
<p>5.6 ENERGY CONSERVATION</p>			

PROPOSED POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIME LINE
<p>5.6A Delaying Need for Additional Facilities.</p>	<ul style="list-style-type: none"> Encourage builders to use cost-effective energy conservation measures and construction techniques. Review City codes for undue restrictions against innovative conservation measures or building techniques. 	<p>City Staff</p> <p>City Staff</p>	<p>Ongoing</p> <p>Ongoing</p>
<p>5.6B Conversion to Alternative Energy Sources.</p>	<ul style="list-style-type: none"> Review City codes for undue restrictions against alternative technologies and energy sources. Encourage utility providers to evaluate and implement, when feasible, alternative energy sources, including conservation. 	<p>Planning Commission, City Council</p> <p>City Staff</p>	<p>Short-Term (2 – 4 years)</p> <p>Ongoing</p>
<p>5.6C Gaseous Fuel/Electric Infrastructure.</p>	<ul style="list-style-type: none"> Investigate the feasibility of converting the City fleet to gaseous fuel or electric power. Encourage, and consider requiring, shuttle van services to use gaseous fuels or electric power in order to reduce pollutants. 	<p>City Manager, City Council</p> <p>City Manager, City Council</p>	<p>Short-Term (4–6 years) Ongoing</p> <p>Short-Term (4 – 6 years)</p>
<p>5.6D Conservation in City Facilities.</p>	<ul style="list-style-type: none"> Implement cost effective energy conservation measures at all City facilities. Use City facilities as demonstration sites for innovative conservation techniques. 	<p>City Manager</p> <p>City Staff</p>	<p>Ongoing Short-Term(2–4 years) <u>See discussion under Policy 5.6D for related City actions.</u> <u>Ongoing</u> <u>City was designated as an Envirostar 5-Star City by</u></p>

PROPOSED POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIME LINE
			King County LHWMP Short-Term (2-4 years)
5.7 CONSISTENCY			
5.7A Consistency Between Land Use and Utility Element.	<ul style="list-style-type: none"> Work with utility providers to identify improvements necessary to ensure that sufficient utility capacity is available in the locations where growth is desired. 	City Staff	Ongoing
	<ul style="list-style-type: none"> Review proposed utility projects to determine whether they will provide the level of capacity at the proper location to serve the growth expected within the facility's life span. 	City Staff	Short-Term (1-2 years), and Ongoing
5.7B Utility System Maps.	<ul style="list-style-type: none"> Maintain up-to-date maps of the existing and proposed locations of utility facilities. Make utility improvement information available to developers proposing projects. 	City Staff	Immediate- [Completed for existing as of 12/94] and Ongoing for proposed
		City Staff	Ongoing
5.7C Coordinate the Location of Proposed New Utility Facilities with Utility Providers. Land-Availability for Utilities.	<ul style="list-style-type: none"> Use the normal permitting process to review proposed utility facilities. Review the City's Zoning Code and Zoning Map to ensure that they adequately allow for the location of existing and future utility facilities. 	City Staff	Ongoing Short-Term (1-2 years) and Ongoing
5.7D Rights-of-Way.	<ul style="list-style-type: none"> Identify and preserve developed and undeveloped public rights-of-way and place utility infrastructures in rights-of-way whenever possible. 	City Staff	Short-Term (1 – 2 years) and Ongoing

PROPOSED POLICIES	IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIME LINE
<p>5.7 F Pipeline Rights-of-Way.</p>	<ul style="list-style-type: none"> • Require developers to identify the location of pipelines and/or rights-of-way on all major site plans, generalized development plans and commercial building permit applications. • Require developers to forward copies of their proposed site and subdivision plans to affected pipeline operators for their review and comment. • Prohibit the use of pipeline rights-of-way in calculating minimum lot size. • Require a minimum setback of 50 feet from all new structures and 75 feet from new permanently inhabited structures. • Require protection for underground pipeline from existing uses that could cause damage to pipeline. 	City Staff	Long-Term
<p>5.7G Identification of Underground Pipelines.</p>	<p>Signs indicating the presence of an underground pipeline should be located:</p> <ul style="list-style-type: none"> • At every road crossing. • At every school. • Every ¼ mile, except in rough terrain or densely developed areas, where signs should be placed every 660 ft. 	City Staff/ Pipeline Providers	Short-Term

ZONING CODE DEFINITIONS CONCERNING HOUSING

with suggested revisions

15.10.016 Accessory Dwelling Unit (ADU)

A habitable living unit created within, attached to, or detached from a single-family residence that provides the basic requirements of shelter, heating, cooking and sanitation within the unit.

15.10.064 Assisted Living Facility

An establishment providing living quarters and a variety of limited personal care and supportive health care monitoring to individuals who may be unable to live independently due to infirmity of age, or physical or mental handicap, but who do not need the skilled nursing care of a convalescent center/nursing home. These establishments may consist of individual dwelling units or sleeping rooms, but also provide communal dining, recreational, laundry and other facilities.

Comment: *This is a more current term of use, but is similar to “dwelling unit, senior citizen assisted,” which is proposed for elimination. Density and parking standards need to be added for this land use.*

15.10.080 Bed and Breakfast/~~Guesthouse~~

A dwelling unit within which bedrooms are available for paying transient guests. The number of guests is limited to no more than six (6) at any time. (Ord. 92-1041 § 1)

Comment *Suggest dropping the term “guesthouse,” as that could imply a separate structure. Also, add the word “transient” to distinguish from other living arrangements such as roominghouses.*

15.10.130 Community Residential Facility (CRF)

Publicly or privately operated residential facilities, limited to: group homes for children, for those with disabilities, or for the elderly; homes for recovering, non-using alcoholics and addicts; or shelters for domestic violence victims. Community residential facilities do not include halfway houses, overnight shelters, or transitional housing. (Ord. 01-1011 § 1; Ord. 99-1005 § 2; Ord. 92-1041 § 1)

15.10.155 Convalescent Center/Nursing Home

Any home, place or institution which operates or maintains Residential facilities offering twenty-four (24) hour skilled nursing care for three or more individuals ~~patients~~ who are recovering from an illness, or receiving care for chronic conditions, mental or physical disabilities, terminal illness, or alcohol or drug detoxification. Care may include in-patient administration of medicine, preparation of special diets, bedside nursing care, and treatment by a physician or psychiatrist. Out-patient care is limited to prior patients only, and excludes any opiate substitution treatment. (Ord. 03-1017 § 1; Ord. 99-1005 § 3; Ord. 92-1041 § 1)

Comment: *Minor modifications suggested to provide clarity. Threshold of 3 individuals eliminates possible conflict with individuals caring for elderly parents.*

15.10.157.05 Crisis Diversion Facility (CDF)

A residential treatment facility for individuals eighteen (18) years or older that diverts individuals from jails or hospitals suffering from mental illness and/or chemical dependency. A CDF is licensed by the Washington State Department of Health and certified by the Washington State Department of Social and Health Services, provides temporary shelter, operates twenty-four (24)/seven (7), and holds individuals for up to seventy-two (72) hours. One (1) crisis diversion facility may be collocated with one (1) crisis diversion interim facility. (Ord. 10-1017 § 1)

15.10.158 Crisis Diversion Interim Facility (CDIF)

A residential treatment facility that provides temporary shelter, additional on-site mental illness and/or chemical dependency treatments administered by mental health care professionals, operates twenty-four (24)/seven (7), and individuals may stay at the facility for up to two (2) weeks. A CDIF is licensed by the Washington State

Department of Health and certified by the Washington State Department of Social and Health Services. One (1) crisis diversion interim facility may be collocated with one (1) crisis diversion facility. (Ord. 10-1017 § 2)

15.10.185 Dormitory

An accessory residential building to an educational institution consisting of individual rooms for sleeping and may include common dining, cooking, and interior recreation facilities. (Ord. 92-1041 § 1)

15.10.191 Duplex, Side-by-Side

A building containing two (2) dwelling units totally separated from each other by either an unpierced wall extending from basement to roof or an unpierced ceiling and floor extending from exterior wall to exterior wall. (Ord. 08-1041 § 20).

Comment: *Combines two definitions into one.*

15.10.192 Duplex, Up-Down

~~A building containing two (2) dwelling units totally separated from each other by an unpierced ceiling and floor extending from exterior wall to exterior wall. (Ord. 08-1041 § 21).~~

15.10.195 Dwelling Unit

Any building or portion thereof which contains living facilities, including provisions for sleeping, eating, cooking and sanitation for not more than one (1) family. (Ord. 92-1041 § 1)

15.10.200 Dwelling Unit, Apartment

~~A building or part of a building, containing three (3) or more dwelling units. (Ord. 92-1041 § 1)~~

Comment: *Redundant definition. Proposed for elimination in Major Zoning Code update.*

15.10.205 Dwelling Unit, Efficiency

A dwelling unit containing only one (1) habitable room and not having a kitchen. (Ord. 92-1041 § 1)

Comment: Term is not used elsewhere in the code. Proposed for elimination in Major Zoning Code update.

15.10.200 Dwelling Unit, Caretaker/Manager

A dwelling unit attached to a non-residential building.

Comment: New term to address this potential land use. Needs to be reflected in land use charts. Part of Major Zoning Code update.

15.10.210 Dwelling Unit, Manufactured Home

A detached building containing one (1) dwelling unit for a family permanently affixed on a foundation, constructed within HUD standards, as defined at [24 CFR Part 3280](#). (Ord. 97-1008 § 1; Ord. 92-1041 § 1)

Comment: Revision proposed as part of Major Zoning Code update.

15.10.215 Dwelling Unit, Mobile Home

A detached building containing one (1) dwelling unit for a family, but not constructed within HUD standards, with running gear, attached or detachable, that allows it to be relocated. (Ord. 97-1008 § 2; Ord. 92-1041 § 1)

15.10.217 Dwelling Unit, Modular Home

A detached building containing one (1) dwelling unit for a family located on a permanent foundation, constructed within UBC standards, but constructed off-site and assembled on-site. This term is identical to “factory-built home.” (Ord. 97-1008 § 3)

15.10.220 Dwelling Unit, Senior Citizen Assisted

A building or part of a building containing two (2) or more dwelling units restricted to occupancy by senior citizens, and may include support services not limited to:

A. ~~Food preparation;~~

B. ~~Transportation; and~~

C. ~~Medical supervision. (Ord. 92-1041 § 1)~~

Comment: *Recommend using new term “assisted living facility” instead.*

15.10.225 Dwelling Unit, Single Detached

A detached building containing one (1) dwelling unit for a family. Such a building may be constructed on-site, or may be a manufactured home or modular home. (Ord. 97-1008 § 4; Ord. 92-1041 § 1)

A dwelling unit that is not attached to any other dwelling unit by any means.

Comment: *Revision proposed as part of Major Zoning Code update.*

15.10.255 Family

An individual or two (2) or more persons related by ~~blood~~genetics, marriage, or adoption, or a group of not more than five (5) persons (~~excluding servants~~) who need not be related by blood or marriage, living together in a dwelling unit. (Ord. 92-1041 § 1)

Comment: *“Genetics” is a more accurate term and the use of servants is, in most cases, irrelevant.*

15.10.296 Group Home

See definition of Community Residential Facility, SMC [15.10.130](#). (Ord. 99-1005 § 10)

15.10.297 Habitable Space

Space in a structure for living, sleeping, eating or cooking. Bathrooms, toilet compartments, closets, halls, storage or utility space, and similar areas alone, are not considered habitable space. (Ord. 95-1016 § 35)

***Comment:** Deletion proposed as part of Major Zoning Code update.*

15.10.298 Halfway House

State-licensed work/release facilities and other housing facilities serving as an alternative to incarceration. (Ord. 99-1005 § 11)

15.10.348 Hostel

A facility providing transient, overnight accommodations, typically characterized by low cost, shared use of a self-service kitchen, common areas, sleeping rooms and bathroom facilities.

***Comment:** New definition to address unique land use that has come to SeaTac. Will need to address in use charts and other portions of code to distinguish from hotel/motel/lodging.*

15.10.350 Hotel/Motel/Lodging and Associated Uses

A facility consisting of four (4) or more guest rooms offering transient lodging accommodations, including inns, residence or extended stay hotels, other similar facilities, and all businesses subject to collection and payment of the tax levied by Chapter [67.28](#) RCW or City Code, that offer rental accommodations for periods of generally less than 30 days at a time. Associated uses may include additional services such as meeting rooms, restaurants, health spas, retail shops and beauty shops. (Ord. 00-1033 § 1; Ord. 92-1041 § 1)

***Comment:** Revision proposed as part of Major Zoning Code update.*

15.10.410 Multi-Family Building

A building containing ~~two (2)~~ three (3) or more dwelling units that does not meet the definition of a duplex or townhouse. (Ord. 08-1041 § 3; Ord. 07-1019 § 2; Ord. 94-1006 § 4)

Comment: *Revision proposed as part of Major Zoning Code update.*

15.10.435.05 Opiate Substitution Treatment Facility

A facility designed to dispense an opiate substitute drug approved by the Federal Drug Administration for the treatment of opiate addiction. (Ord. 03-1017 § 8)

15.10.440 Overnight Shelter

A facility providing overnight, temporary lodging, with or without meals, for homeless families or individuals and meeting the standards of Chapter [246-360](#) WAC. (Ord. 99-1005 § 13)

15.10.559 Retirement Apartments

A multifamily building or building, with occupancy restricted to at least one individual aged 62 or older per unit, which may contain communal recreational and dining facilities

Comment: *New definition. Will need to be included in land use charts and have separate density and parking standards established.*

15.10.561.05 Secure Community Transition Facility (SCTF)

An in-patient facility for Level III sex offenders civilly committed and conditionally released to a less restrictive alternative. An SCTF has twenty-four (24) hour supervision and security, and either provides or ensures the provision of sex offender treatment services. (Ord. 02-1029 § 11)

15.10.606 Single Attached Dwelling Units

~~A single-family residential unit attached to a structure with a nonresidential use. (Ord. 94-1006 § 5)~~

Comment: *Replaced by "Dwelling unit, caretaker/manager"*

15.10.641 Townhouse

A building containing at least three (3) dwelling units in a row in which each unit has its own front and rear access to the outside, no unit is located over another unit, and each unit is separated from any other unit by one (1) or more vertical common fire-resistant walls. (Ord. 08-1041 § 4; Ord. 94-1006 § 8)

15.10.649 Transitional Housing

Housing provided under a program, offering twenty-four (24) hour access to specific persons, for periods of one month or more for human services purposes, such as helping unemployed, homeless individuals to obtain employment and permanent housing. Transitional housing is not a transient accommodation. (Ord. 01-1011 § 8)

OTHER HOUSING RELATED CITATIONS WITHIN THE CODE

15.15.030 Parking Space Requirements for Residential Uses

Footnote refers to “low/moderate income senior housing” and that parking ratios may be reduced to as low as 0.8 stalls per unit. Neither “senior housing” or “low/moderate” is defined in the code.

15.38.110 Residential Uses in the South 154th St. Station Area

Refers to “senior citizen multi”, which is not defined.

Also refers to “rest/convalescent center/nursing home”, which is not defined.

SENIOR HOUSING USES

USE	WHERE ALLOWED	DENSITY	PARKING REQUIRED
Assisted Living Facility*	UH, NB, CB, O/CM	2x maximum of zone	0.25 per unit/room
Convalescent Center/Nursing Home	UH, NB, CB, ABC, O/CM	unclear	1/5 beds
Retirement Apartments*	UM, UH, NB, CB	1.5x maximum of zone	0.75 per unit
*new definition			

HOME OCCUPATION REGULATIONS IN SELECT CITIES

	BURIEN	KENT	AUBURN	PUYALLUP	SEATAC
Outside employees	Zero for Type A 1 for Type B	One	One	None	Two
Size	25%	300 sq. ft.	25%	25%	25%
Additional parking	1/employee; 1 for customers		Only through a SHOP	Not addressed	Not beyond normal to a residential area
Hours of operation	8 a.m. – 8 p.m.	7 a.m. - 7 p.m.	9:00 a.m. – 6:00 p.m.	Not addressed	Not addressed
Traffic limitations		Four 2-way client trips/day	Eight 2-way trips per day that operate by appointment; others: five 2-way trips/day	Complex formula, depends upon zone, street classification, size of lot	Not addressed
Delivery restrictions	8 a.m. – 8 p.m.; no greater than UPS		No comm. vehicles w/out SHOP	7 a.m. – 7 p.m.	Must be within normal residential character
SHOP	Type B (Administrative): for home occupations with one employee or customer traffic; use machinery; or use or store hazardous materials	Yes, if more than one on student at a time for music lessons, dance lessons, art lessons, academic tutoring; plus, auto detailing	Yes, for certain uses (building, construction & landscaping services; personal service shops; music & dance studios; craft classes; animal grooming) or if can't meet all criteria	Within limits, no permit required; all others require an Administrative permit	Yes, if can't meet all criteria

Prohibited uses	Auto, truck and heavy equipment repair, body work or painting; large or small engine repair; large appliance repair; parking/storage of heavy equipment or vehicles ; storage of building materials; headquarters or dispatch centers; commercial kennels, catteries and stables; commercial painting; religious facilities; marijuana producers processors or retailers	Repair, body repair, building or servicing of vehicles	Automobile and motorcycle repair and body work (including painting); automobile services, including detailing; heavy equipment repair and maintenance	Not addressed	Not addressed
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