



CITY OF SEATAC

PLANNING COMMISSION MEETING

Riverton Room, SeaTac City Hall, 4800 S. 188th Street
June 17, 2014, 5:30 p.m.

MEETING AGENDA

- 1) Call to Order/Roll Call – 5:30 p.m.
- 2) Approve Minutes of June 3, 2014 Planning Commission Meetings (Exhibit A)
- 3) Public Comment: Public comment will be accepted on items not scheduled for a public hearing
- 4) Briefing on Angle Lake Station Area Plan – Kate Kaehny, Senior Planner (Exhibit B)
- 5) Consideration of Planning Commission Annual Work Plan Report to City Council – Steve Pilcher, Planning Manager (Exhibit C)
- 6) Continued discussion of miscellaneous code amendments – Steve Pilcher, Planning Manager (Exhibit D)
- 7) CED Director's Report
- 8) Planning Commission Comments (including suggestions for next meeting agenda)
- 9) 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 June 3, 2014
Regular Meeting**

Members Present: Joe Adamack, Roxie Chapin, Tom Dantzler, Robert Scully, Jim Todd
Members Absent: None

Staff present: Steve Pilcher, Planning Manager; Mike Scarey, Senior Planner; Susan Sanderson, City Engineer

1. Call to Order

Chairman Adamack called the meeting to order at 5:30 p.m.

2. Approve minutes of May 20, 2014 Meeting

Moved and seconded to approve the minutes of both meetings as written. **Passed 5-0.**

3. Public Comment

None.

4. Briefing on 10-Year (2015-2024) Transportation Improvement Program (TIP)

City Engineer Susan Sanderson presented the annual update to the TIP, noting that updating the TIP on an annual basis allows for flexibility to respond to changing issues. Staff develops an updated TIP each year, presents to the City Council and Planning Commission, and then seeks formal Council approval. That is scheduled to occur at the Council's June 24th regular meeting. The adopted TIP must be submitted to the State Department of Transportation in July.

The ability to secure grant funding is a big priority in preparing the TIP, as the City otherwise doesn't have sufficient funding to complete a significant amount of projects.

Ms. Sanderson presented a map illustrating the projects planned to occur in the next two years (2015 & 2016). In addition to these projects, the City annually funds Commute Trip Reduction efforts and a Pavement Preservation Program.

In response to a question, Ms. Sanderson noted the City does not have an overall Military Road corridor plan. There are hopes to continue to improve the roadway throughout the city, but this

will take many years. At this time, staff is presenting individual segment projects that have the best chance of securing outside funding.

She noted that the TIP also includes projects being proposed by abutting jurisdictions or other agencies (such as Sound Transit's mitigations for the Angle Lake light rail station).

The Commission asked several questions regarding: planned Military Road improvements in the 154th St. Station Area; issues of painted walkways; and future improvements to Military Road at S. 166th St.

5. Briefing on Major Comprehensive Plan Update – Environment Element

Mike Scarey presented staff proposed changes to the Environment Element of the Comprehensive Plan. He noted there are new policies specifically addressing the issue of the use of Best Available Science and Low Impact Development (LID). He noted the relation of using LID in regards to the City's NPDES permit. He also noted there are new policies addressing greenhouse gases (GHG), which is a new requirement of the Growth Management Act.

Mr. Scarey handed out background material prepared by the King County Cities Climate Collaboration, noting these provided a basis for drafting the policies. The City's plan must be consistent with the King County Countywide Planning Policies; however, final incorporation of new policies addressing GHG and climate change has yet to occur. Once that is done, the draft policies may be modified to ensure consistency.

Potential implementing strategies were also reviewed.

The Commission noted that it will be interesting to see what actions the airport may take to reduce GHG emissions. It also noted that the City's new contracted refuse company could assist in increasing the rate of recycling.

It was suggested that a policy be added regarding the need to coordinate with Tukwila and Kent on issues of the steep slopes, erosion hazards and seismic hazards situated at the eastern boundary of the city limits. It was also suggested that the illustrations on Page 8-9 also include one the same site developed with alternate technologies (i.e., pervious pavements) and the impact that would have on stormwater runoff.

Mr. Scarey also noted that there is an RFP out to solicit assistance from outside firms in modernizing the look of the Plan document; in assisting in public involvement efforts; and in overall editorial work. Proposals are due on Friday, June 6th.

6. Planning Commission Annual Work Program Report

Mr. Pilcher presented the draft of the Commission's work program for the remainder of 2014 and 2015. He encouraged the Commission to consider other items, such as studying whether to

expand the size of the Commission to 7 members. This will be brought back to the next meeting for final consideration.

7. CED Director's Report

Mr. Pilcher reported on the presentation to the City Council of the Commission's recommendations regarding recreational marijuana. It is possible this may be back on the Council's agenda on their June 24th agenda.

He also noted that CED now has a new Code Compliance Program Manager, plus a new Engineering Technician. That leaves one vacancy in the department, which resulted from the retirement of a Permit Coordinator earlier in the year.

8. Commission Comments

Commissioner Dantzer noted that he and his partners responded to the FAA's solicitation for construction of new office facilities.

9. Adjournment

Moved and seconded to adjourn. Motion passed 5-0. The meeting adjourned at 7:01 p.m.

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Angle Lake Station Area Plan Monthly Update

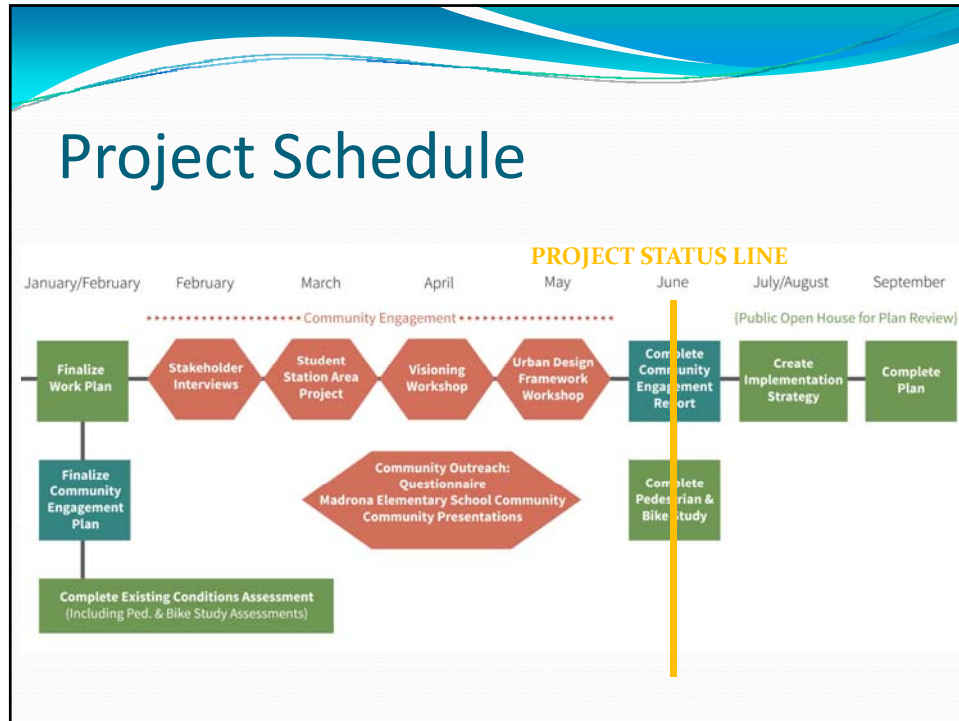


Planning Commission
June 17, 2014

Discussion Items

- **Recap Schedule**
- **Project Status**
- **Station Area Questionnaire Results**
- **Overview of Visioning & Neighborhood Design Workshops**
- **Next Steps**
- **Q & A**





Questionnaire Results

Highlights from 220+ Questionnaires Received:

- **Over 65% of the respondents live or work within ½ mile of Angle Lake Station.**
- **Nearly 90% plan to use the station once it opens.**
 - Over 60% will use the light rail to commute to work/school
 - Over 70% will use the light rail to visit Seattle.
- **77% would walk or bike to the station if it were open today.**
- **25% walk everyday, over 80% walk once in a while or never.**
 - People mostly walk to Madrona Elementary, Angle Lake Park or a friend's house.
- **4% bike everyday, over 60% bike once in a while or never.**

Questionnaire Results (cont)

Top things that would make it easier to walk:

- Street lights, Better sidewalks and crosswalks, More security and safety

Top things that would make it easier to bike:

- Bike lanes, Bike parking, Better streets

Top improvements people would like to see:

- Increased security, More restaurants (businesses), More parks

Future vision for the area:

- More places to work, Plazas and gathering spaces, More businesses (new developments)

Visioning Workshop

Goals:

- To provide information on Sound Transit station and City's station area planning project
- Get input on vision for:
 - Land Use
 - Buildings & Streets
 - Connectivity



Visioning Workshop (cont)

Participants Interested in:

- **Land Use:** More places to shop, eat and work, grocery store, library, community garden, farmers' market
- **Buildings & Streets:** Safe places to walk, wide sidewalks, more lighting, separation from traffic, buildings right next to the sidewalk, landscaping
- **Connectivity:** International Boulevard and other streets to be safer and more attractive places to walk, better access to lake and other places in neighborhood

Neighborhood Design Workshop

Goals:

- To report on what we've heard to date about vision for station area
- To review concepts for:
 - Land Use
 - Connectivity
- Vote for preferred alternatives



Neighborhood Design Workshop (cont)

Draft Vision for Station Neighborhood

- Safe, pleasant and clean
- More neighborhood retail, shopping and restaurants
- More businesses and places for people to work
- Better walking conditions, more street lights, wider sidewalks and better crosswalks

Strategy 1
Business / Commercial Focus

Qualities

- » Employment prioritized over housing
- » Maximize commercial business opportunities
- » Leverage the station area as an employment center

Block Sizes	Medium
Density	High
Lot Coverage	High-to-Medium

Strategy 2
Mixed Use Center Focus

Qualities

- » Development focused around station
- » Diverse mix of uses
- » Achieve a 1:1 jobs / housing mix
- » Services focused on the local community

Block Sizes	Small
Density	Medium
Lot Coverage	Medium-to-High

Strategy 3
Mixed Use Corridor Focus

Qualities

- » Development distributed along corridor
- » Diverse mix of uses
- » Employment focus
- » Services focused both on local community and regional market

Block Sizes	Large
Density	Medium
Lot Coverage	Medium-to-Low

Business/Commercial Focus

Mixed Use Corridor Focus

Mixed Use Center Focus

Land Use Alternatives

Strategy 1
Existing Grid

Qualities

- » Preserves the existing street grid
- » Minimizes potential for on-street parking

Strategy 2
Medium Connectivity

Qualities

- » Adds two new east-west connections between IB and 28th north of S 200th St.
- » Adds one new east-west connection south of S 200th St between 26th Ave S and Madrona Elementary.
- » Provides opportunities for on-street parking and/or parking access from new east-west streets.

Strategy 3
High-Connectivity

Qualities

- » Builds on the proposals in the medium connectivity option.
- » Extends the medium connectivity east-west connection north of S 200th St to Angle Lake
- » Adds a new east-west connection between IB and 24th Ave S north of S 200th St.
- » Provides more opportunities for on-street parking and/or parking access from new east-west streets.

Connectivity Alternatives

City of SeaTac - Angle Lake Station Sub-Area Plan
Urban Design Framework: Circulation

May 29, 2014

Next Steps

- **Completion of Community Transformation Grant (CTG) Deliverables** *(by end of July)*
 - Community Engagement Report
 - Pedestrian and Bicycle Connectivity Study
- **Development of Station Area Plan** *(by end of Sept)*
- **“Walk & Talk” tour of station area tentatively planned for Fall by FeetFirst***

**Feet/First is a non-profit organization that promotes walkable communities*

Q & A

PLANNING COMMISSION WORK PLAN JULY 2014 – JUNE 2015

WORK ITEM	July – Dec 2013	Jan – June 2014	July – Dec 2014	Jan – June 2015
Annual Comprehensive Plan Amendments	<ul style="list-style-type: none"> Made recommendations on 2013 final docket 	<ul style="list-style-type: none"> No amendment cycle in 2014; any requests will be considered as part of Major Comp Plan update 	<ul style="list-style-type: none"> No amendment cycle in 2014; any requests will be considered as part of Major Comp Plan update 	<ul style="list-style-type: none"> Evaluate any requests as part of Major Comp Plan update
GMA-mandated Comprehensive Plan update (Major Comp Plan Update)	NA	Monthly briefings by Planning staff: <ul style="list-style-type: none"> Review new growth forecasts Review updated Utilities Element Review updated Housing Element Review policies to address greenhouse gas emissions; climate change; healthy environment; physical activity; safety (CC Goal) 	Monthly briefings by Planning staff: <ul style="list-style-type: none"> Review updated Transportation Element Incorporate Safe & Complete Streets and Access to Corner Stores Policies (CC Goal) Review PROS Element Review Capital Facilities Element Review Land Use Element 	<ul style="list-style-type: none"> Public hearings on all amendments Make recommendations on all proposed amendments
Sub-Area Plans	NA	Angle Lake Station Area Plan (CC Goal) <ul style="list-style-type: none"> Progress briefings CTG Grants: <ul style="list-style-type: none"> Community Engagement Process Pedestrian/Nonmotorized options 	Angle Lake Station Area Plan (CC Goal) <ul style="list-style-type: none"> Public Hearing on draft Plan Make recommendation to Council 	Angle Lake Station Area Plan (CC Goal) <ul style="list-style-type: none"> Review implementation measures Public hearing on Code amendments Make recommendation to Council
I-502 (Recreational Marijuana)	<ul style="list-style-type: none"> Briefing by Planning staff 	<ul style="list-style-type: none"> Evaluate options Report to Council 	<ul style="list-style-type: none"> TBD – depends upon Council direction 	NA
Code amendments	<ul style="list-style-type: none"> Public notification stds, economic stimulus signs, ADU reporting 	<ul style="list-style-type: none"> Hearing Examiner code, SEPA Sub. Authority, Comp Plan 	<ul style="list-style-type: none"> Development Agreement process Sr. Housing, home occupations, etc. Subdivision Code amendments 	<ul style="list-style-type: none"> Phase I of Major Zoning Code update (formatting, non-substantive changes)

PLANNING COMMISSION WORK PLAN JULY 2014 – JUNE 2015

WORK ITEM	July – Dec 2013	Jan – June 2014	July – Dec 2014	Jan – June 2015
Review of other proposals	<ul style="list-style-type: none"> NPDES Requirements Affecting Development and Land Use 	<ul style="list-style-type: none"> 10-yr Transportation Improvement Program (TIP) 	<ul style="list-style-type: none"> 154th St. Station Area ULI TAP (CC Goal) 	TBD – as directed by Council
Planning Commission suggested projects			<ul style="list-style-type: none"> Review existing and identify possible amendments to other areas in the Municipal Code that impact development (i.e., road standards, drainage, etc.) Review existing and develop an improved public involvement process for proposed changes to policies, regulations and procedures, to ensure better analysis 	TBD – in consultation with Council
Optional topics to consider: e.g., PSRC Vision 2040; KC Metro long-range planning, regional transportation tolling plan; housing inventory/analysis			<ul style="list-style-type: none"> Evaluate increasing size of Plng Comm Other – as directed by Council and as time allows 	<ul style="list-style-type: none"> TBD – as directed by Council and as time allows



COMMUNITY & ECONOMIC DEVELOPMENT

Date: June 13, 2014
To: Planning Commission
From: Steve Pilcher, AICP, Planning Manager
Subject: Miscellaneous code amendments

A few months ago, staff introduced a series of possible code amendments for the Planning Commission's consideration. Further discussion was put on hold while considering the issue of marijuana businesses during the month of May. We are bringing these back at this time for additional discussion/direction before finalizing amendment language and beginning the formal amendment process of environmental review, state agency notification, and public hearings.

The amendments address the following areas:

1. Housing-related definitions and their use in the Zoning Code, particularly those related to senior housing;
2. Home occupations;
3. Determination of the proper landscaping type to be required along building facades;
4. Clarification of parking requirements for townhouse development; and
5. Temporary construction staging yards.

Attached to this memo is information relating to each of these issues.

Housing definitions

A number of amendments are suggested to the housing definitions to reduce both the number and to provide greater clarity. The largest new issue to be focused on relates to housing for seniors: how to define different housing types and then, whether to allow greater densities, lesser parking requirements and potentially reduce other development standards to encourage this housing type in the community. Staff is seeking the Commission's direction on how to proceed with these questions related to senior housing.

Home Occupations

An examination of this issue was begun due to some code enforcement issues surrounding individuals operating limousine services out of single family homes. The attached table notes how surrounding jurisdictions deal with home occupations. Staff is seeking Commission direction on whether to amend the City's regulations to feature some of the approaches used in those area cities.

Landscaping along building facades

SMC 15.14 addresses landscaping requirements for new developments. Section 15.14.030 describes the various types of landscaping (I - V) and a table found at 15.14.060 indicates how much and what type of landscaping is required in various situations. Oddly, Type V Landscaping is described as "small-scale building façade landscaping," yet is not required along building facades. Instead, the landscaping standards either require Type III or IV landscaping along building facades. In fact, Type V landscaping is never required, according to the table.

Staff recommends the landscaping table be amended to note that Type V landscaping is to be provided along building facades.

Parking for townhouse developments

The Zoning Code currently contains two different standards for townhouse parking. Staff recommends resolving the conflict by adhering to the standard identified in the Townhouse chapter.

Temporary construction staging yard

In a developed environment like SeaTac, it is not uncommon for contractors to require off-site space to both stage their supplies and equipment and to provide parking for their employees. This is particularly critical when a developed site is either redeveloping or being modified.

Currently, the code does not specifically allow for staging yards. It does address parking needs (see SMC 15.20.048, below), but limits eligible sites to only religious uses or schools, neither which may always be viable.

Staff recommends the code be modified as shown on the attached, in order to better address the needs of contractors working in the city.

POTENTIAL AMENDMENTS TO
ZONING CODE DEFINITIONS
REGARDING HOUSING

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.*

15.10.155 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.*

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).~~

15.10.200 ~~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.*

15.10.220 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~~ genetics 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.*

15.10.297 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.*

15.10.348 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 land 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.

15.10.559 Retirement Apartments

A multifamily building or buildings, 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. The Major Zoning Code update included the following definition:

Multi-Family, Senior. A building or part of a building containing three (3) or more dwelling units restricted to occupancy by individuals fifty-five (5) years or older, and may include support services not limited to:

- A. Food preparation;
- B. Transportation; and
- C. Medical supervision.

~~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"

**SENIOR HOUSING USES
COMPARISON OF PROPOSED TYPES**

USE	WHERE ALLOWED	DENSITY	PARKING REQUIRED
Assisted Living Facility*	UH, NB, CB, O/CM	2x maximum of zone; measured per room	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; measured per unit ³	0.75 per unit ¹
*new definition/stds.			

1. Currently, the Zoning Code could allow low/moderate income senior housing to provide parking at a reduced rate of 0.8 stalls/unit. The existing standard for “senior citizen multi” is 1.25 stalls/unit. The term “Senior citizen multi” is not defined in the Zoning Code. The chart above proposes a reduction to 0.75 stalls/unit, whether market-rate or subsidized housing.
2. Currently, the Zoning Code allows for up to a 10% reduction in required parking for any residential use “with proof of viable HCT (high capacity transit) linkage/station, pursuant to the determination of the City Manager, or designee.” That could reduce retirement apartment parking in station areas to 0.67 stalls/unit.
3. SMC 15.19.620 provides a 20% density bonus for any project where a minimum of 35% of the units are reserved as “senior citizen assisted dwellings” as currently defined in SMC 15.10.220. The current proposal is to allow a 50% increase in density for a multifamily development devoted exclusively retirement apartments.
4. SMC 15.19 also contains numerous design standards for all types of multifamily housing, including senior/retirement apartments. Some these standards (e.g., open space) may not be entirely appropriate for retirement apartments.

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 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

Landscaping along building facades

SMC 15.14 addresses landscaping requirements for new developments. Section 15.14.030 describes the various types (I - V) and a table found at 15.14.060 indicates how much and what type of landscaping is required in various situations. Oddly, Type V Landscaping is described as "small-scale building façade landscaping," yet is not required along building facades. Instead, the landscaping standards table either requires Type III or IV landscaping along building facades. In fact, Type V landscaping is not ever required, according to the table.

Staff assumes this is an error and that the intent was to require Type V landscaping in these instances.

E. Type V Landscaping.

1. Type V is small-scale building facade landscaping which provides visual interest and a buffer between buildings and sidewalks or common areas.
2. Type V landscaping shall consist of:
 - a. Shrubs spaced no more than five (5) feet apart; and
 - b. Groundcover.

Proposal: Amend the landscaping chart to properly the use of Type V landscaping along building facades.

Parking for townhouse developments

The Zoning Code currently contains two different standards for townhouse parking. SMC 15.15.030 establishes a standard of 1.25 stalls per dwelling unit. Chapter 15.39, Design Standards for Townhouse and Duplex Development, establishes a standard of two (2) spaces per unit and an additional 0.25 spaces per unit for visitor parking (SMC 15.39.610). While SMC 15.39.010.A indicates that in the event of a conflict with any other portion of the code, the standards in the Townhouse chapter prevail, it is preferable to eliminate the conflict rather than rely upon this statement.

Proposal: Amend SMC 15.15.030 to be consistent with Chapter 15.39.

Temporary construction staging yard

In a developed environment like SeaTac, it is not uncommon for contractors to require off-site space to both stage their supplies and equipment and to provide parking for their employees. This is particularly critical when a developed site is either redeveloping or being modified.

Currently, the code does not specifically allow for staging yards. It does address parking needs (see SMC 15.20.048, below), but limits eligible sites to only religious uses or schools, neither which may always be viable.

Proposal: Amend the code as noted below to better address the needs of contractors working in the city.

15.20.048 Temporary Off-Site Construction Staging and Parking for Construction Workers at ~~Religious Use Facilities and School Facilities~~

The City Manager or designee may issue a temporary and revocable permit for off-site construction staging and construction worker parking subject to the following requirements and criteria:

- A. The off-site construction staging and parking is allowed only for the duration of the construction;
- B. The off-site construction staging and parking is located within one quarter mile of the construction site ~~one and one-half (1-1/2) miles of the construction site;~~
- C. A “traffic plan” shall be submitted. The plan shall illustrate the travel route(s) construction workers will use to access and depart the site. Travel routes to the site shall minimize traffic impacts to residential areas;
- D. The construction staging and parking surface shall, at a minimum, consist of gravel or other approved surface that will minimize erosion and also provide for storm drainage controls;
- ~~D. For religious use facilities, if the routes the construction workers use to access and depart the site pass by a public/private school, the applicant shall stagger the hours of the arrival and departure from the site to minimize the conflicts between pedestrian and vehicular traffic of children arriving and departing the school site;~~
- E. If the off-site construction staging and parking is adjacent to a residential zone, the use of the property ~~for off-site parking~~ shall only be from 5:00 a.m. to 6:00 p.m., weekdays only. Additional days or hours of use may be authorized by the ~~Director of Community and Economic Development~~ City Manager or designee;

F. The property is used only for construction staging and the parking of the personal vehicles used by the construction workers. ~~No heavy vehicles or equipment may be stored on the site;~~

G. The City Manager or designee may authorize off-site construction worker parking only at religious use facilities or school facilities located within one and one-half (1-1/2) miles of the construction site. If a religious use facility is used and the routes construction workers use to access and depart the site pass by a public or private school facility, the applicant shall stagger the hours of arrival and departure from the site to minimize the conflicts between pedestrian and vehicular traffic of students arriving and departing the school site. In addition, the ~~The~~ construction worker parking ~~does~~ shall not occupy parking spaces necessary for the primary use of the site during their normal operating hours;

i. Parking shall be on an existing paved surface. No additional off-street parking spaces may be created; and

ii. The site must be within one-quarter (1/4) mile of a "principal" or "minor" arterial.

~~J~~ H. Adjacent property owners, as determined by the City Manager or designee ~~Director of Community and Economic Development~~, shall be notified of the proposed construction staging and /or construction worker parking prior to the decision to issue a temporary use permit. The cost of this notification shall be borne by the applicant.

~~K~~ I. In the case where off-site construction staging and construction worker parking will be on a site for more than one (1) year, the applicant shall renew their TUP on an annual basis. (Ord. 11-1001 § 2)