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ORDINANCE NO. 10-1001

AN ORDINANCE of the City Council of the City of SeaTac, Washington amending Section 13.180 of the SeaTac Municipal Code, related to the Electrical Code.

WHEREAS, the SeaTac Municipal Code establishes the adoption of the National Electrical Code; and

WHEREAS, the Revised Code of Washington (RCW) 19.28 requires cities that enforce the electrical code to adopt a code that is equal, higher, or better than the state electrical code; and

WHEREAS, the state has adopted and amended the 2008 National Electrical Code (NEC), while the SeaTac Electrical Code is based upon the 2005 NEC; and

WHEREAS, the MyBuildingPermit.com and the Washington Association of Building Officials' electrical committee has created an amendment to the NEC called the Washington Cities Electrical Code which better addresses the concerns of cities than the State electrical code;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SEATAC, WASHINGTON DOES ORDAIN:

Section 1.

Chapter 13.180 of the SeaTac Municipal Code is amended as follows:

**Chapter 13.180
ELECTRICAL CODE**

- 13.180.010 Adoption of the National Electrical Code.
- 13.180.020 Electricians and electrical installations.
- 13.180.030 ~~Safety standards—Installing electric wires and equipment—Administrative rules.~~ The Washington Cities Electrical Code
- 13.180.040 Amusement rides.
- 13.180.050 Enforcement.

13.180.010 Adoption of the National Electrical Code.

A. The 2005~~8~~ edition of the National Electrical Code (NFPA 70 – 2005~~8~~) including Annex A, B, and C are hereby adopted by reference, as now or hereafter amended.

B. Pursuant to an interlocal agreement entered into by and between the City and the Port of Seattle, pursuant to Resolution No. 00-022 and Port Resolution No. 3445, respectively, effective January 1, 2000, and ~~commencing through September 4, 2007~~, the City recognizes concurrent authority of the Port to administer, implement, and enforce the National Electrical Code recited in subsection (A) of this section and relinquishes any and all jurisdiction, including but not limited to that set forth in RCW 19.28.070, over development projects on Port-owned property within the City which are for airport uses, as that term is defined in the September 4, 1997, interlocal agreement between the City and the Port. In the event the State of Washington or the Director of Department of Labor and Industries does not grant power to, or acknowledge power of, the Port of Seattle to enforce the provisions of Chapter 19.28 RCW, or conduct electrical inspections thereunder, the City defers to the inspection authority of the Director of Labor and Industries as to all matters involving such Port projects on Port property.

13.180.020 Electricians and electrical installations.

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

13.180.030 ~~Safety standards—Installing electric wires and equipment—Administrative rules.~~The Washington Cities Electrical Code.

Those additional codes, manuals and reference works referred to and the regulations contained in ~~Chapter 296-46B WAC~~the Washington Cities Electrical Code, as now in effect and as may subsequently be amended, updated, or issued as new editions, pursuant to ~~RCW 19.28.031~~the Washington Cities Electrical Code, are hereby adopted by reference to establish safety standards in installing electric wires and equipment and to provide administrative rules, ~~with the exception of the inspection fees of WAC 296-46B-905 and the permit fees of WAC 296-46B-900.~~

13.180.040 Amusement rides.

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

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

13.180.050 Enforcement.

In addition to any and all rights of inspection, access and enforcement contained in the National Electrical Code, Washington Cities Electrical Code and the statutes and regulations

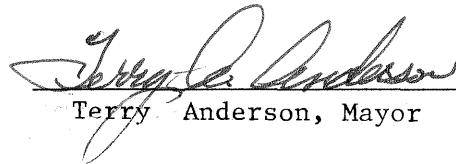
adopted by this chapter, the City is authorized to enforce all provisions of this chapter pursuant to Chapter 1.15 SMC, as it presently exists and as it may subsequently be amended.

Section 2. If any provision of this act or its application to any person or circumstance is held invalid, the remainder of the act or the application of the provision to other persons or circumstances shall not be affected.

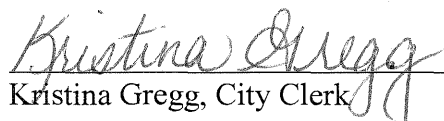
Section 3. This Ordinance shall be in full force and effect five (5) days after passage and publication as required by law.

ADOPTED this 12th day of January, 2010, and signed in authentication thereof on this 12th day of January, 2010.

CITY OF SEATAC


Terry Anderson, Mayor

ATTEST:


Kristina Gregg, City Clerk

Approved as to Form:


Mary E. Mirante Bartolo, City Attorney

[Effective Date: 1-23-10]

[Electrical Code Update]

ORDINANCE NO. 10-1002

An ORDINANCE of the City Council of the City of SeaTac,
Washington, adopting SeaTac Municipal Code Title 18 related to
Shoreline Management.

WHEREAS, Pursuant to the requirements of the Shoreline Management Act of 1971, and Revised Code of Washington 90.58 – Shoreline Management, all “waters of the State” are required to have a Shoreline Master Program; and

WHEREAS, Angle Lake is considered a “water of the state”, because it exceeds twenty (20) surface acres; and

WHEREAS, the City is currently using the King County’s Shoreline Master Program, which does not comply with the current shoreline management practices; and

WHEREAS, the new Shoreline Master program includes, goals, policies and regulations as required under Washington Administrative Code 173-26 State Master Program Approval/amendment Procedures and Master Program Guidelines; and

WHEREAS, the environmental impacts of the proposed Shoreline Master Program have been, assessed, and a Determination of Nonsignificance, Flie No. SEP09-00013, was issued on October 7, 2009; and

WHEREAS, after review and consideration the Planning Commission recommended adoption of the Shoreline Master Program to the City Council;

WHEREAS, a Public Hearing was opened by the City Council, testimony was taken, and was continued to January 26, 2010; and

WHEREAS, a copy of the proposed Shoreline Master Program was filed with the Washington Department of Commerce not less sixty (60) days prior to final action, pursuant to RCW 36.70A.106 and WAC 365-195-620; and

WHEREAS, all of the foregoing recitals are deemed by the City Council to be findings of fact;

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

WASHINGTON DO ORDAIN as follows:

Section 1. Adoption of the Shoreline Master Program as set forth in Exhibit A.

Section 2. The City of SeaTac Municipal Code Title 18 Shoreline Management Code, is hereby adopted as set forth in Exhibit B. A copy of the amendments shall be maintained on file with the Office of the City Clerk for public inspection.

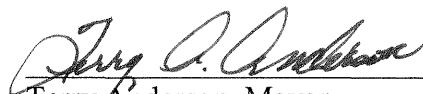
Section 3. The City Clerk is directed to transmit a complete and accurate copy of this Ordinance to the Washington Department of Commerce, within ten days after final adoption, pursuant to RCW 36.70A.106 and WAC 365-195-620. The City Clerk is also directed to transmit a complete and accurate copy of this Ordinance to the Puget Sound Regional Council (PSRC), pursuant to RCW 36.70A.100 and RCW 36.70A.210.

Section 4. If any provision of this act or its application to any person or circumstance is held invalid, the remainder of the act or the application of the provision to other persons or circumstances shall not be affected.

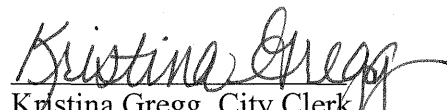
Section 5. This Ordinance shall be in full force and effect five days after the passage and publication as required by law.

ADOPTED this 26th day of January, 2010 and signed in authentication thereof this 26th day of January, 2010.

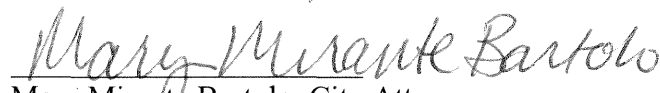
CITY OF SEATAC


Terry Anderson, Mayor

ATTEST:


Kristina Gregg, City Clerk

Approved as to Form:


Mary Mirante Bartolo, City Attorney

[Effective Date: 02/06/10]

[Adoption of the Shoreline Master Program and SeaTac Municipal Code Title 18 – Shoreline Management Code.]

Exhibit A

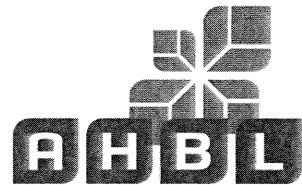
Shoreline Master Program

City of SeaTac's DRAFT Shoreline Master Program:

DRAFT General Goals and Policies
DRAFT Environment Designations
DRAFT Regulations

City of SeaTac

Revised January 20, 2010



Acknowledgments

City of SeaTac Shoreline Ad Hoc Advisory Committee

Chris Wythe, Councilmember
Barry Ladenburg, Councilmember
Roxie Chapin, Planning Commissioner
Barbara Anderson
Bruce Lindquist
Cameron Moorehead
Dave Pattion
Judy Willaims
Mike Borfitz
Patti Austin

City of SeaTac Planning Commission

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Mel McDonald, Vice-Chair
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City of SeaTac City Council

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Chris Wythe, Councilmember
Terry Anderson, Councilmember
Tony Anderson, Councilmember
Mia Gregerson, Councilmember
Barry Ladenburg, Councilmember

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Figure 1. Shoreline Environment Designation Map

Chapter 1 Introduction

History and Requirements of the Shoreline Management Act

Washington's **Shoreline Management Act** (Act) was adopted by the public in a 1972 referendum "to prevent the inherent harm in an uncoordinated and piecemeal development of the state's shorelines." The Act has three broad policies:

1. **Encourage water-dependent uses:** "uses shall be preferred which are consistent with control of pollution and prevention of damage to the natural environment, or are unique to or dependent upon use of the states' shorelines..."
2. **Protect shoreline natural resources,** including "...the land and its vegetation and wildlife, and the water of the state and their aquatic life..."
3. **Promote public access:** "the public's opportunity to enjoy the physical and aesthetic qualities of natural shorelines of the state shall be preserved to the greatest extent feasible consistent with the overall best interest of the state and the people generally."

This Act recognizes that "shorelines are among the most valuable and fragile" of the state's resources. The Act, and the City of SeaTac, recognize and protect private property rights along the shoreline, while aiming to preserve the quality of this unique resource for all state residents.

The primary purpose of the Act is to provide for the management and protection of the state's shoreline resources by planning for reasonable and appropriate uses. In order to protect the public interest in preserving these shorelines, the Act establishes a coordinated planning program between the state and local jurisdictions to use in addressing the types and effects of development occurring along the state's shorelines. By law, the City is responsible for the following:

1. Development of an inventory of the natural characteristics and land use patterns along shorelines covered by the act.
2. Preparation of a "Master Program" to determine the future of the shorelines.
3. Development of a permit system to further the goals and policies of both the act and the local Master Plan.
4. Development of a Restoration Plan that includes goals, policies and actions for restoration of impaired shoreline ecological functions.

Master Program Development and Public Participation

The City of SeaTac (City) obtained a grant from the Washington Department of Ecology (Ecology) in 2007 to conduct a comprehensive Shoreline Master Program (SMP) update. The first step of the update process was to inventory the City's shorelines as defined by the state's Shoreline Management Act (SMA) (RCW 90.58). Angle Lake is the only SMA shoreline in the City of SeaTac. The inventory describes existing

biological and physical conditions. These conditions were then analyzed and characterized to create a baseline from which future development actions in the shoreline will be measured.

Environmental designations were identified for the different shoreline reaches and goals, policies, and regulations for each were developed.

The Guidelines require that the City demonstrate that its updated SMP yields “no net loss” in shoreline ecological functions relative to the baseline due to its implementation. Ideally, the SMP in combination with other City and regional efforts will ultimately produce a net improvement in shoreline ecological functions.

Purposes of the Shoreline Master Program

The purposes of this Master Program are:

1. To carry out the responsibilities imposed on the City of SeaTac by the Washington State Shoreline Management Act (RCW 90.58).
2. To promote the public health, safety, and general welfare, by providing a guide and regulation for the future development of the shoreline resources of the City of SeaTac.
3. To further, by adoption, the policies of RCW 90.58, and the goals of this Master Program, both which hereafter follow.
4. To comply with the Shoreline Master Program Guidelines (WAC Chapter 173-26), including a particular focus on including regulations and mitigation standards to ensure that development under the Shoreline Master Program will not cause a net loss of ecological functions.

Legislative Findings and Washington Shoreline Management Policies

The Washington State Legislature finds the shorelines of the state are among the most valuable and fragile of its natural resources and there is great concern throughout the state relating to their utilization, protection, restoration, and preservation. In addition, it finds that ever increasing pressures of additional uses are being placed on the shorelines, necessitating increased coordination in the management and development of the shorelines of the state. The legislature further finds that much of the shorelines of the state and uplands adjacent thereto are in private ownership and that unrestricted construction on the privately owned or publicly owned shorelines of the state is not in the best public interest; therefore, coordinated planning is necessary in order to protect the public interest associated with the shorelines of the state while, at the same time, recognizing and protecting private property rights consistent with the public interest. There is, therefore, a clear and urgent demand for a planned, rational, and concerted effort, jointly performed by federal, state, and local governments, to prevent the inherent harm in an uncoordinated and piecemeal development of the state's shorelines.

It is the policy of the state to provide for the management of the shorelines of the state by planning for and fostering all reasonable and appropriate uses. This policy is designed to ensure the development of these shorelines in a manner which, while allowing for limited reduction of rights of the public in navigable water, will promote and enhance the public interest. This policy is intended to protect against adverse effects to the

public health, the land and its vegetation and wildlife, and the water of the state and its aquatic life, while generally protecting public rights of navigation and its associated activities.

Shoreline Master Program Basics

The SeaTac Shoreline Master Program is a planning document that outlines goals and policies for the shoreline of the city and establishes regulations for development occurring in that area.

In order to preserve and enhance the shoreline of SeaTac it is important that all development proposals relating to the shoreline area be evaluated in terms of the City's Shoreline Master Program, and that the City Shoreline Administrator be consulted. Some developments may be exempt from regulation, while others may need to stay within established guidelines, or may require a conditional use permit application or variance application; ALL proposals must comply with the policies and regulations established by the state Shoreline Management Act as expressed through this local Shoreline Master Program adopted by the City of SeaTac.

The Shoreline Management Act defines for local jurisdictions the content and goals that should be represented in the Shoreline Master Programs developed by each community; within these guidelines, it is left to each community to develop the specific regulations appropriate to that community. Under the Act, all shorelines of the state meeting the criteria established receive a given shoreline environmental designation. The purpose of the shoreline designation system is to ensure that all land use, development, or other activity occurring within the designated shoreline jurisdiction is appropriate for that area and provides consideration for the special requirements of that environment. SeaTac has designated its Angle Lake shorelines under five shoreline environments: Aquatic, Urban Conservancy, Shoreline Residential, Medium-Intensity, and High-Intensity. These environments are described in Chapter 5: Shoreline Environments.

Persons proposing any shoreline development, land use, or other projects in the shoreline area must consult with the City of SeaTac Shoreline Master Program Administrator (the City's Planning and Community Development Director) to determine how the proposal is addressed in the Master Program.

The City's Shoreline Administrator will determine if a proposal is exempt from a Shoreline Substantial Development Permit (i.e. qualifies for a Shoreline Exemption), as well as provide information on the permit application process.

Requests for a variances, conditional use permits, and substantial development permits require review and recommendation by the City's Shoreline Administrator, with the decision by the Hearing Examiner. Requests for conditional uses and variances also require final approval by the State of Washington Department of Ecology. A description of exempt projects, shoreline application procedures and criteria are discussed in Chapter 8: Administration.

A description and map of the area within the jurisdiction of this Shoreline Master Program are presented in Chapter 5: Shoreline Environments.

Organization of this Shoreline Master Program

This Master Program is divided into eight Chapters:

Chapter 1: Introduction provides general background information on the state Shoreline Management Act; the development of the Shoreline Master Program in SeaTac; and a general discussion of when and how a shoreline master program is used.

Chapter 2: Definitions defines terms found in this document.

Chapter 3: Shoreline Management Goals and Policies lists the general goals and policies which guide the more detailed policies and regulations found in the individual section of the SeaTac Shoreline Master Program.

Chapter 4: General Policies and Regulations sets forth the general policies and regulations that apply to uses, developments, and activities in *all* shoreline areas of SeaTac.

Chapter 5: Shoreline Environments defines and maps the shoreline jurisdiction in the City of SeaTac and defines and maps the environment designations of all the shorelines of the state in the City of SeaTac. Policies and regulations specific to the four designated shoreline environments, (Urban Conservancy, Shoreline Residential, Medium Intensity, and High Intensity) are detailed in this chapter. Specific setback regulations, reduction incentives and dimensional and density standards for all Shoreline Environments are also detailed in this chapter.

Chapter 6: Specific Shoreline Use Policies and Regulations sets forth policies and regulations governing specific categories of uses and activities typically found in shoreline areas. The policies and regulations cover the following uses and activities: Agriculture, Aquaculture, Commercial Development (Primary and Accessory), Industrial Development, Mining, Parking (as a primary use), Recreational Facilities, Residential Development, Scientific, Historical, Cultural, or Educational Uses, Signage, Transportation, and Utilities (Primary and Accessory).

Chapter 7: Shoreline Modification Activity Regulations provides policies and regulations for those activities that modify the physical configuration or qualities of the shoreline area.

Chapter 8: Administration provides the system by which the SeaTac Shoreline Master Program will be administered, and provides specific information on the application process and criteria used in evaluating requests for shoreline substantial development permits, conditional use permits, and variances.

Relationship of this Shoreline Master Program to Other Plans

The permitting process for a shoreline development or use does not exempt an applicant from complying with any other local, state, regional or federal statutes or regulations which may also be applicable to such development or use. In SeaTac, other plans and policy documents that must be considered include the SeaTac Comprehensive Plan and the adopted Surface Water Design Manual.

Proposals must also comply with the regulations developed by the City to implement its plans, such as the zoning code, as well as regulations relating to building construction and safety.

At the time of a permit application or of an initial inquiry, the City's Shoreline Administrator should inform the applicant of those regulations and statutes which may be applicable to the best of the administrator's knowledge; PROVIDED, that the final responsibility for complying with such other statutes and regulations shall rest with the applicant.

Title

This document shall be known and may be cited as the City of SeaTac Shoreline Master Program. This document may refer to itself as "The Master Program."

Chapter 2 Definitions

Accessory use or accessory structure - Any subordinate use, structure, or building or portion of a building located on the same lot as the main use or building to which it is accessory.

Accretion - The growth of a beach by the addition of material transported by wind and/or water. Included are such shoreforms as barrier beaches, points, spits, and hooks.

Act - The Shoreline Management Act (Chapter 90.58 RCW and WAC Chapter 173-27).

Adjacent lands - Lands adjacent to the shorelines of the state (outside of shoreline jurisdiction). The SMA directs local governments to develop land use controls (i.e. zoning, comprehensive planning) for such lands consistent with the policies of the SMA, related rules and the local shoreline master program (see Chapter 90.58.340 RCW).

Administrator - The City Planning and Community Development Director or his/her designee, charged with the responsibility of administering the shoreline master program.

Agriculture - The cultivation of the soil, production of crops, and/or raising of livestock, including incidental preparation of these products for human use. In all cases, the use of agriculture related terms shall be consistent with the specific meanings provided in WAC 173-26-020.

AKART - An acronym for "all known, available, and reasonable methods of prevention, control, and treatment" (WAC 173-201A-020). AKART shall represent the most current methodology that can be reasonably required for preventing, controlling, or abating the pollutants associated with a discharge. The concept of AKART applies to both point and nonpoint sources of pollution.

Anadromous fish - Species, such as salmon, which are born in fresh water, spend a large part of their lives in the sea, and return to freshwater rivers and streams to procreate.

Appurtenance - A structure or development which is necessarily connected to the use and enjoyment of a single family residence and is located landward of the ordinary high water mark and also of the perimeter of any wetland. (On a statewide basis, normal appurtenances include a garage, deck, driveway, utilities, fences, installation of a septic tank and drainfield, and grading which does not exceed two hundred fifty cubic yards (250) [except to construct a conventional drainfield] and which does not involve placement of fill in any wetland or waterward of the ordinary high water mark) (see WAC 173-27-040(2)(g)).

Aquaculture - The commercial cultivation of fish, shellfish, and/or other aquatic animals or plants including the incidental preparation of these products for human use.

Aquascreens - A fiberglass screen used as a bottom barrier to limit and/or control aquatic plant growth. The screen is typically anchored to an area of the lake bottom and functions as a physical barrier to prevent plants from growing on the lake bottom.

Archaeological - Having to do with the scientific study of material remains of past human life and activities.

Architectural Standards - Rules, regulations, or guidelines relating to the design, size, configuration or location of buildings and structures including setbacks, height, and bulk restrictions. It may include other structural design or configuration conditions required as part of a variance or conditional use permit intended to improve the compatibility between adjacent structures, activities, or uses.

Associated Wetlands - Those wetlands that are in proximity to and either influence, or are influenced by tidal waters or a lake or stream subject to the Shoreline Management Act. Refer to WAC 173-27-030(1).

Average grade level - The average of the natural or existing topography of the portion of the lot, parcel, or tract of real property which will be directly under the proposed building or structure; provided that in case of structures to be built over water, average grade level shall be the elevation of ordinary high water. Calculation of the average grade level shall be made by averaging the elevations at the center of all exterior walls of the proposed building or structure (WAC 173-27-030(3)).

Baseline - The existing shoreline condition, in terms of both ecological function and shoreline use, established at the time this Shoreline Master Program is approved.

Best available science - Current scientific information used in the process to designate, protect, or restore critical areas, that is derived from a valid scientific process as defined by WAC 365-195-900 through 925.

BMPs - see Best Management Practices.

Beach - The zone of unconsolidated material that is moved by waves, wind and tidal currents, extending landward to the coastline.

Beach enhancement/restoration - Process of restoring a beach to a state more closely resembling a natural beach, using beach feeding, vegetation, drift sills and other nonintrusive means as applicable.

Beach feeding - "Beach feeding" means landfill deposited on land or in the water to be distributed by natural water processes for the purpose of supplementing beach material.

Benthic organism - Organisms that live in or on the bottom of a body of water.

Benthos - Benthos are living organisms associated with the bottom layer of aquatic systems, at the interface of the sediment (or substrate) and overlying water column. Benthos commonly refers to an assemblage of insects, worms, algae, plants and bacteria.

Berm - A linear mound or series of mounds of sand and/or gravel generally paralleling the water at or landward of the line of ordinary high tide. Also, a linear mound used to screen an adjacent activity, such as a parking lot, from transmitting excess noise and glare.

Best Management Practices (BMPs) - BMPs are methods of improving water quality that can have a great effect when applied by numerous individuals. BMPs encompass a variety of behavioral, procedural, and structural measures that reduce the amount of contaminants in stormwater runoff and in receiving waters.

Bioengineering - see Soil bioengineering

Biofiltration system - A stormwater or other drainage treatment system that utilizes as a primary feature the ability of plant life to screen out and metabolize sediment and pollutants. Typically, biofiltration systems are designed to include grassy swales, retention ponds and other vegetative features.

Biota - The animals and plants that live in a particular location or region.

Boat launch or ramp - Graded slopes, slabs, pads, planks, or rails used for launching boats by means of a trailer, hand, or mechanical device.

Boat lift - A mechanical device that can hoist vessels out of the water for storage. These devices are usually located along a pier.

Boat rail or railway - A set of steel rails running from the upland area into the water upon which a cart or dolly can carry a boat to be launched.

Boathouse - A structure designed for storage of vessels located over water. Boathouses should not be confused with "houseboats".

Boating Facility - A public moorage structure or a private moorage structure serving more than four residences.

Bog - A wet, spongy, poorly drained area which is usually rich in very specialized plants, contains a high percentage of organic remnants and residues and frequently is associated with a spring, seepage area, or other subsurface water source. A bog sometimes represents the final stage of the natural process of eutrophication by which lakes and other bodies of water are very slowly transformed into land areas.

Breakwater - An off-shore structure generally built parallel to the shore that may or may not be connected to land. Its primary purpose is to protect a harbor, moorage, or navigational activity from wave and wind action by creating a still-water area along the shore. A secondary purpose is to protect the shoreline from wave-caused erosion.

Bulkhead - means a vertical or nearly vertical erosion protection structure placed parallel to the shoreline consisting of concrete, timber, steel, rock, or other permanent material not readily subject to erosion.

CERCLA - Comprehensive Environmental Response, Compensation, and Liability Act ("Superfund"); 1986 amendments are known as Superfund Amendments and Reauthorization Act or SARA.

CFR - Code of Federal Regulations.

CZMP - Coastal Zone Management Plan.

Certified engineer/biologist - see Professional engineer and Professional biologist.

Clean Water Act - The primary federal law providing water pollution prevention and control; previously known as the Federal Water Pollution Control Act. See 33 USC 1251 et seq.

City - The City of SeaTac.

Clearing - The destruction or removal of vegetation ground cover, shrubs and trees including, but not limited to, root material removal and/or topsoil removal.

Commercial - Uses and facilities that are involved in wholesale or retail trade or business activities.

Comprehensive Plan - Comprehensive plan means the document, including maps adopted by the city council that outlines the City's goals and policies relating to management of growth, and prepared in accordance with RCW 36.70A. The term also includes adopted subarea plans prepared in accordance with RCW 36.70A.

Conditional Use - A use, development, or substantial development that is classified as a conditional use or is not classified within the applicable master program. Refer to WAC 173-27-030(4).

Conservation Easement - A legal agreement that the property owner enters into to restrict uses of the land. Such restrictions can include, but are not limited to, passive recreation uses such as trails or scientific uses and fences or other barriers to protect habitat. The easement is recorded on a property deed, runs with the land, and is legally binding on all present and future owners of the property, therefore, providing permanent or long-term protection.

Covered moorage - Boat moorage, with or without walls, that has a roof to protect the vessel.

Cumulative Impact - The impact on the environment which results from the incremental impact of the action when added to other past, present, and reasonably foreseeable future actions regardless of what agency or person undertakes such other actions. Cumulative impacts can result from individually minor but collectively significant actions taking place over a period of time.

DNS - Determination of Nonsignificance, under SEPA.

Degrade - To scale down in desirability or salability, to impair in respect to some physical property or to reduce in structure or function.

Development - A use consisting of the construction or exterior alteration of structures; dredging; drilling; dumping; filling; removal of any sand, gravel, or minerals; bulkheading; driving of piling; placing of obstructions; or any project of a permanent or temporary nature which interferes with the normal public use

of the surface of the waters of the state subject to Chapter 90.58 RCW at any state of water level (RCW 90.58.030(3d)).

Dock - A floating moorage structure.

Downdrift - The direction of movement of beach materials.

Dredge spoil - The material removed by dredging. Same as Dredge Material.

Dredging - Excavation or displacement of the bottom or shoreline of a water body. Dredging can be accomplished with mechanical or hydraulic machines. Most dredging is done to maintain channel depths or berths for navigational purposes; other dredging is for cleanup of polluted sediments.

Dwelling unit – a single unit providing complete, independent living facilities for one or more persons, not to exceed one family, and which includes permanent provisions for living, sleeping, eating, cooking and sanitation.

EIS - Environmental Impact Statement.

Ecological Functions - The work performed or the role played by the physical, chemical, and biological processes that contribute to the maintenance of the aquatic and terrestrial environments that constitute the shoreline's natural ecosystem.

Ecosystem-wide Processes - The suite of naturally occurring physical and geologic processes of erosion, transport, and deposition; and specific chemical processes that shape landforms within a specific shoreline ecosystem and determine both the types of habitat and the associated ecological functions.

Ecology (WDOE) - The Washington State Department of Ecology.

Ell – Terminal section of a pier which typically extends perpendicular to the pier walkway. These sections can be either on fixed-piles or floating docks and are typically wider than the pier walkway.

Emergency - An unanticipated and imminent threat to public health, safety, or the environment which requires immediate action within a time too short to allow full compliance with the master program. Emergency construction is construed narrowly as that which is necessary to protect property from the elements (RCW 90.58.030(3)(e)(iii) and WAC 173-27-040(2)(d)).

Endangered Species Act (ESA) - A federal law intended to protect any fish or wildlife species that are threatened with extinction throughout all or a significant portion of its range.

Enhancement - Alteration of an existing resource to improve or increase its characteristics and processes without degrading other existing functions. Enhancements are to be distinguished from resource creation or restoration projects.

Environmental Impacts - The effects or consequences of actions on the natural and built environments. Environmental impacts include effects upon the elements of the environment listed in the State Environmental Policy Act (SEPA). Refer to WAC 197-11-600 and WAC 197-11-444.

Environmentally Sensitive Areas Ordinance 03-1037, SeaTac - This ordinance provides the goals, policies, and implementing regulations for protecting the designated critical areas of SeaTac. The ordinance addresses environmentally sensitive area development controls; measures important for protecting and preserving these resources; preventing or mitigating cumulative adverse environmental impacts to critical areas; and serves to alert the public to the development limitations of critical areas.

Environments, (Shoreline Environment) - Designations given specific shoreline areas based on the existing development pattern, the biophysical capabilities and limitations, and the goals and aspirations of local citizenry, as part of a Master Program.

Erosion - The wearing away of land by the action of natural forces.

Excavated moorage slip - A boat mooring location that is man-made in that it requires dredging or excavation of excess sediment to afford access. Such slips may often involve dredging of the lake bottom waterward of the OHWM, or may include excavating a segment of the existing shoreline to enable moorage of a boat.

Excavation - Excavation is the artificial movement of earth materials.

Exemption - Certain specific developments are exempt from the definition of substantial developments and are therefore exempt from the substantial development permit process of the SMA. An activity that is exempt from the substantial development provisions of the SMA must still be carried out in compliance with policies and standards of the Act and the local master program. Conditional use and/or variance permits may also still be required even though the activity does not need a substantial development permit (WAC 172-27-040). For a complete list of exemptions, see Chapter 8.

Fair market value - "Fair market value" of a development is the open market bid price for conducting the work, using the equipment and facilities, and purchase of the goods, services and materials necessary to accomplish the development. This would normally equate to the cost of hiring a contractor to undertake the development from start to finish, including the cost of labor, materials, equipment and facility usage, transportation and contractor overhead and profit. The fair market value of the development shall include the fair market value of any donated, contributed or found labor, equipment or materials (WAC 173-27-030(8)).

Fill – the addition of soil, sand, rock, gravel, sediment, earth retaining structure, or other material to an area waterward of the OHWM, in wetland, or on shorelands in a manner that raises the elevation or creates dry land.

Finger Pier – A narrow extension to a fixed-pile pier, usually extending perpendicular to the pier walkway along with an ell to form an enclosed area for boat moorage.

Float - A floating structure that is moored, anchored, or otherwise secured in the water offshore and that may be associated with a fixed-pile pier, or may be a stand alone structure, such as platforms used for swimming and diving.

Floating Dock - A fixed structure floating upon a water body for the majority of its length and connected to shore.

Floating home - A structure designed and operated substantially as a permanently based over water residence. Floating homes are not vessels and lack adequate self-propulsion and steering equipment to operate as a vessel. They are typically served by permanent utilities and semi-permanent anchorage/moorage facilities.

Floodplain - Synonymous with 100-year floodplain. The land area susceptible to being inundated by stream derived waters with a 1 percent chance of being equaled or exceeded in any given year. The limits of this area are based on flood regulation ordinance maps or a reasonable method that meets the objectives of the SMA (WAC 173-22-030(2)).

Floodway - means the area, as identified in a master program, that either: (i) has been established in federal emergency management agency flood insurance rate maps or floodway maps; or (ii) consists of those portions of the area of a river valley lying streamward from the outer limits of a watercourse upon which flood waters are carried during periods of flooding that occur with reasonable regularity, although not necessarily annually, said floodway being identified, under normal condition, by changes in surface soil conditions or changes in types or quality of vegetative ground cover condition, topography, or other indicators of flooding that occurs with reasonable regularity, although not necessarily annually. Regardless of the method used to identify the floodway, the floodway shall not include those lands that can reasonably be expected to be protected from flood waters by flood control devices maintained by or maintained under license from the federal government, the state, or a political subdivision of the state.

Geotechnical Report or Geotechnical Analysis - a scientific study or evaluation conducted by a qualified expert that includes a description of the ground and surface hydrology and geology, the affected land form and its susceptibility to mass wasting, erosion, and other geologic hazards or processes, conclusions and recommendations regarding the effect of the proposed development on geologic conditions, the adequacy of the site to be developed, the impacts of the proposed development, alternative approaches to the proposed development, and measures to mitigate potential site-specific and cumulative geological and hydrological impacts of the proposed development, including the potential adverse impacts to adjacent and down-current properties. Geotechnical reports shall conform to accepted technical standards and must be prepared by qualified professional engineers or geologists who have professional expertise about the regional and local shoreline geology and processes.

Grading - The physical manipulation of the earth's surface and/or drainage pattern in preparation for an intended use or activity.

Grassy swale - A vegetated drainage channel that is designed to remove various pollutants from storm water runoff through biofiltration.

Groin - A barrier-type structure extending from, and usually perpendicular to, the backshore into a water body. Its purpose is to protect a shoreline and adjacent upland by influencing the movement of water and/or

deposition of materials. This is accomplished by building or preserving an accretion beach on its updrift side by trapping littoral drift. A groin is relatively narrow in width but varies greatly in length. A groin is sometimes built in a series as a system and may be permeable or impermeable, high or low, and fixed or adjustable.

HPA - Hydraulic Project Approval - The permit issued by the Washington State Departments of Fisheries or Wildlife pursuant to the State Hydraulic Code Chapter 75.20.100-140 RCW.

Habitat - The place or type of site where a plant or animal naturally or normally lives and grows.

Hearing Examiner - The Hearing Examiner of the City of SeaTac.

Height - The distance measured from the average grade level to the highest point of a structure: provided, that television antennas, chimneys and similar appurtenances shall not be used in calculating height, except where it obstructs the view of a substantial number of residences on areas adjoining such shorelines: provided further, that temporary construction equipment is excluded in this calculation (WAC 173-27-030(9)).

Heliport - any landing area or other facility owned and operated, and which is designed, used or intended to be used by private aircraft for landing or taking off of aircraft, including all associated or necessary buildings and open spaces.

Hoist - A device used for lifting or lowering a load by means of a drum or lift-wheel around which rope or chain wraps. It may be manually operated, electrically or pneumatically driven and may use chain, fiber or wire rope as its lifting medium.

Houseboat - A vessel, principally used as an over water residence. Houseboats are licensed and designed for use as a mobile structure with detachable utilities or facilities, anchoring and the presence of adequate self-propulsion and steering equipment to operate as a vessel. Principal use as an overwater residence means occupancy in a single location, for a period exceeding two months in any one calendar year. This definition includes liveaboard vessels.

Hydric soils - Generally, soils which are, or have had a history of being, wet long enough to periodically produce anaerobic conditions, thereby influencing the growth of plants (WAC 173-22-030(5)).

Hydrophytes - Those plants capable of growing in water or on a substrate that is at least periodically deficient in oxygen as a result of excessive water content (WAC 173-22- 030(5)).

Impervious surface - Any nonvertical surface artificially covered or hardened so as to prevent or impede the percolation of water into the soil mantle including, but not limited to, roof tops, swimming pools, paved or graveled roads and walkways or parking areas, but excluding landscaping and surface water retention/detention facilities.

In-kind replacement - To replace wetlands, habitat, biota or other organisms with substitute flora or fauna whose characteristics closely match those destroyed, displaced or degraded by an activity.

Interested party - Synonymous with "party of record", all persons, agencies or organizations who have submitted written comments in response to a notice of application; made oral comments in a formal public hearing conducted on the application; or notified local government of their desire to receive a copy of the final decision on a permit and who have provided an address for delivery of such notice by mail (WAC 173-27-030(12)).

Lacustrine (also lacustrian) - Of, on, or pertaining to lakes.

Lake - A body of standing water in a depression of land or expanded part of a river, including reservoirs, of twenty (20) acres or greater in total area. A lake is bounded by the ordinary high water mark or, where a stream enters a lake, the extension of the elevation of the lake's ordinary high water mark within the stream (RCW 90.58.030(1d); WAC 173-20-030; WAC 173-22-030(4)).

Landfill - the creation of, or addition to, a dry upland area (landward of the OHWM) by the addition of rock, soil, gravels and earth or other material. Does not include solid or hazardous waste.

Landscaping - Vegetation ground cover including shrubs, trees, flower beds, grass, ivy and other similar plants and including tree bark and other materials which aid vegetative growth and maintenance.

Launching rail - See also Boat launch or ramp and Boat railway.

Launching ramp - See also Boat launch or ramp and Boat railway.

Littoral - Living on, or occurring on, the shore.

Littoral drift - The mud, sand, or gravel material moved parallel to the shoreline in the nearshore zone by waves and currents.

Mitigation or Mitigation Sequencing - The process of avoiding, reducing, or compensating for the environmental impact(s) of a proposal. See WAC 197-11-768 and WAC 173-26-020 (30). Mitigation or mitigation sequencing means the following sequence of steps listed in order of priority, with (a) of this subsection being top priority:

- a) Avoiding the impact all together by not taking a certain action or parts of an action;
- b) Minimizing impacts by limiting the degree or magnitude of the action and its implementation by using appropriate technology or by taking affirmative steps to avoid or reduce impacts;
- c) Rectifying the impact by repairing, rehabilitating, or restoring the affected environment;
- d) Reducing or eliminating the impact over time by preservation and maintenance operations;

e) Compensating for the impact by replacing, enhancing, or providing substitute resources or environments; and

f) Monitoring the impact and the compensation projects and taking appropriate corrective measures.

Moorage - Any device or structure used to secure a vessel for temporary anchorage, but which is not attached to the vessel (such as a pier or buoy).

Moorage Piles - Structural members that are driven into the lake bed to serve as a stationary moorage point. They are typically used for moorage of small boats in the absence of, or instead of, a dock or pier. In some cases, moorage piles may be associated with a dock or pier.

Mooring buoy - A floating object anchored to the bottom of a water body that provides tie up capabilities for vessels.

Multifamily dwelling (or residence) - A building containing two or more dwelling units, including but not limited to duplexes, apartments and condominiums.

NEPA - National Environmental Policy Act - NEPA requires federal agencies to consider environmental factors when making decisions, especially for development proposals of a significant scale. As part of the NEPA process, EISs are prepared and public comment is solicited.

Native plants - These are plants that occur naturally, and that distribute and reproduce without aid. Native plants in western Washington are those that existed prior to intensive settlement that began in the 1850s.

Natural riparian habitat corridor - The streamside environment designed and maintained primarily for fisheries and wildlife habitat, water quality improvements and secondarily for flood control works.

NFIP - National Flood Insurance Program.

NOAA - National Oceanic and Atmospheric Administration.

Nonconforming use or development - A shoreline use or structure which was lawfully constructed or established prior to the effective date of the applicable SMA/SMP provision, and which no longer conforms to the applicable shoreline provisions (WAC 173-27-080).

Normal maintenance - Those usual acts to prevent a decline, lapse, or cessation from a lawfully established condition (WAC 173-27-040(2b)). See also Normal repair.

Normal protective bulkhead - includes those structural and nonstructural developments installed at or near, and parallel to, the ordinary high water mark for the sole purpose of protecting an existing single-family residence and appurtenant structures from loss or damage by erosion. A normal protective bulkhead is not exempt if constructed for the purpose of creating dry land (WAC 173-27-040(2)(c)).

Normal repair - To restore a development to a state comparable to its original condition within a reasonable period after decay or partial destruction except where repair involves total replacement which is not common practice or causes substantial adverse effects to the shoreline resource or environment (WAC 173-27-040(2b)). See also Normal maintenance.

OHW, Ordinary High Water Mark - That mark that will be found by examining the bed and banks and ascertaining where the presence and action of waters are so common and usual, and so long continued in all ordinary years, as to mark upon the soil a character distinct from that of the abutting upland, in respect to vegetation as that condition exists on June 1, 1971, as it may naturally change thereafter, or as it may change thereafter in accordance with permits issued by a local government or the department; provided, that in any area where the ordinary high water mark cannot be found, the ordinary high water mark adjoining fresh water shall be the line of mean high water. See RCW 90.58.030(2)(b) and WAC 173-22-030(11).

Off-site replacement - To replace wetlands or other shoreline environmental resources away from the site on which a resource has been impacted by a regulated activity.

Oil separator - Specialized catch basins that are designed to trap oil and other materials lighter than water in the basin while allowing the water to escape through the drainage system. Commonly employed in parking lots and streets.

On-site replacement - To replace wetlands or other shoreline environmental resources at or adjacent to the site on which a resource has been impacted by a regulated activity.

Overwater structure - Any device or structure projecting over the ordinary high water mark, including, but not limited to piers, docks, floats, and moorage.

Permit (or Shoreline Permit) - Any substantial development, variance or conditional use permit, or revision, or any combination thereof, authorized by the Act. Refer to WAC 173-27-030(13).

Pier - a fixed, pile-supported moorage structure.

Practicable alternative - An alternative that is available and capable of being carried out after taking into consideration short-term and long-term cost, options of project scale and phasing, existing technology and logistics in light of overall project purposes.

Priority Habitat - A habitat type with unique or significant value to one or more species. An area classified and mapped as priority habitat must have one or more of the following attributes:

- Comparatively high fish or wildlife density;
- Comparatively high fish or wildlife species diversity;
- Fish spawning habitat;
- Important wildlife habitat;
- Important fish or wildlife seasonal range;

- Important fish or wildlife movement corridor;
- Rearing and foraging habitat;
- Important marine mammal haul-out;
- Refugia habitat;
- Limited availability;
- High vulnerability to habitat alteration;
- Unique or dependent species; or
- Shellfish bed.

A priority habitat may be described by a unique vegetation type or by a dominant plant species that is of primary importance to fish and wildlife (such as oak woodlands or eelgrass meadows). A priority habitat may also be described by a successional stage (such as, old growth and mature forests). Alternatively, a priority habitat may consist of a specific habitat element (such as a consolidated marine/estuarine shoreline, talus slopes, caves, snags) of key value to fish and wildlife. A priority habitat may contain priority and/or non-priority fish and wildlife.

Priority Species - Species requiring protective measures and/or management guidelines to ensure their persistence at genetically viable population levels. Priority species are those that meet any of the criteria listed below.

- Criterion 1. State-listed or state proposed species. State-listed species are those native fish and wildlife species legally designated as endangered (WAC 232-12-014), threatened (WAC 232-12-011), or sensitive (WAC 232-12-011). State proposed species are those fish and wildlife species that will be reviewed by the department of fish and wildlife (POL-M-6001) for possible listing as endangered, threatened, or sensitive according to the process and criteria defined in WAC 232-12-297.
- Criterion 2. Vulnerable aggregations. Vulnerable aggregations include those species or groups of animals susceptible to significant population declines, within a specific area or statewide, by virtue of their inclination to congregate. Examples include heron colonies, seabird concentrations, and marine mammal congregations.
- Criterion 3. Species of recreational, commercial, and/or tribal importance. Native and nonnative fish, shellfish, and wildlife species of recreational or commercial importance and recognized species used for tribal ceremonial and subsistence purposes that are vulnerable to habitat loss or degradation.
- Criterion 4. Species listed under the federal Endangered Species Act as either proposed, threatened, or endangered.

Professional biologist - A specialist with education and training in the area of natural sciences concerned with the plants and animal life of a region.

Professional engineer - A person who, by reason of his or her special knowledge of the mathematical and physical sciences and the principles and methods of engineering analysis and design, acquired by professional education and practical experience, is qualified to practice engineering and is licensed by the state of Washington or another state.

Properly Functioning Conditions (PFC) - Conditions that create and sustain natural habitat-affecting processes over the full range of environmental variation, and that support productivity at a viable population level of PTE species. PFC indicates a level of performance for a subset of the more broadly defined "ecological functions," reflecting what is necessary for the recovery of PTE species.

Proposed, Threatened, and Endangered (PTE) Species - Those native species that are proposed to be listed or are listed in rule by the Washington State Department of Fish and Wildlife as threatened or endangered, or that are proposed to be listed as threatened or endangered or that are listed as threatened or endangered under the federal Endangered Species Act.

Public access - Public access is the ability of the general public to reach, touch, and enjoy the water's edge, to travel on the waters of the state, and to view the water and the shoreline from adjacent locations. Refer to WAC 173-26-221(4).

Public interest - The interest shared by the citizens of the state or community at large in the affairs of government, or some interest by which their rights or liabilities are affected such as an effect on public property or on health, safety, or general welfare resulting from a use or development (WAC 173-27-030(14)).

Public use - Public use means to be made available daily to the general public on a first-come, first-served basis, and may not be leased to private parties on any more than a day use basis. Refer to WAC 332-30-106.

RCW - Revised Code of Washington.

RCW 90.58 - The Shoreline Management Act of 1971.

Recreational facilities - Facilities such as parks, trails, and pathways, whether public, private or commercial, that provide a means for relaxation, play, or amusement. For the purposes of this Master Program, recreational facilities are divided into two categories:

1. Water-dependent (i.e. – moorage facilities, fishing piers, recreational floats) and
2. Non-water-dependent (i.e. – sports fields, golf courses, and RV camping)

Recreational Float - A floating structure that is moored, anchored, or otherwise secured in the water off-shore and that is generally used for recreational purposes such as swimming and diving.

Residential development - Development which is primarily devoted to or designed for use as a dwelling(s). Residential development includes single family development, multi-family development and the creation of new residential lots through land division.

Restoration - "Restore," "restoration" or "ecological restoration" means the reestablishment or upgrading of impaired ecological shoreline processes or functions. This may be accomplished through measures including, but not limited to, revegetation, removal of intrusive shoreline structures and removal or treatment of toxic materials. Restoration does not imply a requirement for returning the shoreline area to aboriginal or pre-European settlement conditions.

Riparian - Of, on, or pertaining to the banks of a river, stream or lake.

Riprap - A layer, facing, or protective mound of stones placed to prevent erosion, scour, or sloughing of a structure or embankment; also, the stone so used.

Rotovating - An aquatic vegetation harvesting technique that uses rototilling technology to uproot and remove plants.

Runoff - Water that is not absorbed into the soil but rather flows along the ground surface following the topography.

SEPA - see State Environmental Policy Act

SEPA Checklist - A checklist is required of some projects under SEPA to identify the probable significant adverse impacts on the quality of the environment. The checklist will also help to reduce or avoid impacts from a proposal, and help the responsible governmental agency decide whether a full environmental impact statement (EIS) is required (WAC 197-11-960).

SMA - see Shoreline Management Act

SMP - see Shoreline Master Program

Sediment - The fine grained material deposited by water or wind.

Setback - A required open space, specified in shoreline master programs, measured horizontally upland from and perpendicular to the ordinary high water mark.

Shorelands or Shoreland Areas - Those lands extending landward for two hundred feet in all directions as measured on a horizontal plane from the ordinary high water mark; floodways and contiguous flood plain areas landward two hundred feet from such floodways; and all wetlands and river deltas associated with the streams, lakes, and tidal waters which are subject to the provisions of the Shoreline Management Act. Shorelands in the City of SeaTac are limited to those areas within 200 feet of the ordinary high water mark of Angle Lake and any associated wetlands.

Shoreline Administrator - The City of SeaTac Planning and Community Development Director or his/her designee, charged with the responsibility of administering the shoreline master program.

Shoreline environment designations - The categories of shorelines established by local shoreline master programs in order to provide a uniform basis for applying policies and use regulations within distinctively different shoreline areas. See WAC 173-26-211.

Shoreline jurisdiction - The term describing all of the geographic areas covered by the SMA, related rules and the applicable master program. Also, such areas within a specified local government's authority under the SMA. In the City of SeaTac, shoreline jurisdiction includes Angle Lake, those areas within 200 feet of the ordinary high water mark of Angle Lake and any associated wetlands. See definitions of Shorelines, Shorelines of the state, Shorelines of statewide significance, Shorelands, and Wetlands, .

Shoreline Management Act - Chapter 90.58 RCW, as amended. Washington's Shoreline Management Act was passed by the Legislature in 1971 and adopted by the public in a 1972 referendum. The goal of the SMA is to prevent the inherent harm in an uncoordinated and piecemeal development of the state's shorelines.

Shoreline Master Program (SMP) - The comprehensive use plan and related use regulations which are used by local governments to administer and enforce the permit system for shoreline management. Master programs must be developed in accordance with the policies of the SMA, be approved and adopted by the state, and be consistent with the rules (WACs) adopted by Ecology.

Shoreline Modification - those actions that modify the physical configuration or qualities of the shoreline area, usually through the construction of a physical element such as a dike, breakwater, pier, weir, dredged basin, fill, bulkhead, or other shoreline structure. They can include other actions, such as clearing, grading, or application of chemicals.

Shoreline Permit - A substantial development, conditional use, revision, or variance permit or any combination thereof (WAC 173-27-030(13)).

Shoreline stabilization – Actions taken to address erosion impacts to property and dwellings, businesses, or structures caused by natural processes, such as current, flood, tides, wind or wave action. These actions include structural and nonstructural methods.

Shorelines - All of the water areas of the state, including reservoirs and their associated uplands, together with the lands underlying them, except those areas excluded under RCW 90.58.030(2)(d)..

Shorelines Hearings Board - A state-level quasi-judicial body, created by the SMA, which hears appeals by any aggrieved party on the issuance of a shoreline permit, enforcement penalty and appeals by local government. See RCW 90.58.170; 90.58.180.

Shorelines of statewide significance - A select category of shorelines of the state, defined in RCW 90.58.030(2)(e), where special preservationist policies apply and where greater planning authority is granted by the SMA. Permit review must acknowledge the use priorities for these areas established by the SMA. See RCW 90.58.020.

Shorelines of the state - Shorelines and shorelines of statewide significance.

Should - "Should" means that the particular action is required unless there is a demonstrated, compelling reason, based on policy of the Shoreline Management Act and this Master Program, against taking the action.

Sign - A board or other display containing words and/or symbols used to identify or advertise a place of business or to convey information. Excluded from this definition are signs required by law and the flags of national and state governments.

Single-family residence - A detached dwelling designed for and occupied by one family including those structures and developments within a contiguous ownership which are a normal appurtenance (WAC 173-27-040(2g)).

Solid waste - Solid waste means all garbage, rubbish trash, refuse, debris, scrap, waste materials and discarded materials of all types whatsoever, whether the sources be residential or commercial, exclusive of hazardous wastes, and including any and all source-separated recyclable materials and yard waste.

Soil bioengineering - An applied science that combines structure, biological and ecological concepts to construct living structures that stabilizes the soil to control erosion, sedimentation and flooding using live plant materials as a main structural component.

State Environmental Policy Act - SEPA requires state agencies, local governments and other lead agencies to consider environmental factors when making most types of permit decisions, especially for development proposals of a significant scale. As part of the SEPA process, EISs may be required to be prepared and public comments solicited.

Stream - A naturally occurring body of periodic or continuously flowing water where: a) the mean annual flow is greater than twenty cubic feet per second and b) the water is contained within a channel (WAC 173-22-030(8)).

Structure - A permanent or temporary edifice or building, or any piece of work artificially built or composed of parts joined together in some definite manner, whether installed on, above or below the surface of the ground or water, except for vessels (WAC 173-27-030(15)).

Substantial Development - Any development of which the total cost or fair market value exceeds five thousand seven hundred and eighteen dollars (\$5,718), or any development which materially interferes with the normal public use of the water or shorelines of the state. The dollar threshold established in this definition must be adjusted for inflation by the office of financial management every five years, beginning July 1, 2007, based upon changes in the consumer price index during that time period. "Consumer price index" means, for any calendar year, that year's annual average consumer price index, Seattle, Washington area, for urban wage earners and clerical workers, all items, compiled by the Bureau of Labor and Statistics, United States Department of Labor. The office of financial management must calculate the new dollar threshold and transmit it to the office of the code reviser for publication in the *Washington State Register* at least one month before the new dollar threshold is to take effect (RCW 90.58.030(3)(e)). For purposes of determining whether

or not a permit is required, the total cost or fair market value shall be based on the value of development that is occurring on shorelines of the state as defined in RCW 90.58.030 (2)(c). The total cost or fair market value of the development shall include the fair market value of any donated, contributed or found labor, equipment or materials. A list of activities and developments that shall not be considered substantial development is provided in Chapter 8 (WAC 173-27-040(2)).

Terrestrial - Of or relating to land as distinct from air or water.

Upland - Generally described as the dry land area above and landward of the ordinary high water mark.

Utilities - Services and facilities that produce, transmit, store, process or dispose of electric power, gas, water, stormwater, sewage and communications.

Utilities, Accessory - Utilities comprised of small-scale distribution and collection facilities connected directly to development within the shoreline area. Examples include local power, telephone, cable, gas, water, sewer and stormwater service lines.

Utilities, Primary – Utilities comprised of trunk lines or mains that serve neighborhoods, areas and cities. Examples include solid waste handling and disposal sites, water transmission lines, sewage treatment facilities and mains, power generating or transmission facilities, gas storage and transmission facilities and stormwater mains and regional facilities.

Variance - A means to grant relief from the specific bulk, dimensional or performance standards specified in the applicable master program, but not a means to vary a shoreline use. Variance permits must be specifically approved, approved with conditions, or denied by Ecology (See WAC 173-27-170).

WAC - Washington Administrative Code.

Water-dependent use- a use or a portion of a use which can not exist in any other location and is dependent on the water by reason of the intrinsic nature of its operations. Examples of water-dependent uses may include moorage structures (including those associated with residential properties), ship cargo terminal loading areas, ferry and passenger terminals, barge loading facilities, ship building and dry docking, marinas, aquaculture, float plane facilities and sewer outfalls.

Water-enjoyment use - a recreational use or other use that facilitates public access to the shoreline as a primary characteristic of the use; or a use that provides for recreational use or aesthetic enjoyment of the shoreline for a substantial number of people as a general characteristic of the use and which through location, design, and operation ensures the public's ability to enjoy the physical and aesthetic qualities of the shoreline. In order to qualify as a water-enjoyment use, the use must be open to the general public and the shoreline-oriented space within the project must be devoted to the specific aspects of the use that fosters shoreline enjoyment.

Water-oriented use- Refers to any combination of water-dependent, water-related, and/or water enjoyment uses and serves as an all encompassing definition for priority uses under the SMA. Non-water-oriented serves to describe those uses which have little or no relationship to the shoreline and are not considered priority

uses under the SMA. Examples include professional offices, automobile sales or repair shops, mini-storage facilities, multifamily residential development, department stores and gas stations.

Water-related use- A use or a portion of a use which is not intrinsically dependent on a waterfront location but whose economic viability is dependent upon a waterfront location because:

1. Of a functional requirement for a waterfront location such as the arrival or shipment of materials by water or the need for large quantities of water or,
2. The use provides a necessary service supportive of the water-dependent commercial activities and the proximity of the use to its customers makes its services less expensive and/or more convenient. Examples include manufacturers of ship parts large enough that transportation becomes a significant factor in the products cost, professional services serving primarily water-dependent activities and storage of water-transported foods. Examples of water-related uses may include warehousing of goods transported by water, seafood processing plants, hydroelectric generating plants, gravel storage when transported by barge, oil refineries where transport is by tanker and log storage.

Water quality - The physical characteristics of water within shoreline jurisdiction, including water quantity, hydrological, physical, chemical, aesthetic, recreation-related, and biological characteristics. Where used in this chapter, the term "water quantity" refers only to development and uses regulated under this chapter and affecting water quantity, such as impermeable surfaces and storm water handling practices. Water quantity, for purposes of this chapter, does not mean the withdrawal of ground water or diversion of surface water pursuant to RCW 90.03.250 through RCW 90.03.340.

Watershed restoration plan - A plan developed or sponsored by the Department of Fish and Wildlife, the Department of Ecology, and/or the Department of Transportation acting within or pursuant to its authority, a city, a county or a conservation district that provides a general program and implementation measures or actions for the preservation, restoration, re-creation, or enhancement of the natural resources, character, and ecology of a stream, stream segment, drainage area, or watershed for which agency and public review has been conducted pursuant to 43.21C RCW, the State Environmental Policy Act.

Wetlands - "Wetlands" or "wetland areas" means areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs and similar areas. Wetlands do not include those artificial wetlands intentionally created from nonwetland sites, including, but not limited to, irrigation and drainage ditches, grass-lined swales, canals, detention facilities, wastewater treatment facilities, farm ponds, and landscape amenities, or those wetlands created after July 1, 1990, that were unintentionally created as a result of the construction of a road, street, or highway. Wetlands may include those artificial wetlands intentionally created from nonwetland areas to mitigate the conversion of wetlands.

Zoning - To designate by ordinance, including maps, areas of land reserved and regulated for specific land uses.

Chapter 3 Goals of the Shoreline Management Program

Introduction

This section contains goals and policies that form the foundation of the City of SeaTac's Shoreline Master Program. They apply to all areas and all designated shoreline environments within the shoreline jurisdiction of the City of SeaTac. The Shoreline Management Act requires cities to adopt goals, or 'elements' to guide and support major shoreline management issues. The elements required by RCW 90.58.100(2), when appropriate are:

- Economic Development Element,
- Public Access Element,
- Recreational Element,
- Circulation Element,
- Shoreline Use Element,
- Conservation Element,
- Historic, Cultural, Scientific and Educational Element, and
- An element that gives consideration to the statewide interest in the prevention and minimization of flood damages.

Economic Development Element

The Shoreline Master Program for the City of SeaTac contains limited provisions for economic development along the shoreline of Angle Lake. Angle Lake is substantially developed with residential uses, with little undeveloped shoreline remaining. A small portion of the Lake's shoreline in the western corner allows a broader range of uses, including limited commercial uses. Angle Lake is a relatively small water body that does not have a navigable connection to other water bodies, so it is not regarded as a commercial transportation route. As such, access to the water is primarily related to recreation and residential uses and is not considered particularly important to commercial or industrial interests. There are three parcels at the west end of the lake that have been developed for commercial use, as well as additional parcels where a mix of land uses, including some commercial use, is allowed under existing zoning. In particular, there are two vacant parcels at the west end of the City that are expected to be developed at some point in the future.

Goal 1: Ensure that any economic activity taking place along the shoreline operates without harming the quality of the site's environment or adjacent shorelands and that new non-residential development provides public access to the shoreline for water-enjoyment activities.

- Policy 1.1: Proposed economic use of the shoreline should be consistent with SeaTac's Comprehensive Plan. Conversely, upland uses on adjacent lands outside of immediate SMA jurisdiction (in accordance with RCW 90.58.340) should be consistent with the purpose and intent of this master program as they affect the shoreline.

Public Access Element

Goal 2: Increase the amount and diversity of public access to the shoreline, including trails, viewing platforms, and improved piers, and preserve and enhance views of the shoreline, consistent with the natural shoreline character, private rights and public safety.

- Policy 2.1: Provide and enhance shoreline access to Angle Lake through purchase or retention of access easements, signage of public access points, and designation and design of specific shoreline access areas for wildlife viewing. Integrate public access to shorelines as a part of the City's public trail system; priorities for public access trails include connecting the Hughes Property with Angle Lake Park.
- Policy 2.2: Ensure new public access does not adversely affect the integrity and character of the shoreline, or threaten fragile shoreline ecosystems by locating new access points on the least sensitive portion of the site.
- Policy 2.3: Ensure the development of upland areas such as parking facilities and play areas, as well as the development of in-water and nearshore structures, such as docks and swimming areas, are located and designed in ways that result in no net loss of ecological function.
- Policy 2.4: Access should be provided for a range of users including pedestrians, bicyclists, boaters and people with disabilities to the greatest extent feasible.
- Policy 2.5: Development, uses and activities on or near the shoreline should not impair or detract from the public's visual or physical access to the water.

Recreational Element

Goal 3: Encourage diverse, water-oriented recreational opportunities in those shoreline areas that can reasonably tolerate such uses without destroying the integrity and character of the shoreline.

- Policy 3.1: The City should maintain and enhance existing shoreline recreation assets at Angle lake Park, including, but not limited to, the existing pier and boat launch.
- Policy 3.2: The City should pursue additional public access to the shoreline for recreational uses, particularly for trails and passive recreation. Opportunities to develop trail links within and between public properties should be explored.
- Policy 3.3: Ensure existing and proposed recreational uses are of a safe and healthy nature and do not adversely affect the integrity and character of the shoreline, or threaten fragile shoreline ecosystems.

Policy 3.4: Consider both active and passive recreational needs in development of public shoreline access areas.

Circulation Element

Goal 4: Maintain safe, reasonable and adequate vehicular, bicycle, and pedestrian circulation systems to shorelines and ensure that these routes will have the least possible adverse effect on unique or fragile shoreline features and existing ecological systems, while contributing to the functional and visual enhancement of the shoreline.

Policy 4.1: Locate land circulation systems as far from the land-water interface as feasible to reduce interference with either natural shoreline resources or other appropriate shoreline uses, except when necessary to provide for appropriate public access to the shoreline. Where possible avoid creating barriers between adjacent uplands and the shoreline.

Policy 4.2: Improve access to Angle Lake through expanded non-motorized connections and transit service.

Conservation Element

Goal 5: Preserve, protect, and restore to the greatest extent feasible the natural resources of the shoreline, including but not limited to scenic vistas, aesthetics, and vital riparian areas for wildlife protection.

Policy 5.1: Protect shoreline process and ecological functions through regulatory and non-regulatory means that may include acquisition of key properties, conservation easements, regulation of development within the shoreline jurisdiction, and incentives to encourage ecologically sound design.

Policy 5.2: Reclaim and restore areas which are biologically and aesthetically degraded to the greatest extent feasible while maintaining appropriate use of the shoreline.

Policy 5.3: Preserve the scenic aesthetic quality of shoreline areas and vistas to the greatest extent feasible.

Policy 5.4: Preserve and restore native vegetation along the shoreline to the greatest extent feasible.

Policy 5.5: Target Angle Lake Park for restoration of shoreline natural resources and functions while ensuring continued public access to the shoreline.

Shoreline Use Element

Goal 6: Ensure that the land use patterns within shoreline areas are compatible with shoreline environment designations and will be sensitive to and not degrade habitat and ecological systems and other shoreline resources.

- Policy 6.1: When determining allowable uses and resolving use conflicts within the City's shoreline jurisdiction, apply the following preferences and priorities in the order listed below:
- (a) Reserve appropriate areas for protecting and restoring ecological functions to control pollution and prevent damage to the natural environment and public health.
 - (b) Reserve shoreline areas for water-dependent and associated water related uses.
 - (c) Reserve shoreline areas for other water-related and water-enjoyment uses that are compatible with ecological protection and restoration objectives.
 - (d) Locate single-family residential uses where they are appropriate and can be developed without significant impact to ecological functions or displacement of water-dependent uses.
 - (e) Limit non-water-oriented uses to those locations where the above described uses are inappropriate or where non-water-oriented uses demonstrably contribute to the objectives of the Shoreline Management Act, including opportunities for ecological enhancements and public access improvements.
- Policy 6.2: New residential development should be designed to protect existing shoreline water views, promote public safety, and avoid adverse impacts to shoreline habitats.
- Policy 6.3: All development and redevelopment activities within the City's shoreline jurisdiction should be designed to ensure public safety, enhance public access, protect existing shoreline and water views and achieve no net loss of shoreline ecological functions.
- Policy 6.4: Encourage and in some cases require the use of Low Impact Development (LID) and "Green Building" practices, such as those promulgated under the Leadership in Energy and Environmental Design (LEED) and Green Built programs, for new development within the shoreline jurisdiction.
- Policy 6.5: Proposed shoreline uses should not infringe upon the rights of others or upon the rights of private ownership.
- Policy 6.6: Encourage shoreline uses which enhance their specific areas or employ innovative features for purposes consistent with this program.
- Policy 6.7: Encourage restoration of shoreline areas that have been degraded or diminished in ecological value and function as a result of past activities or catastrophic events.

Historic, Cultural, Scientific and Educational Element

Goal 7: Identify, protect, preserve and restore important archaeological, historical and cultural sites located in shoreline jurisdiction of SeaTac for their educational and scientific value, as well as for the recreational enjoyment of the general public.

- Policy 7.1: Prevent the destruction of or damage to any site having historic, cultural, scientific, or educational value.

Policy 7.2: Ensure that new development is compatible with existing historic structures and cultural areas.

Chapter 4 General Shoreline Provisions

Introduction

Based on the goals established for the Shoreline Master Program, the following general policies and regulations apply to all uses, developments, and activities in the shoreline area of the City of SeaTac. General policies and regulations are broken into different topic headings and arranged alphabetically. Each topic begins with a description of its applicability, followed by general policy statements and regulations. The intent of these provisions is to be inclusive, making them applicable to all environments, as well as particular shoreline uses and activities. Topics include the following:

- Archaeological and Historic Resources
- Environmental Impacts
- Environmentally Sensitive Areas
- Public Access
- Shoreline Vegetation Conservation
- Water Quality, Stormwater, and Non-Point Pollution

The regulations of this chapter are in addition to other adopted ordinances and rules. Where conflicts exist between regulations, those that provide more substantive protection to the shoreline area shall apply. These interlocking development regulations are intended to make shoreline development responsive to specific design needs and opportunities along the City's shorelines, protect the public's interest in the shorelines' recreational and aesthetic values and assure, at a minimum, no net loss of ecological functions necessary to sustain shoreline natural resources.

These provisions address the elements discussed in Chapter 3 of this SMP as required by RCW 90.58.100(2) and implement the governing principles of the Shoreline Master Program Guidelines as established in WAC 173-26-186.

Archaeological and Historic Resources

Applicability

The following provisions apply to archaeological and historic resources that are either recorded at the state historic preservation office and/or by local jurisdictions or have been inadvertently uncovered.

Archaeological sites located both in and outside shoreline jurisdiction are subject to chapter 27.44 RCW (Indian graves and records) and chapter 27.53 RCW (Archaeological sites and records) and development or uses that may impact such sites shall comply with chapter 25-48 WAC as well as the provisions of this chapter.

Archaeological and Historic Resource Policies

Policy 1: Due to the limited and irreplaceable nature of archaeological and historic resources, prevent the destruction of or damage to any site having historic, cultural, scientific, or educational value as identified by the appropriate authorities, including affected Indian tribes, and the office of archaeology and historic preservation.

Archaeological and Historic Resource Regulations

- Regulation 1: Local developers and property owners shall immediately stop work and notify the City, the Department of Archaeology and Historic Preservation and affected Native American tribes if archaeological resources are uncovered during excavation.
- Regulation 2: A site inspection or evaluation by a professional archaeologist in coordination with affected Native American tribes shall be required for all permits issued in areas documented to contain archaeological resources. Failure to comply with this requirement shall be considered a violation of the Shoreline Permit.
- Regulation 3: Significant archaeological and historic resources shall be permanently preserved for scientific study, education and public observation. When the City determines that a site has significant archeological, natural scientific or historical value, a Shoreline Substantial Development Permit and/or any other permit authorizing development or land modification shall not be issued which would pose a threat to the site. The City may require that a site be redesigned or that development be postponed in such areas to allow investigation of public acquisition potential and/or retrieval and preservation of significant artifacts.
- Regulation 4: In the event that unforeseen factors constituting an emergency as defined in RCW 90.58.030(3)(e)(iii) necessitate rapid action to retrieve or preserve artifacts or data identified above, the project may be exempted from the permit requirement of these regulations. The City shall notify the State Department of Ecology, the State Attorney General's Office and the State Historic Preservation Office of such a waiver in a timely manner.
- Regulation 5: Archaeological sites located both in and outside the shoreline jurisdiction are subject to RCW 27.44 (Indian Graves and Records) and RCW 27.53 (Archaeological Sites and Records) and shall comply with WAC 25-48 or its successor as well as the provisions of this master program.
- Regulation 6: Identified historical or archaeological resources shall be considered in park, open space, public access, and site planning with access to such areas designed and managed to give maximum protection to the resource and surrounding environment.
- Regulation 7: Clear interpretation of historical and archaeological features and natural areas shall be provided when appropriate.

Environmental Impacts

Applicability

The Shoreline Management Act (Act) is concerned with the environmental impacts that both a use and activity may have on the fragile shorelines of the state. Problems of degrading the shoreline and its waters with contaminants such as petroleum products, chemicals, metals, nutrients, solid or human waste, or soil sediments from erosion are all issues that are addressed.

Environmental Impact Policies

- Policy 1: Adverse impacts on the natural environment should be minimized during all phases of development (e.g. design, construction, operation, and management).
- Policy 2: Shoreline developments that propose to enhance environmentally sensitive areas, other natural characteristics, resources of the shoreline, and provide public access and recreational opportunities to the shoreline are consistent with the fundamental goals of this Master Program, and should be encouraged.

Environmental Impact Regulations

- Regulation 1: All shoreline uses and developments shall be located, designed, constructed and mitigated to result in no net loss of ecological functions necessary to sustain shoreline natural processes.
- Regulation 2: Where required, mitigation measures shall be applied in the following sequence of steps listed in order of priority:
- a. Avoiding the impact altogether by not taking a certain action or parts of an action;
 - b. Minimizing impacts by limiting the degree or magnitude of the action and its implementation by using appropriate technology or by taking affirmative steps to avoid or reduce impacts;
 - c. Rectifying the impact by repairing, rehabilitating, or restoring the affected environment;
 - d. Reducing or eliminating the impact over time by preservation and maintenance operations;
 - e. Compensating for the impact by replacing, enhancing, or providing substitute resources or environments; and
 - f. Monitoring the impact and the compensation projects and taking appropriate corrective measures.
- Regulation 3: Solid waste, liquid waste, and untreated effluent shall not be allowed to enter any bodies of water or to be discharged onto the land.

- Regulation 4: The direct release of oil and hazardous materials or chemicals onto the land or into water is prohibited. Equipment for the transportation, storage, handling or application of such materials shall be maintained in a safe and leak proof condition. If there is evidence of leakage, the further use of such equipment shall be suspended until the deficiency has been satisfactorily corrected.
- Regulation 5: All shoreline uses and activities shall utilize best management practices (BMPs) to minimize any increase in surface runoff and to control, treat and release surface water runoff so that receiving water quality and shore properties and features are not adversely affected. Physical control measures include, but are not limited to, catch basins, settling ponds, oil/water separators, filtration systems, grassy swales, interceptor drains and landscaped buffers. All types of BMPs require regular maintenance to continue to function as intended. BMPs are identified in the City's adopted stormwater manual.
- Regulation 6: All shoreline developments and uses shall utilize effective erosion control methods during both construction and operation.
- Regulation 7: All shoreline developments shall be located, constructed and operated so as not to be a hazard to public health and safety.
- Regulation 8: Land clearing, grading, filling and alteration of natural drainage features and land forms shall be limited to the minimum necessary for development. When required by the Public Works Director, surface drainage systems or substantial earth modifications shall be designed by a civil engineer registered to practice in the State of Washington. The Director may also require additional studies prepared by a qualified soils specialist. These designs shall seek to prevent maintenance problems, avoid adverse impacts to adjacent properties or shoreline features, and result in no net loss of shoreline ecological functions.
- Regulation 9: All shoreline uses and activities shall be located and designed to prevent or minimize the need for shoreline protection structures (bulkheading, riprap, etc.) and stabilization, landfills, groins, jetties, or substantial site regrades.
- Regulation 10: Identified significant short term, long term, or cumulative adverse environmental impacts lacking appropriate mitigation that is likely to achieve no net loss of ecological functions necessary to sustain shoreline processes shall be sufficient reason for permit denial.

Public Access

Applicability

Public access includes the ability of the general public to reach, touch, and enjoy the water's edge, to travel on the waters of the state, and to view the water and the shoreline from adjacent locations. There are a variety of types of potential public access, including picnic areas, pathways and trails, promenades, bridges, street ends, ingress and egress, parking and others.

Existing public access to shorelines within the shoreline jurisdiction is limited to Angle Lake Park situated on the northwestern side of the lake. The park has a boat launch, fishing pier, playground equipment, stage, picnic shelter, barbecue area, restrooms and open recreation areas. A private community park, Angle Lake Manor Beach Lot is located along the north shore of the lake. There are also private recreation facilities associated with multifamily housing and the mobile home park at the western end of the Lake. However, all three of these facilities are private and are available to residents of those specific developments only. There are two vacant City-owned properties (tax parcels 042204-9138 and 042204-9009, commonly known as the Hughes Properties) located along the western side of the lake and zoned for high-density residential development. The City Council as of late 2008 has not yet decided on the type of development for these sites. However, public access on a portion of these vacant publicly owned properties is identified as a priority of this Shoreline Master Program. Other vacant properties located along the lake are located in single-family zones and the likelihood of public access to those sites is minimal.

Public Access and Recreation Policies

- Policy 1: Ensure development of the Hughes Properties includes public access and natural area preservation and enhancement along the waterfront.
- Policy 2: Consider increasing public access to Angle Lake through acquisition of lands and easements by purchase, lease, or gift. Specifically consider opportunities for acquisition of vacant residential parcels located along the northeastern shoreline just south of NE 188th Street and between the eastern shoreline and Military Road South.
- Policy 3: Coordinate with commercial property owners on the west side of Angle Lake to allow public access, in the form of a public trail, along the shoreline.
- Policy 4: Maintain and upgrade water-enjoyment recreational amenities at Angle Lake Park as funds become available, while reducing the overall impact these amenities have on the shoreline environment.
- Policy 5: Public access provisions should be required for all shoreline development and uses, except for a single family residence or residential projects containing less than four (4) dwelling units.
- Policy 6: Regulate the design, construction, and operation of permitted uses in the shoreline jurisdiction to minimize, insofar as practical, interference with the public's use of the water.
- Policy 7: Development uses and activities on or near the shoreline should not impair or detract from the public's visual or physical access to the water.

- Policy 8: Preservation and enhancement of the public's visual access to Angle Lake should be encouraged through the establishment of setbacks and height limits that ensure view corridors. Enhancement of views should not be construed to mean excess removal of vegetation that partially impairs views.
- Policy 9: Public access to Angle Lake does not include the right to enter upon or cross private property, except for dedicated easements.
- Policy 10: Shoreline areas that hold unique value for public enjoyment should be identified and retained, purchased or easements should be acquired for public use. Prioritize sites in terms of short and long term acquisition and development.
- Policy 11: Integrate shoreline public access trails with other existing and planned regional trails where feasible to provide non-motorized access and community connections.
- Policy 12: Physical access for swimming and non-motorized boating, passive recreation (such as interpretive trails) and habitat enhancement should be important objectives for the management of shoreline public access sites.
- Policy 13: Where appropriate, public access should be provided as close as possible to the water's edge without adversely affecting a sensitive shoreline environment.
- Policy 14: Public access facilities should provide auxiliary facilities, such as parking and sanitation facilities, when appropriate, and should be designed for accessibility by handicapped and physically impaired persons; auxiliary facilities should be located outside or the shoreline management area where feasible or near the outer edge of the shoreline management area if possible.
- Policy 15: Public access should be designed to provide for public safety and to minimize potential impacts to private property and individual privacy.
- Policy 16: Public access to the shoreline should be sensitive to the unique characteristics of the shoreline and should preserve the natural character and quality of the environment.
- Policy 17: Regulations shall ensure that the development of active recreational facilities results in no net loss of ecological function. Regulations should address upland concerns, such as the location and design of parking facilities and active play areas, as well as the development on in-water and nearshore structures, such as non-motorized boat launches, piers and swimming areas.
- Policy 18: The level of public access should be commensurate with the degree of uniqueness or fragility of the shoreline.
- Policy 19: Public access facilities should be constructed of environmentally friendly materials, use low impact development techniques and support healthy natural processes, when feasible.
- Policy 20: Regulations should provide detailed guidance for the construction of trails in particularly environmentally sensitive shoreline segments along Angle Lake.
- Policy 21: Plan for an integrated shoreline public access system that identifies specific public needs and opportunities to provide public access. This planning should be integrated with other relevant comprehensive plan elements, especially transportation and parks/recreation. The planning process

shall also comply with all relevant constitutional and other legal limitations that protect private property rights.

Policy 22: At a minimum, public access planning should result in public access requirements for shoreline permits, recommended projects, and/or actions to be taken to develop access to shorelines on public property. Planning should identify a variety of shoreline circulation and access opportunities for pedestrians (including disabled persons), bicycles, and vehicles between shoreline access points, consistent with other comprehensive plan elements.

Regulation 1: Public access shall be required for all shoreline development and uses, except for a single family residence or residential projects containing less than four (4) dwelling units.

Regulation 2: Public access requirements shall be applied as follows:

A. A shoreline development or use that does not provide public access may be authorized provided it is demonstrated by the applicant and determined by the City that one or more of the following provisions apply.

- i. Unavoidable health or safety hazards to the public exist which cannot be prevented by any practical means;
- ii. Inherent security requirements of the proposed development or use cannot be satisfied through the application of alternative design features or other solutions;
- iii. The cost of providing the access, easement, or an alternative amenity is unreasonably disproportionate to the total long-term cost of the proposed development.
- iv. Unacceptable environmental harm will result from the public access which cannot be mitigated; or
- v. Significant undue and unavoidable conflict between the proposed access and adjacent uses would occur and cannot be mitigated.

B. Provided further, that the applicant has first demonstrated and the City has determined that all reasonable alternatives have been exhausted, including but not limited to:

- i. Regulating access by such means as limiting hours of use to daylight hours.
- ii. Designing separation of uses and activities, with such means as fences, terracing, hedges, and landscaping.
- iii. Providing access that is physically separated from the proposal, such as a nearby street end, an offsite viewpoint, or a trail system.

C. Where the above conditions cannot be met, a payment in lieu of providing public access shall be required in accordance with State law.

Regulation 3: Developments, uses, and activities shall be designed and operated to avoid blocking, reducing, or adversely interfering with the public's visual or physical access to the water and

the shorelines. In providing visual access to the shoreline, natural vegetation shall not be excessively removed either by clearing or by topping.

- Regulation 4: Public access sites shall be connected directly to the nearest public street through a parcel boundary, tract, or easement.
- Regulation 5: Public access sites shall be made barrier free for the physically disabled where feasible.
- Regulation 6: Required public access sites shall be fully developed and available for public use at the time of occupancy or use of the development or activity.
- Regulation 7: Public access easements and permit conditions shall be recorded on the deed where applicable or on the face of a plat, if applicable, or short plat as a condition running in perpetuity with the land. Recording with the King County Recorder's Office shall occur at the time of permit approval (RCW 58.17.110; relating to subdivision approval).
- Regulation 8: The standard state approved logo and other approved signs that indicate the public's right of access and hour of access shall be constructed, installed, and maintained by the applicant in conspicuous locations at public access sites. Alternatively, where public access is prohibited, property owners may install signs indicating this, subject to size and location restrictions in a required permit.
- Regulation 9: Future actions by the applicant or other parties shall not diminish the usefulness or value of the public access site.
- Regulation 10: Physical public access shall be designed to prevent significant impacts to sensitive natural systems.
- Regulation 11: The City shall require the use of environmentally friendly materials and technology in such things as building materials, paved surfaces, porous pavement, etc., when developing public access to the shoreline.
- Regulation 12: Where public access is to be provided by a trail , the following requirements shall apply:
- a. The trail shall be no greater than 10 feet in total improved width, which may include 1 foot gravel shoulders. Not including landscaping; no more than 8 feet of improved surface is preferable in most cases.
 - b. Pervious pavement should be used for public access within the shoreline management area unless the Shoreline Administrator determines that such use is not in the public interest because of safety, durability, aesthetic or functionality concerns.

- c. Where feasible, the trail shall be placed at least 50 feet from the Ordinary High Water Mark.
- d. Landscaping should be native and drought tolerant or site appropriate.
- e. Other specific conditions described in a trail or parks plan.

Regulation 13: Whenever financially feasible and practical, the City shall require the use of building materials and technologies whose production and use result in reduced environmental impacts when developing public access to the shoreline. Porous pavements shall be used unless the applicant demonstrates to the satisfaction of the Shoreline Administrator that such materials would restrict accessibility, pose a safety hazard or are not sufficiently durable.

Restoration

Restoration refers to the reestablishment or upgrading of impaired ecological shoreline processes or functions. The following goals and policies are intended to guide actions that are designed to achieve improvements in shoreline ecological functions over time in those areas of Angle Lake where they have been degraded. The overarching purpose is to achieve overall improvements over time when compared to the condition upon adoption of the master program, as detailed in the Shoreline Analysis Report. Restoration is distinct from mitigation measures necessary to achieve no net loss of shoreline functions and the City's commitment to plan for restoration will not be implemented through regulatory means.

General Restoration Goals

Goal 1 – Maintain, restore or enhance watershed processes, including sediment, water, wood, light and nutrient delivery, movement and loss.

Goal 2 – Maintain or enhance fish and wildlife habitat during all life stages and where possible maintain functional corridors linking these habitats.

Goal 3 – Continue to improve water quality on public and private property through implementation of the NPDES Phase II requirements and other efforts.

System-Wide Restoration Objectives

- Policy 1: Improve the water quality of Angle Lake by managing the quality and quantity of stormwater in contributing systems, consistent at a minimum with the latest Washington Department of Ecology *Stormwater Management Manual for Western Washington*.
- Policy 2: Increase quality, width and diversity of native vegetation in protected corridors adjacent to lake habitats to provide safe migration pathways for fish and wildlife, food, nest sites, shade, perches, and organic debris. Strive to control non-indigenous plants or weeds that are proven harmful to native vegetation or habitats.

- Policy 3: Continue to work collaboratively with other jurisdictions and stakeholders to implement the *WRIA 9 Plan*.
- Policy 4: Seek funding where possible for various restoration actions and programs from local sources and by working with other WRIA 9 jurisdictions and stakeholders to seek federal, state, grant and other funding opportunities.
- Policy 5: Develop a public education plan to inform private property owners in the shoreline zone and in the remainder of the City about the effects of land management practices and other unregulated activities (such as vegetation removal, pesticide/herbicide use, car washing) on fish and wildlife habitats.
- Policy 6: Where feasible, protect, enhance, and encourage the restoration of lake areas and wetlands throughout the contributing basin where functions have been lost or compromised.

Angle Lake Restoration Objectives

- Policy 7: Improve the health of lake shorelines by removing bulkheads and replacing these features to the extent feasible with bioengineered stabilization solutions to improve aquatic habitat conditions.
- Policy 8: Target Angle Lake Park for habitat enhancements that are designed and sited to be compatible with the heavy active recreation use at this park. Opportunities include removing the bulkhead and providing bioengineered shoreline stabilization, removal of excess impervious surface, consolidation of the viewing platform and replaced pier structure, improved drainage using infiltration and planting of native vegetation where appropriate.
- Policy 9: Improve habitat conditions by increasing large woody debris recruitment potential through plantings of trees along the lake shore, particularly conifers. Where feasible, install or encourage the installation of large woody debris to meet short-term needs.
- Policy 10: Target single family residential properties with incentives, outreach and information for homeowners who are willing to voluntarily remove bulkheads, plant native vegetation and encourage large woody debris recruitment.
- Policy 11: Decrease the amount and impact of overwater and in-water structures along Angle Lake through minimization of structure size and use of more environmentally friendly materials, including grated decking.
- Policy 12: Target Angle Lake Park for the use of environmentally friendly materials and design during the future replacement of the pier at this site.
- Policy 13: Continue to participate in lake-wide efforts at Angle Lake to reduce populations of non-native aquatic vegetation.

Vegetation Conservation (Clearing and Grading)

Vegetation within and adjacent to water bodies provides a valuable function for the health of aquatic ecosystems. Vegetation management involves both a passive and active management system. The intent of both systems is to minimize habitat loss and the impact of invasive plants, erosion, sedimentation and flooding. "Passive" vegetation management deals with protection and enhancement of existing diverse native plant communities along all shorelines. "Active" vegetation management involves aquatic weed control as well as the restoration of altered or threatened shorelines using a technology called soil bioengineering. Soil bioengineering reestablishes native plant communities as a dynamic system that stabilizes the land from the effects of erosion.

Applicability

Clearing and grading is the activity associated with developing property for a particular use including commercial, industrial, recreational, and residential. Specifically, "clearing" means the destruction or removal of vegetative ground cover and/or trees including, but not limited to, root material removal and/or topsoil removal. "Grading" means any excavating, filling, removing the duff layer, or combination thereof. Grading can also involve either the export of materials off-site, or the import of materials from an off-site source. Both of these activities may cause erosion, siltation, increased runoff and flood volumes, reduced flood storage capacity, and habitat damage.

Vegetation conservation includes activities to protect and restore vegetation along or near freshwater shorelines that contribute to the ecological functions of shoreline areas. Vegetation conservation provisions include the prevention or restriction of plant clearing and earth grading, vegetation restoration, and the control of invasive weeds and nonnative species.

As with all master program provisions, vegetation management provisions apply even to those shorelines and uses which are exempt from a permit requirement. Like other master program provisions, vegetation conservation standards do not apply retroactively to existing uses and structures, such as existing agricultural practices or the regular maintenance of existing ornamental residential landscapes.

Shoreline Vegetation Conservation Policies

- Policy 1: All clearing and grading activities should be designed and conducted to minimize impacts to wildlife habitat, minimize sedimentation of lakes, and to minimize degradation of water quality.
- Policy 2: Clearing and grading activities in shoreline areas should be limited to the minimum necessary to accommodate shoreline development. Such activities should be discouraged in designated (structural) setback areas and allowed in other shoreline locations only when associated with a permitted shoreline development.
- Policy 3: Adverse environmental and shoreline impacts of clearing and grading should be avoided wherever possible through proper site planning, construction timing and practices, bank stabilization, soil bioengineering and use of erosion and drainage control methods. Maintenance of drainage controls should be a high priority to ensure continuing, effective protection of habitat and water quality.

- Policy 4: Cleared and disturbed sites remaining after completion of construction should be promptly replanted with native vegetation or with other species as approved by the City.
- Policy 5: All clearing and grading activities should be designed with the objective of maintaining natural diversity in vegetation species, age, and cover density.
- Policy 6: For proposed land clearing, landfill, or grading activities that require a grading permit under SeaTac's Municipal Code, a clearing and grading plan addressing species removal, replanting, irrigation, erosion and sedimentation control and other methods of shoreline protection shall be required.
- Policy 7: Conserve existing native vegetation around Angle Lake to maintain and enhance: water and sediment storage, removal of excess nutrients and toxic compounds, recruitment of large woody debris, bank stability, shade, and recruitment of organic matter.
- Policy 8: Emphasize retention of native shoreline vegetation when reviewing plans for future development and encourage replanting and enhancement of shoreline vegetation when absent to reestablish and upgrade impaired ecological shoreline processes and functions.
- Policy 9: Provide incentives for the retention and planting of native vegetation, particularly in areas recommended for designation as Shoreline Residential. Incentives could include additional flexibility with building setbacks from Angle Lake, a simplified permit process with recommended planting plans, reduced or waiver of permit fees, and/or city participation in a pilot-project that promotes shoreline restoration.
- Policy 10: The City should explore opportunities for the planting and enhancement of native vegetation at Angle Lake Park.
- Policy 11: Vegetation removal on the former Hughes Property should be carefully managed and mitigation plantings should be provided to ensure no net loss of ecological function. Within the Urban Conservancy portions of this property the primary goal should be to maintain and enhance the forest ecology to the maximum extent while providing public access.
- Policy 12: In order to increase habitat and address other ecological functions within the shoreline environment such as wave attenuation, temperature regulation, and bank stabilization, encourage homeowners and property managers to leave diseased and fallen trees in place along the shoreline edge provided the trees are not a danger to public safety or private property.
- Policy 13: Use soil bioengineering techniques when restoring degraded shorelines, wherever feasible, to minimize the processes of erosion, sedimentation, and flooding.
- Policy 14: Development of the two vacant City-owned properties (formerly Hughes; tax parcels 042204-9138 and 042204-9009) should include natural area preservation and enhancement in addition to public access along the waterfront.
- Policy 15: The removal of mature trees and native vegetation along Angle Lake should be regulated in a manner that provides greater protection than the current Tree Retention regulations (SMC 15.14). In particular, removal of non-hazardous mature trees and native vegetation within the required setback of Angle Lake should be severely restricted.

- Policy 16: The City of SeaTac should provide information to the public about environmentally appropriate vegetation management, landscaping for shoreline properties and alternatives to the use of pesticides and herbicides which impact water quality and aquatic habitat.
- Policy 17: Property owners should use the following Best Management Practices (BMPs) when maintaining residential landscapes:
- Policy 18: Avoid use of herbicides, fertilizers, insecticides, and fungicides along drainage channels, and shores of Angle Lake, as well as in the water.
- Policy 19: Limit the amount of lawn and garden watering so that there is no surface runoff.
- Policy 20: Dispose of grass clippings, leaves, or twigs properly; do not sweep these materials into the street, into a body of water, or near a storm drain.
- Policy 21: Aquatic weed management should involve usage of native plant materials wherever possible in soil bioengineering applications and habitat restoration activities. Where active removal or destruction of aquatic vegetation is necessary, it should be done only to the extent necessary to allow water-dependent activities to continue. Removal or modification of aquatic vegetation should be conducted in a manner that minimizes adverse impacts to native plant communities, and should include appropriate handling or disposal of weed materials and attached sediments.
- Policy 22: Monitor and control aquatic invasive species in Angle Lake to maintain eradication of water lily and prevent establishment of other aquatic invasive species.
- Policy 23: Discourage extensive lawns due to their limited erosion control value, limited water retention capacity, and associated chemical and fertilizer applications.

Shoreline Vegetation Conservation Regulations

- Regulation 14: All clearing and grading activities must adhere to the requirements of the City's code pertaining to land, clearing and grading (SMC Chapter 13.190 – Grading Code), Landscaping (SMC Chapter 15.14 - Landscaping) and all additional requirements provided in the SMP. Additional clearing and grading performance standards may be required as a condition of permit issuance to ensure the proposal will result in no net loss of shoreline ecological functions.
- Regulation 15: Prior to issuance of any construction, grading, or building permits, a landscape bond or other suitable financial guarantee as approved by the City Attorney shall be submitted to the Department of Planning and Community Development. The amount of the landscape bond or other financial guarantee shall equal one hundred fifty percent (150%) of the estimated cost of the landscaping. This regulation would also apply to any site mitigation requirements.
- Regulation 16: Prior to final issuance of a building permit, land use permit or occupancy, a maintenance bond or other acceptable financial guarantee equal to thirty percent (30%) of the replacement cost of the landscaping shall be submitted. The bond or other suitable financial guarantee shall be maintained for a three (3) year period, at which point the Building official and the City manager, or designee, will determine if the bond shall be released or extended

to maintain landscaped areas. This regulation would also apply to any site mitigation requirements.

Regulation 17: In all shoreline areas, land clearing, grading, filling and alteration of natural drainage features and landforms shall be limited to the minimum necessary for development.

Regulation 18: Clearing and grading activities may only be allowed when associated with a permitted shoreline development.

Regulation 19: Any normal and routine maintenance of existing trees, shall not be subject to these clearing and grading regulations, provided, that said maintenance does not involve removal of healthy trees and is not detrimental to the health of any trees.

Regulation 20: Any significant placement of materials from off-site (other than surcharge or preload), or the substantial creation or raising of dry upland shall be considered fill and shall also comply with the fill provisions in Chapter 7.

Regulation 21: Clearing and grading activities and related alteration of the natural landscape shall only be allowed in association with a permitted shoreline use or development with limited exceptions as set forth below:

- a. Removal of noxious weeds as listed by the state in Chapter 16-750 WAC, provided such activity shall be conducted in a manner consistent with best management practices and the City of SeaTac's engineering and stormwater design standards, and native vegetation shall be promptly reestablished in the disturbed area.
- b. Pruning consistent with accepted arboricultural practices, maintenance of existing ornamental landscapes and other activities allowed pursuant to these regulations, provided that said modification is conducted in a manner consistent with this Master Program and results in no net loss to ecological functions or critical fish and wildlife habitats.
- c. Maintenance or restoration of view corridors provided that said activity is conducted in a manner consistent with this Master Program and results in no net loss to ecological functions or critical fish and wildlife habitat areas.

Regulation 22: The City shall regulate tree removal and land clearing within the shoreline jurisdiction to protect ecological functions. The City shall require a report prepared by a qualified professional as part of any substantial development permit that includes tree removal and land clearing. The report shall identify appropriate mitigation, performance assurances and maintenance and monitoring requirements necessary to assure no net loss of ecological function necessary to sustain shoreline processes.

- Regulation 23: Native understory vegetation and trees within the Urban Conservancy Environment and within shoreline setback areas in all environments shall be retained, unless necessary to provide water access, to provide limited view corridors or to mitigate a hazard to life or property. Where limited removals are allowed pursuant to the conditions provided above, vegetation shall be replaced to assure no net loss is achieved.
- Regulation 24: Within all other shoreline areas, tree removal shall be limited to the minimum necessary to accommodate proposed structures and uses or to mitigate a hazard to life or property, and significant trees shall be replaced at an appropriate ratio to assure no net loss is achieved.
- Regulation 25: Restoration of any shoreline that has been disturbed or degraded shall use native plant materials, unless such restoration occurs within a developed and maintained ornamental landscape, in which case noninvasive plant materials similar to that which most recently occurred on-site may be used.
- Regulation 26: Surfaces cleared of vegetation and not developed must be replanted with native species or other species as approved by the City within one (1) year. Replanted areas shall be planned and maintained such that, within three (3) years time, the vegetation is at least ninety (90) percent reestablished.
- Regulation 27: Stabilization of exposed erosion-prone surfaces within the shoreline environment shall, wherever feasible, utilize soil bioengineering techniques.
- Regulation 28: Aquatic vegetation control shall only occur when native plant communities and associated habitats are threatened or where an existing water dependent use is restricted by the presence of weeds. Aquatic vegetation control shall occur in compliance with all other applicable laws and standards, including Washington Department of Fish and Wildlife requirements. Control of aquatic vegetation by mechanical methods is exempt from the requirement to obtain a shoreline substantial development permit only if the bottom sediment or benthos is not disturbed in the process. It is assumed that mechanical removal of accumulated vegetation at a level closer than two (2) feet to the root level will disturb the bottom sediment and benthos layer.
- Regulation 29: The control of aquatic vegetation by derooting, rotovating or other methods which disturb the bottom sediment or benthos shall be considered development for which a shoreline substantial development permit is required.
- Regulation 30: The application of herbicides or pesticides in Angle Lake, wetlands, or ditches requires a permit from the Washington Department of Ecology and may require preparation of a SEPA checklist for review by other agencies. The individual(s) involved must obtain a pesticide applicator license from the Washington State Department of Agriculture.

Water Quality, Stormwater, and Non-Point Pollution

Applicability

Water quality is affected in numerous ways by human occupation and development of shoreline areas. Typically the increase in impermeable surfaces as a result of development increases stormwater runoff volumes, causing higher peak stormwater discharges at higher velocities that cause scouring and erosion of stream banks. Erosion increases suspended solids concentrations and turbidity in receiving waters, and carries heavy metals, household wastes, excess nutrients, and other pollutants into these waters. Increased nitrogen and phosphorus enrichment results in algal growth that depresses levels of dissolved oxygen in receiving waters. The degradation of water quality adversely impacts wildlife habitat and public health.

Maintaining high water quality standards and restoring degraded systems has been mandated in RCW 90.58. In February of 2007, the City received its Western Washington Phase II Municipal Stormwater Permit from the Washington State Department of Ecology. Under this permit the City developed a Stormwater Management Program. The City has adopted the King County Stormwater Drainage Manual which applies to all development activities within the City.

Water Quality, Stormwater, and Non-Point Pollution Policies

- Policy 1: All shoreline uses and activities should be located, designed, constructed and maintained to mitigate the adverse impacts to water quality.
- Policy 2: Water quality education efforts should be used to reduce the potential sources of pollutants to Angle Lake and other natural waterways. The reduction of the sources of fecal coliform should be emphasize in the Angle Lake sub-basin until the City can provide sufficient data to the Department Ecology to have 303d listing remove from Angle Lake. These pollutant sources include failing septic systems, ducks, geese and dog feces.
- Policy 3: Stormwater impacts should be addressed through the application of the most recent edition of the Adopted Surface Water Design Manual and all applicable City stormwater regulations.
- Policy 4: New impervious surfaces should be limited within the shoreline management area by setting maximum impervious surface standards for new development and redevelopment and encouraging the use of pervious pavements and other low impact development technologies.
- Policy 5: The City should work with Midway Sewer District and the King County Health Department to ensure existing septic systems are working properly to prevent groundwater and surface water degradation through excessive inputs of nutrients (nitrogen and phosphorus) and hazardous microbes.
- Policy 6: The City should work with Midway Sewer District to require connection to the sanitary sewer system when existing properties on septic systems are developed, redeveloped or substantially modified.
- Policy 7: The City should continue to provide general information to the public about the use of land and human activities which impact water quality. This could be accomplished by encouraging

educational curricula that provide students with first hand exposure to the issues and solutions, and through community activities, such as Adopt-A-Stream programs.

Policy 8: The City should encourage homeowners and property managers to use non-chemical weed and pest control solutions and natural fertilizers.

Water Quality, Stormwater, and Non-Point Pollution Regulations

- Regulation 1: All shoreline development, both during and after construction, shall minimize impacts related to surface runoff through control, treatment and release of surface water runoff such that there is no net loss of receiving water quality in the shoreline environment. Control measures include but are not limited to dikes, runoff intercepting ditches, catch basins, settling wet ponds, sedimentation ponds, oil/water separators, filtration systems, grassy swales, planted buffers, and fugitive dust controls.
- Regulation 2: Shoreline development and uses shall adhere to all required setbacks, buffers and standards for stormwater storage basins.
- Regulation 3: All shoreline development shall comply with the applicable requirements of the City's adopted Surface Water Design Manual and all applicable City stormwater regulations.
- Regulation 4: All shoreline development shall implement applicable Low Impact Development techniques to the maximum extent feasible, pursuant to the standards contained in the adopted Surface Water Design Manual and the Low Impact Development Technical Guidance Manual for Puget Sound or successor.

Chapter 5 Shoreline Environments

Introduction to Shoreline Environment Designations

The basic intent of a shoreline environment designation is to preserve and enhance shoreline ecological functions and to encourage development that will enhance the present or desired future character of the shoreline. To accomplish this, shoreline segments are given an environment designation based on existing development patterns, biological capabilities and limitations, and the aspirations of the local citizenry.

Environment designations are categories that reflect the type of development that has or should take place in a given area. The Shoreline Master Program Guidelines recommend classifying shoreline environments using the following categories: "high-intensity," "shoreline residential," "urban conservancy," "rural conservancy," "natural," and "aquatic."

These categories represent a relative range of development, from high to low intensity land use:

- "High intensity" is appropriate for areas of high intensity water oriented commercial, transportation, and industrial development.
- "Shoreline residential" is intended to accommodate residential development, and appropriate public access and recreational uses consistent with other elements of shoreline management.
- "Urban conservancy" is a designation designed to protect and restore the ecological functions of open space, floodplain and other sensitive lands where they exist in urban and developed areas.
- "Rural conservancy" is intended for areas that protect ecological functions and conserve existing natural resources and that support, or have the capability to support, agricultural and recreational uses.
- "Natural" is intended to protect shorelines that remain relatively free of human influence or that include intact or minimally degraded shoreline functions that cannot support human use.
- And finally, "Aquatic" is a designation intended to protect, restore, and manage the areas waterward of the ordinary high water mark.

Additionally, local governments may establish an alternative environment designation(s), provided that it is consistent with the purposes and policies of the Shoreline Management Act and the Guidelines, including WAC 173-26-211(5). For the City of SeaTac, a locally unique, Medium-Intensity *parallel* environmental designation is established for upland areas on the Hughes property. Running parallel to this is the more protective designation, Urban Conservancy, which is assigned to the area along the lakeshore. DOE acknowledges the need for parallel designations in some cases to balance between use and protection.

Once a shoreline segment has been given an environment designation, management policies are developed. These management policies are used as the basis for determining uses and activities that can be permitted in

each environment designation. Specific development standards are also established, which specify how and where permitted development can take place within each shoreline environment.

Need for Consistency

The Shoreline Management Act requires that policies for lands adjacent to the shorelines be consistent with the Shoreline Management Act, implementing rules, and the local shoreline master program. Conversely, local comprehensive plans provide the underlying framework within which master program provisions should fit. The Growth Management Act requires that shoreline master program policies be incorporated as an element of the comprehensive plan, and that all elements be internally consistent. In addition, under the Growth Management Act, all development regulations must be consistent with the comprehensive plan.

The Shoreline Guidelines identify three criteria for use in evaluating the consistency between master program environment designation provisions and the corresponding comprehensive plan elements and development regulations. In order for shoreline designation provisions, local comprehensive plan land use designations, and development regulations to be internally consistent, all three of the conditions below should be met:

(a) Provisions not precluding one another.

Comprehensive plan provisions and shoreline environment designation provisions should not preclude one another. To meet this criterion, the provisions of both the comprehensive plan and the master program must be able to be met. Further, when considered together and applied to any one piece of property, the master program use policies and regulations and the local zoning or other use regulations should not conflict in a manner that all viable uses of the property are precluded.

(b) Use compatibility.

Land use policies and regulations should protect preferred shoreline uses from being impacted by incompatible uses. The intent is to prevent existing or potential future water oriented uses, especially water dependent uses, from being restricted on shoreline areas because of impacts to nearby non-water-oriented uses. To be consistent, master programs, comprehensive plans, and development regulations should prevent new uses that are not compatible with preferred uses from locating where they may restrict preferred uses or development.

(c) Sufficient infrastructure.

Infrastructure and services provided in the comprehensive plan should be sufficient to support allowed shoreline uses. Shoreline uses should not be allowed where the comprehensive plan does not provide sufficient roads, utilities, and other services to support them. Infrastructure plans must also be mutually consistent with shoreline designations. Where they do exist, utility services routed through shoreline areas shall not be a sole justification for more intense development.

City of SeaTac Shoreline Environment Designations

This Master Program establishes five shoreline environments for the City of SeaTac. These shoreline environments shall include the shorelines of the City of SeaTac, including shorelands, surface waters, and bedlands.

These environments are derived from the SeaTac Shoreline Analysis Report, the SeaTac Comprehensive Plan, and the environments recommended by the Shoreline Management Act and the Shoreline Guidelines. SeaTac's Shoreline Analysis Report provides an inventory of natural and built conditions within the City's shoreline jurisdiction. The conditions identified in the inventory have been compared with the recommended shoreline environments and the most appropriate environments selected. The five (5) SeaTac shoreline environment designations are:

1. High-Intensity,
2. Medium-Intensity,
3. Shoreline Residential,
4. Urban Conservancy, and
5. Aquatic.

These shoreline environments are illustrated for the City of SeaTac in Figure 1 (Shoreline Management Environmental Designations), located at the end of the SMP, and described in the text below. Any undesignated shorelines are automatically assigned an Urban Conservancy environment designation. Each shoreline description includes a definition and statement of purpose, followed by designation criteria, management policies, and development standards specific to that Shoreline Environment. Shoreline development standards are summarized in Table I and regulations that apply throughout the SMP (except where specifically provided) are included at the end of this Chapter.

High-Intensity Environment

Purpose

The purpose of the High-Intensity environment designation is to provide for high-intensity water-oriented commercial and transportation uses while protecting existing ecological functions and restoring ecological functions in areas that have been previously degraded.

Designation Criteria

Assign a High-Intensity environment designation to shoreline areas that currently support higher intensity commercial uses, or are suitable and planned for high-intensity uses in the future.

Designated Areas

Description

The only High-Intensity area within SeaTac's shoreline jurisdiction is the area currently comprised of office developments and surface parking along International Boulevard, as shown in Figure 1.

Rationale

The High Intensity designation is appropriate for areas of existing and planned commercial use. The area is currently occupied by commercial uses and zoned for Urban High Density Residential (UH-900) under SeaTac's development regulations. It is also the only area within the shoreline jurisdiction designated for Commercial Medium uses in the City's Comprehensive Plan.

Management policies

1. Full utilization of existing High Intensity area should be achieved before further expansion of the High Intensity environment is allowed.
2. Water-dependent, water-related, and water-enjoyment uses (in that order) shall be given priority over non-water oriented uses. Commercial uses that are non-water oriented are allowed, provided public access is provided for new development. Residential uses are also allowed under this SMP.
3. Where applicable, new development shall include environmental cleanup and restoration of the shoreline to comply with any relevant state and federal law.
4. Where feasible, visual and physical public access should be required in all new non-residential development.
5. Aesthetic objectives should be implemented by means such as sign control regulations, appropriate development siting, screening and architectural standards, and maintenance of natural vegetative buffers.
6. Explore the possibility of acquiring easements across High Intensity properties adjacent to the shoreline to develop a public trail between the Hughes property and Angle Lake Park.

Development Standards

Shoreline Use

Regulation 1: The following uses are prohibited in the Shoreline High Intensity environment:

- a. Aquaculture
- b. Dry Cleaners
- c. Mobile Refueling Operations
- d. Forest Practices

- e. Manufacturing
- f. Mining
- g. Parking as a primary use
- h. Solid Waste Disposal or Transfer Sites (excluding storage of recyclable materials)

Additional allowed, conditional and prohibited uses for the Shoreline High Intensity environment are listed in Chapter 6, Specific Shoreline Use Policies and Regulations, Table III.

Height Limit

Regulation 2: Except in those cases when the height requirements of the underlying zones are more restrictive, no new or expanded building or structure shall have a height of thirty five feet (35) to a maximum height of fifty-five feet (55) above average grade level, except the height limit shall not apply to television antennas, chimneys, flagpoles, public utilities, and similar appurtenances. The maximum height of fifty-five feet (55) can only be achieved if the applicant prepares a view corridor study indicating that the proposed structure would not diminish views of the Lake from surrounding properties, otherwise the maximum height of thirty-five (35) feet shall apply.

Setbacks

Regulation 3: Unless otherwise specified herein, permanent structures shall be setback from the ordinary high water mark as indicated in Table I and the related development regulations in SMC 15.13 – Zone Classification Standards. Setbacks are measured landward, on a horizontal plane perpendicular to the shoreline.

- a. Permanent and temporary structures and all new development not identified in (b) below shall be set back from the ordinary high water mark as indicated in Table I and the related development regulations in SMC 15.13 – Zone Classification Standards. Setbacks are measured landward, on a horizontal plane, perpendicular to the shoreline.
- b. Development associated with water dependent uses, public and private access to the water and ecological restoration is not required to meet the minimum setback. However, where such development is approved within the minimum setback, the placement of structures and hard surfaces shall be limited to the minimum necessary for the feasible operation of the use.

Regulation 4: All development shall comply with the standards for interior setbacks, yard requirements and all applicable provisions in the SeaTac Municipal Code (SMC) for the zone in which the development occurs. In the event of a conflict between a provision in the SMP and a

provision in the SMC, the requirement that provides the most protection to the shoreline management area shall be applied.

Lot Width and Frontage

Regulation 5: The minimum required width of a lot and lake frontage in the High Intensity environment shall be one hundred (100) feet.

Impervious Coverage

Regulation 6: The amount of impervious surface shall be the minimum necessary to provide for the intended use. New development shall have a maximum 50% impervious surface coverage within the shoreline area, unless a variance is approved. The City will encourage practices that further minimize impervious surfaces and stormwater runoff, including use of best available technologies.

Dimensional standards for the High Intensity environment are summarized in Table I at the end of this Chapter.

Medium-Intensity Environment

Purpose

The purpose of the Medium-Intensity environment designation is to provide for high density multi-family housing and resident-oriented commercial uses that are part of a mixed-use project, while protecting existing ecological functions and restoring ecological functions in areas that have been previously degraded. Recreation and public access are also encouraged in this environment.

Designation criteria

Assign a Medium-Intensity environment designation to shoreline areas that currently support medium-intensity residential uses, or are suitable and planned for medium-intensity mixed use and residential uses in the future because of their current use and condition, adjacent land use and the goals and aspirations of the community.

Designated Areas

Description

The only Medium-Intensity area within SeaTac's shoreline jurisdiction is the upland portion of the former Hughes property that is located at least 100 feet from the OHWM of Angle Lake. This property is located on International Boulevard and borders multifamily residential property on one side and commercial property on the other. The Medium-Intensity designation runs parallel to an Urban Conservancy designation, which encompasses shorelands adjacent to and within 100 feet of the OHWM of Angle Lake, as shown in Figure 1.

Rationale

A parallel designation of Medium Intensity and Urban Conservancy reflects the different management objectives for this shoreline segment and attempts to define a balance between use and protection. More

intense urban development is anticipated near International Boulevard outside the SMA, and similar multi-family and mixed use development may extend to areas within the Medium Intensity Environment. However, preservation of the existing high ecological values and functions within this segment is needed. This area is currently designated for high density residential uses in the City's Comprehensive Plan.

Management policies

1. Full utilization of the existing Medium Intensity area should be achieved before further expansion of the Medium Intensity environment is allowed.
2. Water-dependent, water-related, and water enjoyment uses (in that order) shall be given priority over non-water oriented uses. Certain commercial uses as permitted in the underlying zone that are non-water oriented are allowed, provided public access is provided for new development. Residential uses are encouraged.
3. Multifamily and multi-lot residential and recreational developments should provide public access to the shoreline and joint use facilities for community recreational needs.
4. Regulations shall assure no net loss of shoreline ecological functions as a result of new development. Where applicable, new development shall include environmental cleanup and restoration to comply with any relevant state and federal law.
5. Where feasible, visual and physical public access shall be required for in all new non-residential development.
6. Aesthetic objectives should be implemented by means such as sign control regulations, appropriate development siting, screening and architectural standards, and maintenance of natural vegetative buffers.

Development Standards

Shoreline Use

Regulation 1: The following uses are prohibited in the Medium Intensity environment:

- a. Aquaculture
- b. Commercial uses as a primary use (small, resident-oriented commercial uses that are part of a mixed-use project, may be permitted).
- c. Dry Cleaners
- d. Mobile Refueling Operations
- e. Forest Practices
- f. Manufacturing Uses

- g. Mining
- h. Parking as a primary use
- i. Solid Waste Disposal or Transfer Sites (excluding storage of recyclable materials)

Additional allowed, conditional and prohibited uses for the Shoreline Medium Intensity environment are listed in Chapter 6, Specific Shoreline Use Policies and Regulations, Table III.

Height Limit

Regulation 2: Except in those cases when the height requirements of the underlying zones are more restrictive, no new or expanded building or structure shall have a height of thirty-five feet (35) feet to a maximum height of fifty-five feet (55) above average grade level, except the height limit shall not apply to television antennas, chimneys, flagpoles, public utilities, and similar appurtenances. The maximum height of fifty-five feet (55) can only be achieved if the applicant prepares a view corridor study indicating that the proposed project would not diminish views of the Lake from surrounding properties, otherwise the maximum height of thirty-five (35) feet shall apply.

Setbacks

Regulation 3: All development shall comply with the standards for setbacks, yard requirements and all applicable provisions in the SeaTac Municipal Code (SMC) for the zone in which the development occurs. . In the event of a conflict between a provision in the SMP and a provision in the SMC, the requirement that provides the most protection to the shoreline management area shall be applied.

Lot Width

Regulation 4: The minimum required lot width in the Medium Intensity environment shall be one hundred (100) feet.

Impervious Coverage

Regulation 5: The amount of impervious surface shall be the minimum necessary to provide for the intended use. New development shall have no more than 40% impervious surface coverage within the shoreline area, unless a variance is approved. The City will encourage practices that further minimize impervious surfaces and stormwater runoff, including use of best available technologies.

All dimensional standards for the Medium Intensity environment are summarized in Table I at the end of this Chapter.

Shoreline Residential Environment

Purpose

The Shoreline Residential environment designation is designed to provide for residential needs where the necessary facilities for development can be provided. An additional purpose is to provide appropriate public access and recreational uses.

Designation criteria

Assign a Shoreline Residential environment designation to shoreline areas if they are predominantly single-family or multifamily residential development or are planned and platted for residential development.

Designated Areas

Description

Shoreline Residential areas include those areas adjacent to Angle Lake that are currently developed as single family or multi-family, where that use is anticipated to continue in the future.

Rationale

The segments of shoreline designated as Shoreline Residential are predominately residential and are planned for low to moderate residential density.

Management policies

1. Residential activities are preferred over other land and resource consumptive development or uses.
2. Limited non-residential uses, such as parks, day cares, home occupation businesses may be allowed, provided they are consistent with the residential character.
3. Development should be located, sited, designed and maintained to protect, enhance and be compatible with the shoreline environment.
4. Development regulations should require the preservation of ecological functions, taking into account the environmental limitations and sensitivity of the shoreline area, the level of infrastructure and services available, and other comprehensive planning considerations.
5. Multifamily and multi-lot residential and recreational developments should provide public access to the shoreline and joint use facilities for community recreational needs.
6. Low impact development (LID) techniques, such as minimizing effective impervious surfaces, infiltration of run-off, use of green roofs and pervious pavers, and other techniques, shall be encouraged.
7. Private property owners should be encouraged to preserve and enhance native shoreline vegetation and use environmentally friendly landscaping practices, through incentives, information and other assistance.

Development Standards

Shoreline Use

Regulation 1: The following are prohibited in the Shoreline Residential environment:

- a. Aquaculture
- b. Commercial uses as a primary use (commercial uses that are incidental to the primary residential use and are compatible with the residential character of the neighborhood, such as home occupations, may be permitted).
- c. Forest Practices
- d. Manufacturing uses
- e. Mining
- f. Parking as a primary use
- g. Non-water oriented recreational facilities as a primary use (recreational facilities as an accessory use and multi-use trails may be permitted upon approval of a conditional use permit; minor trails are permitted).
- h. Solid Waste Disposal or Transfer Sites (excluding storage of recyclable materials)

Additional allowed, conditional and prohibited uses for the Shoreline Residential environment are listed in Chapter 6, Specific Shoreline Use Policies and Regulations, and in Table III of that Chapter.

Height Limit

Regulation 2: New or expanded building or structure shall not exceed a height of thirty feet (30) above average grade level for single-family development. Multi-family development shall be regulated by the underlying zoning but in no case shall the height exceed fifty-five feet (55) above average grade level (Unless as specified under SMC 15.13.010). The height limit shall not apply to television antennas, chimneys, flagpoles, public utilities, and similar appurtenances. The maximum height of fifty five feet (55) can only be achieved if the applicant prepares a view corridor study indicating that the proposed structure would not diminish views of the Lake from surrounding properties, otherwise the maximum height limit of thirty five (35) feet shall apply.

Setbacks

Regulation 3: Unless otherwise specified herein, permanent structures and non-water related accessory structures shall be setback from ordinary high water mark as indicated in Chapter 6, Table I and the related Development Regulations for Residential Development. Setbacks are measured landward, on a horizontal plane perpendicular to the shoreline. (More restrictive than current CAO)

- a. Permanent and temporary structures shall be set back from the ordinary high water mark as indicated in Chapter 6, Table II and the related Development Regulations for Residential Development in Chapter 6. Setbacks are measured landward, on a horizontal plane, perpendicular to the shoreline.
- b. Development associated with water dependent uses, shoreline access and ecological restoration is not required to meet the minimum setback. However, where such development is approved within the minimum setback, the placement of structures and hard surfaces shall be limited to the minimum necessary for the feasible operation of the use.

Regulation 4: All development shall comply with the standards for interior setbacks, yard requirements and all applicable provisions in the SeaTac Municipal Code (SMC) for the zone in which the development occurs. . In the event of a conflict between a provision in the SMP and a provision in the SMC, the requirement that provides the most protection to the shoreline management area shall be applied.

Lot Width

Regulation 5: The minimum required lot width and lake frontage in the Shoreline Residential environment shall be fifty (50) feet.

Impervious Coverage

Regulation 6: The amount of impervious surface shall be the minimum necessary to provide for the intended use. New development shall have no more than 40% impervious surface coverage, unless a variance is approved. The City will encourage practices that further minimize impervious surfaces and stormwater runoff, including use of best available technologies.

Dimensional standards for the Shoreline Residential environment are summarized in Table I at the end of this Chapter.

Urban Conservancy Environment

Purpose

The purpose of the Urban Conservancy environment designation is to protect and restore ecological functions of open space, floodplain and other sensitive lands where they exist in urban and developed settings, while allowing a variety of compatible uses.

Designation criteria

Areas designated Urban Conservancy are those areas where one or more of the following characteristics apply:

1. They are suitable for water-related or water-enjoyment uses,
2. They are open space, flood plain or other sensitive areas that should not be more intensively developed,
3. They have potential for ecological restoration,
4. They retain important ecological functions, even though partially developed, or
5. They have the potential for development that is compatible with ecological restoration.

Designated Areas

Description

Urban Conservancy areas include shorelands within Angle Lake Park and portions of the vacant City-owned property where open space and areas with important ecological functions exist, as shown in Figure 1.

Rationale

Angle Lake Park is constrained by current zoning regulations and the shorelands of the City-owned vacant property (former Hughes property) retains important ecological functions. A parallel designation of Medium Intensity encompasses the western portion of the City owned vacant property, which has the potential for more intense development. In contrast, the eastern portion of the Hughes property adjacent to the shoreline has an Urban Conservancy designation since the use of this area is expected to be limited to public access and other uses that are compatible with ecological restoration. This designation will preserve and enhance the ecological functions of the undeveloped portions of the shoreline while retaining future options for passive and active shoreline recreation and public access.

Management policies

1. Uses that preserve the natural character of the area or promote preservation of open space or sensitive lands either directly or over the long term should be the primary allowed uses. Uses that result in restoration of ecological functions should be allowed if the use is otherwise compatible with the purpose of the environment and the setting.
2. Water dependent recreation uses, such as public access piers, recreational floats and boat launches, shall be the highest priority, provided they can be located, designed, constructed, operated, and mitigated in a manner that ensures no net loss of ecological function.
3. Water oriented recreation uses, such as viewing trails, benches and shelters, should be emphasized and non-water oriented uses should be minimized and allowed only as an accessory use; for example picnic areas, forest trails and small playground areas would be acceptable, but tennis courts and developed sports fields would not.
4. Standards should be established for shoreline stabilization, vegetation conservation, water quality, and shoreline modifications to ensure that new development does not result in a net loss of shoreline ecological functions or further degrade other shoreline values.
5. Public access and public recreation objectives should be implemented whenever feasible and whenever significant ecological impacts can be mitigated.

6. Approved low impact development techniques should be emphasized for any development occurring within the Urban Conservancy environment.

Development Standards

Shoreline Use

Regulation 1: Land uses that are permitted in the Urban Conservancy shoreline environment include:

- a. Water-oriented recreation
- b. Non-water oriented recreation as an accessory use
- c. Minor Trails
- d. Scientific, historical, cultural and educational uses
- e. Restoration activities
- f. Utilities (Accessory)

Regulation 2: The following may be permitted as conditional uses in the Urban Conservancy environment:

- a. Boating Facilities
- b. Ancillary Commercial Development
- c. Parking as an accessory use
- d. Multi-use Trails
- e. Transportation Facilities
- f. Utilities (Primary)

Regulation 3: All new uses and developments permitted or allowed as conditional uses in the Urban Conservancy environment must be compatible with conserving, protecting and restoring ecological conditions of the shoreline.

Regulation 4: The following uses are prohibited in the Urban Conservancy environment:

- a. Aquaculture
- b. Commercial uses (Primary)

- c. Non-water oriented recreational facilities (primary)
- d. Forest Practices
- e. Manufacturing
- f. Mining
- g. Residential development
- h. Roads, utilities and parking areas that can be located outside of the shoreline area

Regulation 5: New uses and developments must demonstrate consistency with the Urban Conservancy management policies.

Additional allowed, conditional and prohibited uses for the Urban Conservancy shoreline environment are listed in Chapter 6, Specific Shoreline Use Policies and Regulations, and in Table III of that Chapter.

Height Limit

Regulation 6: Except in those cases when the height requirements of the underlying zones are more restrictive, no new or expanded building or structure shall exceed a height of thirty-feet (30) above average grade level, except the height limit shall not apply to television antennas, chimneys, flagpoles, public utilities, and similar appurtenances.

Setbacks

Regulation 7: Permanent and temporary structures and all other non-water related development shall be set back from the ordinary high water mark as indicated in Table I and the related Development Regulations for Recreation in Chapter 6. Setbacks are measured landward, on a horizontal plane, perpendicular to the shoreline.

Regulation 8: All development shall comply with the standards for interior setbacks, yard requirements and all applicable provisions in the SeaTac Municipal Code (SMC) for the zone in which the development occurs. In the event of a conflict between a provision in this SMP and a provision in another part of the SMC, the requirement that provides the most protection to the shoreline management area shall be applied.

Regulation 9: Developments associated with a ecological restoration or interpretation, water-dependent uses and public access are not required to meet the minimum setback. However, where such development can be approved within the minimum setback, the placement of structures and hard surfaces shall be limited to the minimum necessary for the successful operation of the use. In no case shall parking be allowed within the minimum setback without a shoreline variance that reduces the setback to allow parking outside of the reduced setback.

Lot Width

Regulation 10: The minimum required lot width and lake frontage in the Urban Conservancy environment shall be one hundred (100) feet.

Impervious Coverage

Regulation 11: The amount of impervious surface shall be the minimum necessary to provide for the intended use. New development shall have no more than 10% impervious surface coverage, unless a variance is approved. The City will encourage practices that further minimize impervious surfaces and stormwater runoff, including use of best available technologies.

Dimensional standards for the Urban Conservancy environment are summarized in Table I at the end of this Chapter.

Aquatic Environment

Purpose

The purpose of the Aquatic environment designation is to protect, restore, and manage the unique characteristics and resources of the areas waterward of the ordinary high- water mark.

Designation criteria

Assign an Aquatic environment designation to areas waterward of the ordinary high-water mark.

Designated Areas

Description

Aquatic areas include all areas waterward of the ordinary high-water mark as shown in Figure 1.

Management policies

1. Allow new over-water structures only for water-dependent uses, public access, or ecological restoration.
2. The size of new over-water structures should be limited to the minimum necessary to support the structure's intended use.
3. To reduce the impacts of shoreline development and increase effective use of water resources, multiple use of over-water facilities should be encouraged.
4. All developments and uses on waters or their beds should be located and designed to minimize interference with surface navigation, to consider impacts to public views, and to allow for the safe, unobstructed passage of fish and wildlife, particularly those species dependent on migration.
5. Uses that adversely impact the ecological functions of critical freshwater habitats should not be allowed except where necessary to achieve the objectives of RCW 90.58.020, and then only when

their impacts are mitigated according to the sequence described in WAC 173-26-201(2)(e) as necessary to assure no net loss of ecological functions.

6. Shoreline uses and modifications should be designed and managed to prevent degradation of water quality and alteration of natural hydrographic conditions.

Development Standards

Regulations and performance standards that apply to individual uses and developments are listed in Chapter 6, including a summary of allowed, conditional and permitted uses in Table III. Table I below summarizes the dimensional standards in this Chapter.

TABLE I. SUMMARY OF SHORELINE DIMENSIONAL STANDARDS

| SHORELINE STANDARD | HIGH INTENSITY | MEDIUM INTENSITY | SHORELINE RESIDENTIAL | URBAN CONSERVANCY | Aquatic ⁴ |
|-------------------------------------|---|---|--|---|----------------------|
| Maximum Height | 55 ft. ¹ | 55 ft. ¹ | 30 ft. (55 Ft. ¹ in areas zoned UH-900 and 40 feet in areas zoned UM-3,600) | 35 ft. | N/A ₆ |
| Shoreline Setback ² | 75 ft. (standard) may be reduced to 50 ft. (minimum) with enhancement | N/A ³ | 75 ft. (standard) may be reduced to 50 ft. (minimum) with enhancement | 100 ft. (standard) may be reduced to 75 ft. (minimum) with enhancement ⁵ | N/A ₆ |
| Maximum Impervious Surface Coverage | 50% | 40% | 40% | 10% | N/A ₆ |
| Minimum Lot Frontage and Width | 100 ft. | 100 ft. | 50 ft. | 100 ft. | N/A ₆ |
| Minimum Lot Size and Lot Density | 900 sq. ft. per unit (except 3,000 sq. ft. for single family) | 900 sq. ft. per unit (except 3,000 sq. ft. for single family) | 7,200 sq. ft. (except 900 sq. ft. per unit in UH-900 and 3,600 sq. ft. per unit in UM-3,600) | No further subdivision is allowed | N/A ₆ |

¹ Development shall also be subject to the height limits established by the underlying zoning, but in no case shall the height exceed fifty-five feet (55) above average grade level. The height limit shall not apply to television antennas, chimneys, flagpoles, public utilities, and similar appurtenances. A height of more than thirty-five feet (35) can only be achieved if the applicant prepares a view corridor study indicating that the proposed structure would not diminish views of the Lake from surrounding properties.

²The standard setback applies unless the applicant implements voluntary enhancements as described in the following regulations and in Table II below. The setback may be reduced by the Shoreline Administrator to the minimum setback indicated in Table I. Please see zoning regulations for interior lot setbacks and other requirements that apply to specific zones.

³The Medium Intensity environment is a parallel environment located a minimum of 100 feet from the OHWM of Angle Lake, therefore no shoreline setback applies.

⁴Land based standards do not apply in the Aquatic designation. Height of all structures shall be the minimum necessary for the proposed water dependent use.

⁵No reduction is allowed from the 100 ft minimum shoreline setback on the former Hughes property, where the Urban Conservancy environment is parallel with the Medium Intensity environment and more restrictive requirements are necessary to protect comparatively high ecological function.

⁶Not Applicable. Standard is generally not applicable in the Aquatic environment because only water dependent structures and development, such as docks, are allowed.

Flexible Shoreline Setback Regulations

In addition to the specific requirements for particular uses, the following standards shall apply:

Shoreline Setbacks

Regulation 12: A seventy-five (75) foot standard setback shall be established from the ordinary high water mark for all lots, except that a one-hundred (100) foot standard setback shall be established from the ordinary high water mark on lots within the Urban Conservancy designation.

Regulation 13: On all properties other than Urban Conservancy, the standard setback may be reduced down to a minimum of fifty (50) feet, when setback reduction impacts are mitigated using a combination of the mitigation options provided in Table II to achieve an equal or greater protection of lake ecological functions. At least one Water Related Action must be undertaken in order to achieve the full setback reduction allowed. A maximum of 15 feet in cumulative setback reduction may be achieved under Upland Related Actions.

Regulation 14: No setback reduction is allowed on the Hughes Property in order to protect the relatively high level of ecological function. At Angle Lake Park, the one-hundred (100) foot setback may be reduced to a minimum of seventy-five (75) feet, when setback reduction impacts are mitigated using a combination of the mitigation options provided in Table II to achieve an equal or greater protection of lake ecological functions. At least one Water Related Action must be undertaken in order to achieve the full setback reduction allowed. A maximum of 15 feet in cumulative setback reduction may be achieved under Upland Related Actions.

Regulation 15: All property owners who obtain approval for a reduction in the setback must record the final approved setback and corresponding conditions in a Notice on Title, and provide a copy of the Notice on Title to the Shoreline Administrator.

- Regulation 16: All property owners who obtain approval for a reduction in the setback must prepare, and agree to adhere to, a shoreline vegetation management plan prepared by a qualified professional and approved by the Shoreline Administrator that includes appropriate limitations on the use of fertilizer, herbicides and pesticides as needed to protect lake water quality. This plan shall be added to a Notice on Title, and a copy of the Notice on Title provided to the Shoreline Administrator.
- Regulation 17: Restoration of native vegetation as discussed below shall consist of a mixture of trees, shrubs and groundcover and be designed to improve habitat functions. Preparation of a revegetation plan shall be completed by a qualified professional and include a monitoring and maintenance program that shall, at a minimum, include the following:
- A. The goals and objectives for the mitigation plan;
 - B. The criteria for assessing the mitigation;
 - C. A monitoring plan that includes annual progress reports submitted to the Shoreline Administrator and that lasts for a period sufficient to establish that performance standards have been met as determined by the Shoreline Administrator, but no less than five years; and
 - D. A contingency plan.
- Regulation 18: Whenever the Shoreline Administrator determines that monitoring has established a significant adverse deviation from predicted impacts, or that mitigation or maintenance measures have failed, the applicant or the property owner shall be required to institute correction action, which shall also be subject to further monitoring as provided in this section.
- Regulation 19: The Shoreline Administrator may require a performance bond(s) or other security in an amount sufficient to guarantee that all required mitigation measures will be completed in a manner that complies with conditions of approval and to guarantee satisfactory workmanship and materials for a period not to exceed five years. The Shoreline Administrator shall establish the conditions of the bond or other security according to the nature of the proposed mitigation, maintenance or monitoring and the likelihood and expense of correcting mitigation or maintenance failures.
- Regulation 20: All costs associated with the mitigation/monitoring and planning including city expenses, shall be the responsibility of the applicant.
- Regulation 21: The following shoreline setback reduction standards apply to all development in shoreline jurisdiction, including redevelopment, outside of the Hughes Property in the Urban

Conservancy Environment. Shoreline setbacks may be reduced by the following standards identified in Table II below:

TABLE II. SHORELINE SETBACK REDUCTION MECHANISMS

| REDUCTION MECHANISM | | REDUCTION ALLOWANCE |
|------------------------------|---|---------------------|
| Water Related Actions | | |
| 1 | Removal of an existing bulkhead covering at least 75 percent of the shoreline frontage which is located at, below, or within 5 feet landward of the shoreline's ordinary high water mark (OHWM) and subsequent restoration of the shoreline to a natural or semi-natural state, including restoration of topography, beach/substrate composition and stabilization of disturbed soils with native vegetation. | 15 feet |
| 2 | Removal of an existing bulkhead covering at least 25 percent of the shoreline frontage which is located at, below, or within 5 feet landward of the shoreline's OHWM and subsequent restoration of the shoreline to a natural or semi-natural state, including restoration of topography, beach/substrate composition and stabilization of disturbed soils with native vegetation. | 10 feet |
| 3 | Preservation of existing trees and native vegetation and restoration of native vegetation, as necessary in at least 75 percent of the reduced (i.e. that portion remaining after reductions are applied) setback area. The remaining 25 percent of the setback area can be comprised of existing non-invasive, non-native vegetation. Up to 10 feet of frontage may be used for improved shoreline access, provided access areas are located to avoid areas of greater sensitivity and habitat value. (Note: this incentive cannot be used by any properties that currently have substantial multi-layered native vegetation in 75% of the setback area. The reduction would only be granted if ecological functions would be improved relative to the existing condition.) | 15 feet |
| 4 | Preservation of existing natural shoreline conditions (e.g. no bulkhead or other unnatural shoreline features such as upland impervious surfaces or other structural alterations allowed) within 10 feet of the OHWM, including preservation of existing native vegetation. | 10 feet |

| REDUCTION MECHANISM | | REDUCTION ALLOWANCE |
|-------------------------------|---|---------------------|
| 5 | Preservation of existing trees and native vegetation and restoration of native vegetation in at least 25 percent of the reduced setback area. Up to 10 feet of frontage may be used for improved shoreline access, provided access areas are located to avoid areas of greater sensitivity and habitat value. (Note: this incentive cannot be used by any properties that currently have substantial multi-layered native vegetation in 25% of the setback area. The reduction would only be granted if ecological functions would be improved relative to the existing condition.) | 5 feet |
| Upland Related Actions | | |
| 6 | Installation of biofiltration/infiltration mechanisms such as rain gardens, bioswales, created and/or enhanced wetlands, infiltration facilities, ponds or other approved Low Impact Development techniques that treat the majority of surface water run-off from a site and meet or exceed adopted stormwater requirements. (Note: stormwater ponds serving more than one property should be located outside of shoreline jurisdiction if possible). | 10 feet |
| 7 | Installation of a “green” roof in accordance with the standards of the LEED Green Building Rating System. | 10 feet |
| 8 | Installation of pervious material for driveway or road construction. | 5 feet |
| 9 | Limiting total impervious surface, e.g. pathways or patios for water access and enjoyment, in the reduced setback area to less than 5 percent, provided the applicant complies with all other development requirements | 5 feet |
| 10 | Preserving or restoring at least 20 percent of the total lot area outside of the setback area as native vegetation. No more than 20 percent of the total lot area can be lawn. | 5 feet |

Regulation 22: Any further reduction of shoreline setbacks beyond the minimum listed in this Chapter shall require a Shoreline Variance.

Chapter 6 Shoreline Use Provisions

As required by the Shoreline Management Act, this Master Program sets forth policies and regulations governing specific categories of uses and activities typically found in shoreline areas. The policies and regulations cover the following uses and activities: Agriculture, Aquaculture, Boating Facilities, Commercial Development (Primary and Accessory), Forest Practices, Manufacturing Development, Mining, Parking (as a primary use), Recreational Facilities, Residential Development, Scientific, Historical, Cultural, or Educational Uses, Signage, Transportation, and Utilities (Primary and Accessory). The policies and regulations, which provide basic criteria for evaluating shoreline permit applications, are used to implement the broader goals, policies and intent of the Shoreline Management Act and this Program.

Shoreline Use Standards

KEY

P = Permitted Use

C = Conditional Use

X = Prohibited

Shoreline uses are allowed only if the underlying zoning allows the use.

TABLE III. SHORELINE USES

| | HIGH INTENSITY | MEDIUM INTENSITY | SHORELINE RESIDENTIAL | URBAN CONSERVANCY | AQUATIC |
|---|-------------------|---------------------|--------------------------|----------------------|---------|
| SHORELINE USES | | | | | |
| Agriculture | X | X | X | X | X |
| Aquaculture | X | X | X | X | X |
| Boating Facilities (Public or serving 4 or more residences) | P | P | C | C | X |
| Commercial Development | | | | | |
| Primary | P | X | X | X | X |
| Accessory | P | P | P* | C | X |
| Forest Practices | X | X | X | X | X |
| Manufacturing | X | X | X | X | X |
| Mining | X | X | X | X | X |
| Parking | | | | | |
| As a Primary Use | X | X | X | X | X |

| | HIGH INTENSITY | MEDIUM INTENSITY | SHORELINE RESIDENTIAL | URBAN CONSERVANCY | AQUATIC |
|---|-------------------|---------------------|--------------------------|----------------------|---------|
| SHORELINE USES | | | | | |
| As an Accessory Use | P | P | P | C | X |
| Recreational Facilities | | | | | |
| Water oriented | P | P | P | P | P |
| Non-water oriented | | | | | X |
| As a Primary Use | X | X | X | X | X |
| As an Accessory Use | P | P | P | P | X |
| Multi-use Trails | P | P | C | C | X |
| Minor Trails | P | P | P | P | X |
| Residential Development | | | | | |
| Single family | P | P | P | X | X |
| Multi-family | P | P | P* | X | X |
| Scientific, Historical, Cultural, or Educational Uses | P | P | P | P | P |
| Transportation Facilities | | | | | |
| New Roads related to Permitted Shoreline Activities | C | C | C | C | X |
| Expansion of Existing Circulation Systems and driveways | P | P | C | C | X |
| Utilities (Primary) | | | | | |
| Solid Waste Disposal or Transfer Sites (excluding storage of recyclable materials) | X | X | X | X | X |
| Other | C | C | C | C | C |
| Utilities (Accessory) | | | | | |
| Local Public Water, Electric, Natural Gas Distribution, Public Sewer collection, Cable and Telephone Service, and Appurtenances | P | P | P | P | C |

*Only if the use is permitted in the underlying zoning classification.

Specific Shoreline Use Regulations

Agriculture

Applicability

Agriculture refers to livestock, crop, vegetation and soil management. These activities are not applicable to the City of SeaTac. There are no known agricultural activities of significance within the shoreline jurisdiction. If such activities are established in the future, regulations will be established by amendment to this program.

Regulations

Regulation 1: Agriculture is a prohibited use activity within shoreline jurisdiction.

Aquaculture

Applicability

Aquaculture is the farming or culturing of food fish or other aquatic plants and animals in lakes, streams and other natural or artificial water bodies. These activities are not applicable to the City of SeaTac. There are no known aquaculture activities existing or anticipated within the shoreline jurisdiction. If such activities are established in the future, regulations will be established by amendment to this program.

Regulations

Regulation 1: Aquaculture is prohibited within all shoreline environments.

Boating Facilities

Applicability

Boating facilities include public or private dry storage and wet-moorage facilities and structures; boat launch ramps, covered moorage, boat houses, mooring buoys, and marine travel lifts. Boating facilities as defined in this SMP do not apply to residential moorage facilities serving four (4) or fewer single-family residences.

Accessory uses found in boating facilities may include fuel docks and storage, boating equipment sales and rental, wash-down facilities, fish cleaning stations, repair services, public launching, bait and tackle shops, potable water, waste disposal, administration, parking, groceries and dry goods.

Policies

Policy 1: Boating facilities should be located, designed, and operated to provide maximum feasible protection and restoration of ecological processes and functions and all forms of aquatic, littoral, or terrestrial life.

Policy 2: To the extent possible, boating facilities should be located in areas of low biological productivity.

Policy 3: Boating facilities should be located and designed so their structures and operations will be aesthetically compatible with the area visually affected and will not unreasonably impair shoreline

views. However, the need to protect and restore functions and to provide for water-dependent uses carries higher priority than the protection of views.

Regulations

- Regulation 1: New boating facilities shall not significantly impact the rights of navigation on the water of the state.
- Regulation 2: Boating facilities shall not be located where their development would reduce the quantity or quality of critical aquatic habitat or where significant ecological impacts would occur.
- Regulation 3: Public launch ramps shall, where feasible, be located only on stable shorelines where water depths are adequate to eliminate or minimize the need for dredging, filling, beach enhancement or other maintenance activities.
- Regulation 4: It is the applicant's responsibility to comply with all state agency policies and regulations, including all applicable health, safety and welfare requirements associated with the primary use or accessory use.
- Regulation 5: The traffic generated by such a facility must be safely and conveniently handled by the streets serving the proposed facility.
- Regulation 6: No live-aboards or floating homes are allowed.
- Regulation 7: The facility must be limited to day moorage only.
- Regulation 8: Covered moorage is prohibited.
- Regulation 9: Public access shall be required, pursuant to the Public Access regulations contained in Chapter 4.
- Regulation 10: The perimeter of parking, dry moorage, and other storage areas shall be landscaped to provide a visual and noise buffer between adjoining dissimilar uses or scenic areas.
- Regulation 11: The facility must have provisions available for cleanup of accidental spills of contaminants.

Commercial Development

Applicability

Commercial development means those uses that are involved in wholesale, retail, service and business trade.

Policies

- Policy 4: Water dependent and multi-use commercial projects that include some combination of ecological restoration, public access, open space and recreation should be encouraged in the High-Intensity Environment.

Policy 5: Commercial developments should incorporate Low Impact Development techniques into all new development.

Regulations

- Regulation 1: Commercial uses that are water-dependent, water-related, and water-enjoyment uses (in that order) shall be given priority over non-water oriented uses in those Shoreline Environments and zones where commercial uses are allowed.
- Regulation 2: Commercial uses that are water enjoyment and water related may also be allowed, provided public access is provided (see Chapter 4, Public Access) for new development, ecological restoration is incorporated into the project where feasible and impacts to existing navigation, recreation and public access are avoided.
- Regulation 3: New non-water-oriented commercial uses are prohibited unless they are part of a mixed-use project and the use provides a significant public benefit with respect to SMA objectives.
- Regulation 4: Primary commercial uses are permitted outright only in the High Intensity environment.
- Regulation 5: Commercial uses may be allowed in the Medium Intensity environment provided they are ancillary to the primary use.
- Regulation 6: Commercial development may be allowed in the Urban Conservancy environment as an accessory use to a permitted recreational use or facility. Examples of limited accessory commercial uses to permitted recreational uses and/or facilities are as follows:
- a. Concession stands,
 - b. Booths associated with festivals sponsored by the City, and Private parties or receptions and banquets.
- Regulation 7: Overwater commercial development is prohibited except in existing structures, where necessary to support water-dependent uses or accessory water dependent recreation activities that support a commercial use.
- Regulation 8: Other than those allowed in Regulation 3 above, commercial vendors may not establish business facilities in shoreline jurisdiction. This prohibition does not preclude a vendor from being hired to provide services in connection with a permitted use.
- Regulation 9: Home occupations are allowed within the Shoreline Residential environment provided they meet the requirements of SMC 15.17 – Home Occupations.

Regulation 10: Low Impact Development techniques shall be incorporated into new development as feasible, pursuant to the City's adopted Surface Water Design Manual and the Low Impact Development Technical Guidance Manual for Puget Sound or successor.

Forest Practices

Applicability

Forest practices are those activities not covered by the Forest Practices Act involving conversion to non-forest use. Due to the lack of timber harvest potential within the City's shoreline jurisdiction, these activities are not applicable to SeaTac. There are no known forest practices existing or anticipated within shoreline jurisdiction. If such operations are established in the future, regulations will be established by amendment to this program.

Regulations

Regulation 1: Forest Practices are a prohibited use activity within shoreline jurisdiction.

Manufacturing

Applicability

Manufacturing developments are facilities for processing, manufacturing and storage of finished or semi-finished goods and food stuffs. Economic development, in the form of manufacturing activities is not supported by the Shoreline Management Goals established for this Master Program. There are no known manufacturing activities existing or planned within shoreline jurisdiction. The adopted SeaTac Comprehensive Plan does not provide for any industrial uses along the shoreline in the future. If such operations are established in the future, regulations will be established by amendment to this program.

Regulations

Regulation 1: Manufacturing is prohibited within all shoreline environments.

Mining

Applicability

Mining is the removal of naturally occurring materials from the earth for beneficial uses. There are no mining activities existing or anticipated within the shoreline jurisdiction. If such uses are established in the future, regulations will be established by amendment to this program.

Regulations

Regulation 1: Mining is a prohibited use activity within shoreline jurisdiction.

Parking

Applicability

Parking is the temporary storage of automobiles or other motorized vehicles. The following provisions apply only to parking that is accessory to a permitted shoreline use. Parking as a primary use and parking which serves a use not permitted in shoreline jurisdiction is prohibited.

Policies

Policy 1: Parking in shoreline areas should be minimized.

Policy 2: Parking facilities in shoreline areas should be located and designed to minimize adverse impacts including those related to stormwater runoff, water quality, visual qualities, public access, and vegetation and habitat maintenance, and shall result in no loss of ecological functions.

Policy 3: Parking in shoreline areas should not restrict access to the site by necessary public safety vehicles, utility vehicles, or other vehicles requiring access to shoreline properties.

Regulations

Regulation 1: Parking as a primary use is prohibited in Shoreline jurisdiction.

Regulation 2: Parking in shoreline areas must directly serve a permitted shoreline use.

Regulation 3: Parking facilities shall provide adequate provisions to control surface water runoff to prevent it from contaminating water bodies.

Regulation 4: Parking facilities serving individual buildings on the shoreline shall be located landward from the principal building being served, except when the parking facility is within or beneath the structure and adequately screened or in cases when an alternate orientation would have less adverse impact on the shoreline.

Regulation 5: Exterior parking facilities shall be designed and landscaped to minimize adverse impacts upon adjacent shoreline and abutting properties. Exterior parking facilities for nonresidential uses shall be landscaped with vegetation in such a manner that plantings provide an effective “full-screen” within three years of project completion when viewed from adjacent areas within Shoreline jurisdiction.

Regulation 6: New and reconstructed parking areas within the Urban Conservancy shoreline environment shall utilize Low Impact Development (LID) techniques as appropriate and as described in the most recent edition of the Low Impact Development Manual: Technical Guidance for Puget Sound.

Recreational Development

Applicability

Recreational uses include passive activities, such as walking, viewing and fishing. Recreational development also includes facilities for active uses, such as swimming, boating, and other outdoor recreation uses. This section applies to both public and private noncommercial shoreline recreational facilities (excluding private residences) in SeaTac.

Policies

- Policy 1: Recreational uses in the shoreline jurisdiction should be limited to water-oriented uses. Non-water-oriented recreational facilities may be allowed as an accessory use in limited circumstances where they support water oriented uses and do not displace water oriented uses.
- Policy 2: The coordination of local, state and federal recreation planning should be encouraged. Shoreline recreational developments should be consistent with the City's park and recreation plans.
- Policy 3: Recreational developments should be designed to preserve, enhance or create scenic views and vistas.
- Policy 4: The use of publicly owned lands for public access and development of recreational opportunities should be encouraged.
- Policy 5: The City encourages land acquisitions for open space that provide wildlife habitat and offer opportunities for education and interpretation within shoreline jurisdiction.
- Policy 6: Shoreline areas with a potential for providing recreation or public access opportunities should be identified and acquired by lease or purchase, or through partnerships with nonprofit and service organizations, and incorporated into the park and open space system.
- Policy 7: Links between existing and future shoreline parks, recreation areas and public access points should be created with a non-motorized trail system through acquisition of easements and/or land.
- Policy 8: Recreational activities should be designed to avoid conflict with private property rights, and to minimize and mitigate negative impacts on adjoining property.
- Policy 9: Public access should not contribute to a net loss of shoreline ecological functions.

Regulations

- Regulation 1: All structures associated with a recreational use, water dependent structures, such as docks and boardwalks, and appurtenances that provide access to the water for that use, shall maintain a standard setback of seventy-five (75) feet (or one-hundred (100) feet in the Urban Conservancy Environment) from the OHWM. This setback may be reduced down to 50 feet. However, existing structures may be replaced in their current location and configuration to the extent allowed by state and federal agencies with jurisdiction. Any further setback reduction shall require approval of a shoreline variance application.
- Regulation 2: Private and public recreation areas shall protect existing native vegetation in the shoreline area and restore vegetation impacted by development activities. Recreational use and

development shall result in no net loss of shoreline ecological functions. Mitigation shall be provided as necessary to meet this requirement. Failure to meet this standard will result in permit denial. The City may request necessary studies by qualified professionals to determine compliance with this standard.

Regulation 3: Water-dependent or water-related activities such as swimming, boating, and fishing, and activities that benefit from waterfront scenery such as picnicking, hiking and bicycling shall be emphasized in planning public and private (excluding residential) noncommercial recreation sites in the shoreline corridor.

Regulation 4: All recreational developments shall make adequate provisions for:

- A. Non-motorized and pedestrian access;
- B. The prevention of trespass onto adjacent properties, including but not limited to landscaping and fencing;
- C. Protection and restoration of environmentally sensitive areas and shoreline processes and functions;
- D. Signs indicating the publics' right of access to shoreline areas, installed and maintained in conspicuous locations at the point of access and the entrance; and
- E. Buffering of such development from adjacent private property or natural area.

Regulation 5: In approving shoreline recreational developments, the City shall ensure that the development will maintain, enhance or restore desirable shoreline features.

Regulation 6: Swimming areas shall be separated from boat launch areas.

Regulation 7: The construction of swimming facilities, piers, moorages, floats and launching facilities waterward of the OHWM shall be governed by the regulations relating to overwater structure construction in the Shoreline Modifications Section of this SMP.

Regulation 8: Public boat launching facilities may be developed, provided the traffic generated by such a facility can be safely and conveniently handled by the streets serving the proposed facility.

Regulation 9: Fragile and unique shoreline areas with valuable ecological functions, such as wildlife habitats, shall be used only for non-intensive recreation activities that do not involve the construction of structures.

Regulation 10: Recreation developments such as golf courses and playfields that require periodic use of fertilizers, pesticides or other chemicals, or that support high-intensity activities as a primary use, such as sporting events, shall be located outside of shoreline jurisdiction.

Regulation 11: Proposals for new or expanded recreational development shall include provisions for public access to the shoreline.

Regulation 12: A new or expanded shoreline recreational development or use that does not provide public access may be authorized provided it is demonstrated by the applicant and determined by the City that one or more of the following provisions apply.

- A. Unavoidable health or safety hazards to the public exist which cannot be prevented by any practical means;
- B. Inherent security requirements of the proposed development or use cannot be satisfied through the application of alternative design features or other solutions;
- C. The cost of providing the access, easement, or an alternative amenity is unreasonably disproportionate to the total long-term cost of the proposed development.
- D. Unacceptable environmental harm such as damage to fish spawning areas will result from the public access which cannot be mitigated; or
- E. Significant undue and unavoidable conflict between the proposed access and adjacent uses would occur and cannot be mitigated.
- F. Provided further, that the applicant has first demonstrated and the City of SeaTac has determined that all reasonable alternatives have been exhausted, including but not limited to:
 - 1. Regulating access by such means as limiting hours of use to daylight hours.
 - 2. Designing separation of uses and activities, with such means as fences, terracing, hedges, and landscaping.
 - 3. Providing access that is physically separated from the proposal, such as an offsite viewpoint, or a trail system.
- G. When none of the requirements of 12, A-F can be met, the City shall, as a condition of granting a permit, require the applicant to make an in-lieu of payment in accordance with State law.

Residential Development

Applicability

Residential development means one or more buildings, structures, lots, parcels, or portions thereof which are designed for and used or intended to be used to provide a place of abode for human beings, including single family residences and other detached dwellings together with accessory uses and structures normally applicable to residential uses located landward of the OHWM, including, but not limited to, swimming pools, garages, sheds, fences and saunas.

Residential development is prohibited in the Aquatic environment and Urban Conservancy environment. Single-family and Multi-family development is limited to those underlying zones that currently allow it and subject to the requirements therein.

Policies

- Policy 1: Residential development should be permitted only where there are adequate provisions for utilities, circulation and access.
- Policy 2: Recognizing the single purpose, irreversible and space consumptive nature of shoreline residential development, new development should provide adequate setbacks and natural buffers from the water and ample open space among structures to protect natural features, preserve views and minimize use conflicts.
- Policy 3: The City should provide development incentives, including reduced shoreline setbacks, to encourage the protection, enhancement and restoration of high functioning buffers and natural or semi-natural shorelines.
- Policy 4: Residential development should be designed to preserve shoreline aesthetic characteristics, views, and minimize physical impacts to shoreline ecological functions.
- Policy 5: Residential development should be designed so as to preserve existing shoreline vegetation, control erosion and protect water quality using best management practices and where possible, utilizing low impact development technologies.
- Policy 6: The City encourages the use of joint-use piers and docks in lieu of individual piers and docks for each waterfront lot to protect the ecological functions of the lake.
- Policy 7: The City should encourage the use of alternative paving products, such as pervious pavers, as a mechanism for reducing impervious surfaces and surface water runoff.
- Policy 8: Development should, at a minimum, achieve no net loss of ecological functions necessary to sustain shoreline natural resources, even for exempt development.

Regulations

- Regulation 1: Residential development is permitted in the High Intensity, Medium Intensity, and Shoreline Residential environments subject to the policies and regulations for the specific Shoreline

Environment (see Chapter 5, Table I, the standards of the underlying zoning regulations and the general regulations in Chapter 4 of this Shoreline Master Program.

- Regulation 2: Structures or other development accessory to residential uses are permitted in shoreline jurisdiction, if allowed under all other applicable standards in this SMP and subject to the provisions of the City's zoning code.
- Regulation 3: All additions to residential structures must comply with all standards in this SMP, including required shoreline setbacks established in Chapter 5, Table I.
- Regulation 4: Residential structures that are intentionally modified, replaced, repaired or enlarged are subject to the requirements in Chapter 8 (Administration – Nonconforming Use and Development Standards). These standards include, but are not limited to, compliance with all standards in this SMP for new and existing structures or portions of structures, including required shoreline setbacks established in Chapter 5, Table I, when proposed development exceeds fifty (50) percent of the fair market replacement cost of existing development.
- Regulation 5: Residential structures that are intentionally modified, replaced or repaired following a catastrophic loss are subject to the requirements in Chapter 8 (Administration – Nonconforming Use and Development Standards). These standards include, but are not limited to, compliance with all standards in this SMP for new and existing structures or portions of structures, including required shoreline setbacks established in Chapter 5, Table I, when proposed development exceeds seventy-five (75) percent of the fair market replacement cost of existing development.
- Regulation 6: Accessory uses and appurtenant structures not specifically addressed in the SMP shall be subject to the same regulations as primary residences.
- Regulation 7: In order to maintain visual access to the waterfront, fences within the required setback from the OHWM shall be:
- a. No more than 4 feet high when separating two residential lots and no more than 6 feet high when separating a residential lot from a park or commercial use, and
 - b. May not extend beyond the OHWM.
- Regulation 8: To protect views and vistas maximum height limits have been established for each Shoreline Environment as indicated in Chapter 5, Table I, Summary of Shoreline Dimensional Standards. In addition to the restrictions stated therein, development over 35 feet shall require a view corridor study indicating that the proposed structure would not diminish views of the Lake from surrounding properties.
- Regulation 9: The stormwater runoff for all new or expanded pavements or other impervious surfaces shall be directed to infiltration systems and other Low Impact Development techniques shall be incorporated into new development as feasible, in accordance with the City's adopted

Surface Water Design Manual and the Low Impact Development Technical Guidance
Manual for Puget Sound.

- Regulation 10: Residential development shall result in no net loss of shoreline ecological functions. Mitigation shall be provided as necessary to meet this requirement. Failure to meet this standard will result in permit denial. The City may request necessary studies by qualified professionals to determine compliance with this standard.

Signs

Applicability

A sign is defined as a device of any material or medium, including structural component parts, which is used or intended to be used to attract attention to the subject matter for advertising, identification or informative purposes. The following provisions apply to any commercial or advertising sign directing attention to a business, professional service, community, site, facility, or entertainment, conducted or sold either on or off premises.

Policies

- Policy 1: Signs should be designed and placed so that they are compatible with the aesthetic quality of the existing shoreline and adjacent land and water uses.
- Policy 2: Signs should not block or otherwise interfere with visual access to the water or shorelines.
- Policy 3: Outdoor advertising and billboards are not an appropriate use of the shoreline area within shoreline jurisdiction.

Regulations

- Regulation 1: Signs shall comply with the City's sign regulations.
- Regulation 2: Sign plans and designs shall be submitted for review and approval at the time of shoreline permit approval.
- Regulation 3: All signs shall be located and designed to minimize interference with vistas, viewpoints and visual access to the shoreline.
- Regulation 4: Temporary or obsolete signs shall be removed within ten (10) days of elections or termination of any other functions. Examples of temporary signs include: real estate signs, directions to events, political advertisements, event or holiday signs, and construction signs.
- Regulation 5: Signs that do not meet the policies and regulations of this program shall be removed or required to conform within two years of the adoption of this master program.

Allowable Signs

Regulation 1: The following types of signs may be allowed in all shoreline environments:

- A. Water navigational signs and highway signs necessary for operation, safety and direction.
- B. Public information signs directly relating to a shoreline use or activity.
- C. Off-premise, freestanding signs for community identification, information, or directional purposes.
- D. National, site and institutional flags or temporary decorations customary for special holidays and similar events of a public nature.

Prohibited Signs

Regulation 1: The following signs are prohibited:

- A. Off-premises detached outdoor advertising signs.
- B. Spinners, streamers, pennants, flashing lights, and other animated signs used for commercial purposes.
- C. Signs placed on trees or other natural features.
- D. Commercial signs for products, services, or facilities located off-site.

Transportation Facilities

Applicability

Transportation facilities are those structures and developments that aid in land, air, and water surface movement of people, goods, and services. They include roads and highways, bridges, bikeways, trails, heliports, and other related facilities. In SeaTac, these uses account for a minimal percentage of the shoreline land inventory. However, the impact of these facilities on shorelines can be substantial.

Policies

Policy 1: Normal operation and maintenance of all roadways in shoreline jurisdiction should be exempt.

Policy 2: New road construction in the shoreline jurisdiction should be minimized, and allowed by conditional use only when related to and necessary for the support of permitted shoreline activities.

Policy 3: Expansion of existing roadways should be allowed by conditional use if such facilities are found to be in the public interest.

Policy 4: Joint use of transportation corridors within the shoreline jurisdiction for roads, utilities and motorized and nonmotorized forms of transportation should be encouraged, where feasible.

Regulations

- Regulation 1: New road construction in shoreline jurisdiction shall be minimized and allowed only when related to and necessary for the support of permitted shoreline activities.
- Regulation 2: Transportation facility development shall result in no net loss of shoreline ecological functions. Mitigation shall be provided as necessary to meet this requirement. Failure to meet this standard will result in permit denial.
- Regulation 3: Expansion of existing roadways within the shoreline jurisdiction shall be allowed only when the proponent demonstrates that:
- A. No alternative route is feasible;
 - B. The roadway is constructed and maintained to cause the least possible adverse impact on the land and water environment; and
 - C. The roadway is found to be in the public interest.
- Regulation 4: Transportation and primary utility facilities shall be required to make joint use of rights of-way, and to consolidate crossings of water bodies to minimize adverse impacts to the shoreline.
- Regulation 5: Developers of roads must be able to demonstrate that efforts have been made to coordinate with existing land use plans including the Shoreline Master Program and the City's Comprehensive Plan.
- Regulation 6: All debris and other waste materials from roadway construction shall be disposed of in such a way as to prevent their entry into any water body.
- Regulation 7: Road designs must provide safe pedestrian and nonmotorized vehicular crossings where public access to shorelines is intended.
- Regulation 8: Streets within shoreline jurisdiction shall be designed with the minimum pavement area required. Gravel and more innovative materials shall be used where feasible for pathways and road shoulders to minimize the amount of impermeable surfaces and help to maintain a more natural appearance.
- Regulation 9: The City shall give preference to mechanical means for roadside brush control on roads in shoreline jurisdiction rather than the use of herbicides.

Utilities (Primary)

Applicability

Utilities are services and facilities that produce, transmit, store, process or dispose of electric power, gas, water, sewage, and communications. Utilities in this SMP are divided into primary and accessory based on type and scale. The provisions of this section apply to primary use and activities such as solid waste handling and disposal, water transmission lines, sewage treatment facilities and mains, power generating or high voltage transmission facilities, gas distribution lines and storage facilities, stormwater mains and regional stormwater treatment facilities.

Policies

- Policy 1: New primary utilities should be located outside of the SMA unless no other feasible option exists. Where allowed they should utilize existing transportation and utility sites, rights-of-way and corridors whenever possible, rather than creating new corridors. Joint use of rights of- way and corridors should be encouraged.
- Policy 2: Solid waste disposal activities and facilities should be prohibited in shoreline areas. "Solid waste facilities" are not to be construed as storage of recyclable materials.
- Policy 3: Primary utilities should avoid locating in environmentally sensitive areas unless no feasible alternatives exist.
- Policy 4: Wherever primary utility facilities and corridors must be placed in a shoreline area, they should be located so as to protect scenic views. Whenever possible, such facilities should be placed underground or designed to minimize impacts on the aesthetic qualities of the shoreline area.

Regulations

- Regulation 1: Primary utilities shall be located outside of SMA jurisdiction unless no other feasible option exists.
- Regulation 2: Primary utilities shall be located landward of the ordinary high water mark unless such location is not feasible or would result in potentially greater environmental impacts.
- Regulation 3: Primary utility facilities shall avoid disturbance of unique and fragile areas, as well as wildlife spawning, nesting and rearing areas. Utility facility development shall result in no net loss of shoreline ecological functions. Mitigation shall be provided as necessary to meet this requirement. Failure to meet this standard will result in permit denial.
- Regulation 4: Utility development shall, through coordination with local government agencies, provide for compatible, multiple use of sites and rights-of-way. Such uses include shoreline access points, trail systems and other forms of recreation and transportation, providing such uses will not unduly interfere with utility operations, endanger public health and safety or create a significant and disproportionate liability for the owner.
- Regulation 5: Utility lines shall utilize existing rights-of-way, corridors and/or bridge crossings whenever possible and shall avoid duplication and construction of new corridors in all shoreline areas.

Proposals for new corridors or water crossings must fully substantiate the infeasibility of existing routes.

- Regulation 6: Solid waste disposal sites and facilities are prohibited in the shoreline environment.
- Regulation 7: Where major facilities must be placed in a shoreline area, the location and design shall be chosen so as not to destroy or obstruct scenic views.
- Regulation 8: Primary utility development shall provide screening of facilities from water bodies and adjacent properties. Screening, including landscaping and fencing, shall be designed to constitute a dense “full screen” .
- Regulation 9: Clearing of vegetation for the installation or maintenance of utilities shall be kept to a minimum and upon project completion any disturbed areas shall be restored to their pre-project condition.
- Regulation 10: The City shall hold public meetings prior to the issuance of a Substantial Development Permit for a major primary utility project in accordance with the administrative procedures outlined in this Master Program to allow for the greatest amount of public input to help guide utility-related decisions.

Utilities (Accessory)

Applicability

Utilities have been split into accessory and primary with accessory meaning utilities that affect small-scale distribution services connected directly to the uses along the shoreline. For example, power distribution, telephone, cable, water and sewer service lines, stormwater collection and conveyance, are all considered as utilities accessory to shoreline uses. They are covered in this section because they concern all types of development and have the potential of impacting the ecological condition and visual quality of the shoreline and its waters.

Policies

- Policy 1: Utilities are necessary to serve shoreline uses and should be properly installed to protect the shoreline and water from contamination and degradation.
- Policy 2: Utility facilities and right-of-ways should be located outside of the shoreline area to the maximum extent possible. When utility lines require a shoreline location, they should be placed underground, where feasible.
- Policy 3: Utility facilities should be designed and located in a manner which preserves the natural landscape and shoreline ecology, and minimizes conflicts with present and planned land uses.

Regulations

- Regulation 1: Utility developments shall, through coordination with local government agencies, provide for compatible, multiple use of sites and rights-of-way. Such uses include shoreline access points, trail systems, and other forms of recreation and transportation, providing such uses will not unduly interfere with utility operations, or endanger public health and safety.
- Regulation 2: In shoreline areas, accessory utilities shall be placed underground unless demonstrated to be infeasible. Further, such lines shall utilize existing rights-of-way, and existing corridors whenever possible.
- Regulation 3: Utility facilities shall be located and designed to avoid destruction of, or damage to, important wildlife areas, and other unique and fragile areas. Utility facility development shall result in no net loss of shoreline ecological functions. Mitigation shall be provided as necessary to meet this requirement. Failure to meet this standard will result in permit denial.
- Regulation 4: Clearing for the installation or maintenance of utilities shall be kept to a minimum, and upon project completion, any disturbed area shall be restored, to the greatest extent feasible, to pre-project conditions, including replanting with native species, or other species as approved by the City, and maintenance care. If the previous condition is identified as being undesirable for shoreline function, then landscaping and other improvements shall be undertaken.
- Regulation 5: The location and construction of outfalls shall comply with all appropriate federal, state, county and city regulations.
- Regulation 6: The City of SeaTac shall maintain, enhance and restore public natural drainage systems to protect water quality, reduce flooding, reduce public costs and prevent associated environmental degradation for a no net loss of shoreline ecological functions. (
- Regulation 7: New utility lines including electricity, communications, and fuel lines shall be located underground. Existing above ground lines shall be moved underground when properties are redeveloped or in conjunction with major system upgrades or replacements, in accordance with SMC 11.20.
- Regulation 8: Utility development shall include public access to the shoreline, trail systems, and other forms of recreation, providing such uses will not unduly interfere with utility operations, endanger the public health, safety, and welfare, or create a significant and disproportionate liability for the owner.
- Regulation 9: Proposals for new utility corridors shall fully substantiate the infeasibility of existing routes.

Chapter 7 Shoreline Modification Provisions

Introduction

Shoreline modification activities are those actions that modify the physical configuration or qualities of the shoreline area. Shoreline modification activities are, by definition, undertaken in support of or in preparation for a permitted shoreline use. A single use may require several different shoreline modification activities.

Shoreline modification activity policies and regulations are intended to assure, at a minimum, no net loss of ecological functions necessary to sustain shoreline natural resources and to prevent, reduce and mitigate the negative environmental impacts of proposed shoreline modifications consistent with the goals of the Shoreline Management Act. A proposed development must meet all of the regulations for both applicable uses and activities as well as the general and environment designation regulations.

This chapter has been divided into four sections: Clearing and Grading, Shoreline Stabilization, Dredging and Fill, and Overwater Structures.

Table of Shoreline Modification Activities

Interpretation of shoreline modification table.

The shoreline modification table below determines whether a specific shoreline modification is allowed within each of the shoreline environments. See standards following the table for a full explanation of activities and required conditions for permitted activities. The shoreline environment is located on the vertical column of the table and the specific modification is located on the horizontal row of the table.

The table should be interpreted as follows:

- A. If the letter "X" appears in the box at the intersection of the column and the row, the modification is not allowed in that shoreline environment.
- B. If the letter "P" appears in the box at the intersection of the column and the row, the modification may be allowed within the shoreline environment only if the underlying zoning allows the modification.
- C. If the letter "C" appears in the box at the intersection of the column and the row, the modification may be allowed within the shoreline environment subject to the shoreline conditional use review procedures specified in Chapter 8, and only if the underlying zoning allows the modification.

Note that Medium and High Intensity environments are located along waterbodies that do not generally accommodate navigation. No overwater structures exist in these areas currently, and future demand for overwater structures is not anticipated. These activities are therefore prohibited in these two shoreline environments.

TABLE IV. SHORELINE MODIFICATIONS

| Shoreline Modification Activity | High-Intensity | Medium-Intensity ¹ | Shoreline Residential | Urban Conservancy (Park) | Urban Conservancy (Hughes) | Aquatic |
|--|----------------|-------------------------------|-----------------------|--------------------------|----------------------------|---------------------------------|
| CLEARING AND GRADING | P | P | P | P | C | See adjacent upland environment |
| SHORELINE STABILIZATION | | | | | | |
| Beach Restoration and Enhancement | P | N/A | P | C | C | |
| Soil Bio-engineering | P | P | P | P | P | |
| Bulkheads | X | N/A | P | C | X | |
| Breakwaters, jetties, and groins | X | N/A | X | X | X | |
| DREDGING AND FILL | | | | | | |
| Dredging | C | N/A | C | C | C | |
| Fill | C | N/A | C | C | C | |
| OVERWATER STRUCTURES | | | | | | |
| Accessory to Residential Structures ² : | | | | | | |
| Recreational Float | P | N/A | P | N/A | C | |
| Boathouse | X | N/A | X | N/A | X | |
| Joint Use Pier, Dock, Float, Buoy, Moorage Pile | P | N/A | P | N/A | C | |
| Non-Joint Use Pier, Dock Float | X | N/A | C | N/A | X | |
| Overwater Walkway | C | N/A | X | N/A | C | |

¹ The Medium Intensity shoreline environment is located 100 feet from the OHWM adjacent to the Hughes Property so regulations for shoreline stabilization and overwater structures are not applicable (N/A).

² Note these regulations are not applicable (N/A) either where the specific shoreline environment does not front the shoreline or where residential structures are not allowed in that environment or in an adjacent parallel environment.

TABLE IV. SHORELINE MODIFICATIONS

| Shoreline Modification Activity | High-Intensity | Medium-Intensity¹ | Shoreline Residential | Urban Conservancy (Park) | Urban Conservancy (Hughes) | Aquatic |
|--|-----------------------|-------------------------------------|------------------------------|---------------------------------|-----------------------------------|----------------|
| Launching Ramp | X | N/A | X | N/A | N/A | |
| Launching Rails | X | N/A | X | N/A | N/A | |
| Boat Lifts | X | N/A | X | N/A | N/A | |
| Boat Canopies | X | N/A | X | N/A | N/A | |
| Moorage Covers | X | N/A | X | N/A | N/A | |
| Not Accessory to Residential Structures: | | | | | | |
| Recreational Float | X | N/A | C | C | C | |
| Boathouse | X | N/A | X | C | X | |
| Joint Use Pier, Dock, Float | C | N/A | P | P | C | |
| Non-Joint Use Pier, Dock Float | X | N/A | C | X | X | |
| Overwater Walkway | C | N/A | X | C | C | |
| Launching Ramp | X | N/A | X | P | X | |
| Launching Rails | X | N/A | X | P | X | |
| Boat Canopies | X | N/A | X | X | X | |
| Moorage Covers | X | N/A | X | X | X | |

Shoreline Stabilization

Applicability

Shoreline stabilization includes actions taken to address erosion impacts to property caused by natural processes, such as current, flood, wake or wave action. These actions include all structural and nonstructural methods. "Hard" structural stabilization measures refer to those with solid, hard surfaces, such as concrete or boulder bulkheads, while "soft" structural measures rely on less rigid materials, such as bioengineered vegetation measures or beach enhancement. Nonstructural methods include building setbacks, relocation of the structure to be protected, ground water management, planning and regulatory measures to avoid the need for structural stabilization.

Generally, the harder the construction measure, the greater the impact on shoreline processes, including sediment transport, geomorphology, and biological functions. The means taken to reduce damage caused by erosion, accretion, and flooding must recognize the positive aspects of each of these processes in order to retain the benefits of these natural occurrences. Erosion does not occur without accretion (deposition and accumulation) of material eroded, such as formation of a beach or a sandbar. Likewise, accretion cannot occur unless material has been eroded.

Specific structural methods for stabilization include beach restoration and enhancement, soil bioengineering, bulkheads, and groins along Angle Lake. A key regulatory distinction in this SMP is made between new stabilization measures and the replacement of existing stabilization measures. New stabilization measures include the enlargement of existing structures. Some of these techniques are currently being used in SeaTac as described below, or they are techniques that could be used to address local shoreline issues.

General policies and regulations addressing shoreline stabilization methods applicable to the City are presented in the following sections. Additional discussion of the individual stabilization methods, and policies and regulations specific to them, are provided following the general policies and regulations section.

Beach Restoration or Enhancement on Angle Lake

Beach enhancement is the alteration of exposed and submerged shorelines for the purpose of stabilization, recreational enhancement, and or/aquatic habitat creation or restoration using native or similar material. The materials used are dependent on the intended use. For recreational purposes, various grades of clean sand or pea gravel are often used to create a beach above the ordinary high water mark. Restoration or re-

creation of a shore feature may require a rock and gravel matrix and/or creation of other materials appropriate for the intended use.

Soil Bioengineering

Soil bioengineering is the term given to the practice of using natural vegetative materials to stabilize shorelines and prevent erosion. This may include use of bundles of stems, root systems, or other living plant material; fabric or other soil stabilization techniques; and limited rock toe protection, where appropriate. Soil bioengineering projects often include fisheries habitat enhancement measures such as anchored logs or root wads, in project design. Soil bioengineering techniques may be applied to shoreline areas and the upland areas away from the immediate shoreline.

The use of soil bioengineering as a shoreline stabilization technique is a viable and proven alternative to riprap, concrete and other structural solutions. It provides habitat while maintaining and preserving the natural character of the shoreline. Soil bioengineering is the preferred "best practices" choice when considering shoreline stabilization.

Bulkheads

Bulkheads are shoreline structures, either sloped or vertical, usually constructed parallel to the shore. The primary purpose they serve is to contain and prevent the loss of soil caused by erosion or wave action.

Bulkheads have historically been constructed of poured-in-place or precast concrete, concrete blocks, steel or aluminum sheet piling, wood or wood and structural steel combinations, and boulders. Bulkheads may be either thin structures penetrating deep into the ground or more massive structures resting on the surface.

Uses and activities related to bulkheads which are identified as separate use activities in this program, such as Fill and Residential Development, are subject to the regulations for those uses in addition to the standards for bulkheads established in this section.

Groins

Groins are barrier-type structures of rock, wooden piling or other materials constructed across the beach itself and extending into the water with the intent to obstruct sand and sediment carried by the littoral drift action along shorelines. Groins have limited applicability in SeaTac's shoreline jurisdiction because of the relatively small size of Angle Lake.

NOTE: EXEMPTIONS ARE DESCRIBED IN FULL IN CHAPTER 8 –
ADMINISTRATION

General Policies

- Policy 1: Proposals for shoreline stabilization activities should address the impact of these activities on the shoreline environment. This planning should consider off-site erosion, accretion, or damage that might occur as a result of shoreline stabilization structures or activities.
- Policy 2: Explore a range of solutions to reduce the amount of bulkheads and shoreline armoring over time around Angle Lake and restore natural bank conditions. Alternative methods to typical shoreline armoring using native vegetation and other natural shoreline features should be the preferred method where feasible.
- Policy 3: Non-structural stabilization measures are preferred over “soft” structural measures. Soft structural shoreline stabilization measures are strongly preferred over hard structural shoreline stabilization. Proposals for hard and soft structural solutions, including bulkheads, should be allowed only when it is demonstrated that nonstructural methods are not feasible. Hard structural shoreline stabilization measures should be allowed only when it is demonstrated that soft structural measures are not feasible.
- Policy 4: Structural shoreline stabilization should be permitted only when it has been demonstrated that shoreline stabilization is necessary for the protection of existing legally established structures, primary uses and public improvements, and that there are no other feasible options to the proposed shoreline stabilization that have less impact on the shoreline environment.
- Policy 5: Shoreline stabilization structures should be located, designed and constructed to minimize adverse impact on the property of others.
- Policy 6: New development requiring bulkheads or similar protection should not be allowed. All new shoreline development should be located and designed to prevent or minimize the need for shoreline modification activities.
- Policy 7: Mitigation for shoreline stabilization should be provided to achieve no net loss of ecological functions necessary to sustain shoreline natural resources.

Regulations

General Shoreline Stabilization – New Development

- Regulation 1: New development, including the division of land into new parcels, shall, where feasible, be located and designed to eliminate the need for concurrent or future shoreline stabilization. New non-water dependent

development that would require shoreline stabilization that would cause significant adverse impacts to adjacent or down-current properties is prohibited.

- Regulation 2: New development, including single-family residences, that includes structural shoreline stabilization will not be allowed unless all of the conditions below are met:
- a. The need to protect the development from damage due to erosion cause by natural processes, such as currents and waves, and by manmade processes, such as boat wakes, is demonstrated through a geotechnical report.
 - b. The erosion is not being caused by upland conditions, such as loss of vegetation and drainage.
 - c. Non-structural measures, such as placing the development farther from the shoreline, planting vegetation, low impact development measures, or installing on-site drainage improvements, are not feasible or not sufficient.
 - d. The stabilization structure will not result in a net loss of shoreline ecological functions.

- Regulation 3: New development on steep or unstable slopes shall be set back sufficiently to ensure that shoreline stabilization will not be needed during the life of the structure, as demonstrated by a geotechnical analysis prepared by a geotechnical engineer of related professional licensed and in good standing in the State of Washington.

General Shoreline Stabilization – Basic Requirements

- Regulation 4: Structural solutions to reduce shoreline damage from erosion shall be allowed only after it is demonstrated through a geotechnical report that non-structural solutions would not provide sufficient protection to existing improvements. The geotechnical report shall evaluate the necessity of structural stabilization measures by estimating timeframes and rates of erosion (damage within 3 years), urgency of replacement, alternative solutions and other pertinent factors. Non-structural solutions include (but are not limited to) soil bioengineering, beach

enhancement, alternative site designs, drainage improvements and increased building setbacks (for proposed structures).

General Shoreline Stabilization – New or Expanded Measures

Regulation 5: New structural stabilization measures and enlargement of existing structural stabilization measures shall be limited to the minimum size necessary and shall be permitted only when it has been conclusively demonstrated through scientific analysis that shoreline stabilization is necessary to protect existing primary structures, public improvements, ecological function restoration projects or hazardous substance remediation projects from erosion, and that nonstructural measures, planting vegetation, or installing on-site drainage improvements are not feasible or not sufficient.

General Shoreline Stabilization – Replacement and Repair

Regulation 6: An existing shoreline stabilization structure shall not be replaced with a similar structure unless there is a demonstrated need to protect legally established principal uses or existing structures from erosion caused by currents or waves and a nonstructural measure is not feasible.

- A. Shoreline stabilization solutions developed to replace existing shoreline stabilization shall be placed along the same alignment as, or landward of, the shoreline stabilization being replaced, except as noted below.
- B. Where existing structural stabilization is replaced by non-structural shoreline stabilization using bioengineering techniques and results in a documented improvement of shoreline functions, such stabilization may be allowed waterward of the ordinary high-water mark subject to state and federal approvals.

Shoreline Stabilization – Design Requirements

Regulation 7: Shoreline stabilization and modification projects shall avoid and then minimize adverse impacts to the environment to the greatest extent feasible, and where such impacts cannot be avoided, mitigation shall be provided to achieve no net loss of shoreline ecological functions.

- Regulation 8: Shoreline stabilization shall not be used to create new or newly usable land.
- Regulation 9: Shoreline stabilization shall not significantly interfere with normal surface and/or subsurface drainage into the water body.
- Regulation 10: Shoreline stabilization shall be designed so as not to constitute a hazard to navigation and to not substantially interfere with visual access to the water.
- Regulation 11: Shoreline stabilization shall be designed so as not to not cause a significant impact to adjacent properties, including the need for shoreline stabilization elsewhere.
- Regulation 12: Professional design (as approved by the City) of all shoreline stabilization is required. All shoreline modification activities shall be in support of a permitted shoreline use that is in conformance with the provisions of this Master Program unless it can be demonstrated that such activities are necessary and in the public interest.
- Regulation 13: All shoreline modification activities must comply with all other regulations as stipulated by State and Federal agencies, local Tribes, or others that have jurisdiction.
- Regulation 14: Alternative methods to typical shoreline armoring using native vegetation and other natural shoreline features shall be considered when replacing existing and constructing new shoreline stabilization solutions.
- Regulation 15: Public access shall be required as part of publicly financed shoreline stabilization measures unless public access improvements would cause unavoidable health or safety hazards to the public, inherent and unavoidable security problems, unacceptable and unmitigable significant ecological impacts, unavoidable conflict with proposed use, or a cost that is disproportionate and unreasonable to the total long-term cost of the development.

Beach Enhancement

- Regulation 16: Beach enhancement along Angle Lake may be permitted when the applicant has demonstrated that the project will not detrimentally interrupt littoral processes, redirect waves, current, or sediment to other shorelines, or adversely affect adjacent properties or habitat and all other standards of the SMP are followed.
- Regulation 17: Beach enhancement is limited to the placement of no more than 25 cubic yards of material below the ordinary high water mark. Proposals which exceed this threshold shall be subject to the requirements for Shoreline Fill in this Chapter, shall require a Conditional Use Permit and shall only be allowed in conjunction with a water-dependent or public use permitted by this Master Program, and for fisheries, aquaculture, or wildlife enhancement projects.
- Regulation 18: Natural Beach Restoration/Enhancement Design Standards. Natural beach restoration/enhancement shall not:
- A. Extend waterward more than the minimum amount necessary to achieve the desired stabilization;
 - B. Disturb significant amounts of valuable shallow water fish/wildlife habitat without appropriate mitigation of the impacts.
- Regulation 19: Natural Beach Restoration Construction Standards.
- A. The size and/or mix of new materials to be added to a beach shall be as similar as possible to that of the natural beach sediment, but large enough to resist normal current, wake, or wave action at the site.
 - B. The restored beach shall approximate, and may slightly exceed, the natural beach width, height, bulk or profile (but not as much as to create additional dry land).
- Regulation 20: Beach enhancement is prohibited within fish and/or wildlife spawning, nesting, or breeding habitat that would be adversely affected by it and also where littoral drift of the enhancement materials would adversely

affect adjacent spawning grounds or other areas of biological significance.

Soil Bioengineering

- Regulation 21: All soil bioengineering projects shall use native plant materials appropriate to the specific area including trees, shrubs, and groundcovers, unless demonstrated infeasible for the particular site.
- Regulation 22: Unless Environmentally Sensitive Area Regulations apply, all cleared areas shall be replanted immediately following construction and irrigated (if necessary) to ensure that within three (3) years all vegetation is one hundred (100) percent reestablished to achieve no net loss of ecological functions of the shoreline area. Areas that fail to adequately reestablish vegetation shall be replanted with approved plant materials until such time as the plantings are viable. Additional performance standards may be established by the Shoreline Administrator in administrative rules.
- Regulation 23: Bank stabilization in the form of a vegetated buffer zone shall be maintained (e.g., weeding, watering, dead plant replacement) for a minimum of three (3) years. The buffer zone shall exclude activities that could disturb the site. Where determined necessary by the Shoreline Administrator, fencing may be required to ensure protection of buffer plantings.
- Regulation 24: All construction and planting activities shall be scheduled to minimize impacts to water quality and fish and wildlife aquatic and upland habitat, and to optimize survival of new vegetation.

Breakwaters

- Regulation 25: Breakwaters, jetties, and groins shall not be permitted.

Bulkheads

- Regulation 26: Bulkhead design and development shall conform to all other applicable local, state, and federal agency regulations, including regulations for shoreline stabilization in this Chapter.

Regulation 27: On all shorelines, bulkheads shall not be placed waterward of the ordinary high water mark (OHWM), unless as provided below. In addition:

- a. On shorelines where no other bulkheads are adjacent, the construction of a bulkhead shall tie in with the contours of the adjoining shorelines, as feasible, such that the proposed bulkhead would not cause erosion of the adjoining properties.
- b. Bulkheads may tie in flush with existing bulkheads on adjoining properties, provided that the new bulkhead does not extend waterward of OHWM, except that which is necessary to make the connection to the adjoining bulkhead. In such circumstances, the remaining portion of the bulkhead shall be placed landward of the existing OHWM such that no net loss of lake occurs and the design complies with all other regulations as stipulated by State and Federal agencies, local Tribes, or others that have jurisdiction.
- c. Replacement bulkheads shall not encroach waterward of the ordinary high-water mark or existing structure unless the residence was occupied prior to January 1, 1992, and there are overriding safety or environmental concerns. In such cases, the replacement structure shall abut the existing shoreline stabilization structure.

Regulation 28: Replacement bulkheads may be permitted if there is a demonstrated need to protect principal uses or structures from erosion caused by waves provided that:

- a. The replacement bulkhead is designed, located, sized, and constructed to assure no net loss of ecological functions.
- b. The existing bulkhead is removed.
- c. The proposal includes a report prepared by a geotechnical engineer or other qualified professional that evaluates the necessity of the bulkhead by estimating timeframes and rates of erosion, urgency of replacement (within 3 years), alternative solutions and other pertinent factors

Regulation 29: New bulkheads shall be allowed only for existing structures when evidence is presented through a report prepared by a geotechnical engineer or other qualified professional that conclusively demonstrates that one (1) of the following conditions exists:

- a. Bulkheads are necessary to the operation and location of water-dependent and water-related activities consistent with this Master Program, PROVIDED that all alternatives have proven infeasible (i.e., use relocation, use design, nonstructural shore stabilization options) and that such bulkheads meet other policies and regulations of this chapter; or
- b. Serious wave erosion threatens an existing building(s) on upland property; and
- c. Proposals for bulkheads have first demonstrated that use of natural materials and processes (soft structural solutions) and alternative site designs, including increased shoreline setbacks (nonstructural solutions), are either not feasible or will not provide the necessary protection for existing development.

Regulation 30: When a bulkhead is required at a public access site, provisions for safe access to the water shall be incorporated into bulkhead design.

Regulation 31: Stairs or other permitted structures may be built into a bulkhead, but shall not extend waterward of a bulkhead.

Regulation 32: Fill behind bulkheads shall be limited to an average of one (1) cubic yard per running foot of bulkhead. Any filling in excess of this amount shall be considered a regulated activity subject to the policies and regulations in this SMP pertaining to fill activities and the requirement for obtaining a shoreline substantial development permit.

Dredging and Fill

Applicability

Although these activities may occur separately from one another, they are often all parts of the same shoreline modification process and are, therefore, considered together in the following policies and regulations.

Dredging and Dredge Material Disposal

Dredging is the removal or displacement of earth or sediments such as gravel, sand, mud or silt and/or other materials or debris from any stream, or lake and associated shorelines, side channels, and wetlands. In a lake setting, dredging is normally done for specific purposes or uses such as deepening a navigational channel or obtaining bottom material.

Dredge material is disposed of on land or into water bodies and may be intended for the purpose of creating new or additional lands for other uses. Dredge spoil varies from clean river sand to organic sludge. While some of this material is deposited on land, a significant portion is dumped, intentionally or unintentionally, back into the water or immediately adjacent to the water.

Of all activities on shorelines, dredging poses one of the greatest threats to water quality and aquatic life. In most cases, dredging occurs in shallow areas and may disturb the aquatic environment in the following ways: (1) temporary reduction of water clarity from suspended sediments, (2) loss of aquatic plants and animals by direct removal or from the sedimentation of suspended materials, (3) alteration of the nutrient and oxygen levels of the water column, and (4) suspension of toxic materials from the sediments into the water column.

Fill

Fill is the placement of soil, sand, rock, gravel, sediment, earth retaining structure or other material to an area waterward of the OHWM, in wetlands, or on shorelands in a manner that raises the elevation or creates dry land.

Fill is usually considered in locations where the water is shallow and where rooted vegetation often occurs. In their natural condition, these same areas provide valuable habitat for fish and wildlife feeding, breeding, and shelter. Biologically, the shallow vegetation areas tend to be highly productive portions of the lake. For these reasons, governmental agencies and scientific experts have generally sought to prohibit or restrict fill.

The policies contained herein are intended to focus on the aspects of natural systems affected by dredging and the disposal of dredge material, man-made fill, cuts, excavations and site grading actions, while at the same time recognizing the community's needs.

Fill occurring on dry land landward of the OHWM which does not exceed a cost of five thousand seven hundred eighteen **(5,718) dollars or 250 cubic yards of material** (per WAC 173-27-040), does not require a shoreline substantial development permit, as noted elsewhere in this Master Program. This development, however, must comply with all other applicable policies and regulations as defined in this Master Program.

Policies

Dredging

- Policy 1: Dredging should only be allowed as a conditional use in all shoreline environments. Dredging should be restricted to the minimum necessary to support water-dependent uses, for expansion or alteration of public utility facilities, and for environmental restoration and enhancement projects, and only when other solutions would result in greater environmental impact.
- Policy 2: Dredging waterward of the ordinary high water mark for the primary purpose of obtaining fill should not be allowed, except as part of a restoration or environmental cleanup project.
- Policy 3: In all cases, dredging operations should be planned and conducted to protect and maintain existing aquatic habitat and other shoreline uses, properties, and values.
- Policy 4: Dredging operations should be designed and scheduled to avoid impacts to fish, including impacts to fish rearing, feeding and spawning.
- Policy 5: Dredging and dredge material disposal should be located and conducted in a manner that minimizes damage to existing ecological values and natural resources of the area to be dredged and of the disposal site. Proposals that include dredging should provide mitigation to achieve no net loss of shoreline ecological functions.
- Policy 6: Dredge material disposal in water bodies should be prohibited.
- Policy 7: Dredging should utilize techniques that cause minimal dispersal and broadcast of bottom material should be utilized, such as hydraulic dredging instead of agitation dredging.
- Policy 8: The City may impose limitations on dredging activities, such as limited operating hours, time periods, and requirements for buffer strips at the site.

Fill

- Policy 9: Shoreline fill should be permitted as a conditional use in all shoreline environments.

- Policy 10: Fills waterward of the OHWM should be restricted to the minimum necessary to support water-dependent uses, public access, cleanup and disposal of contaminated sediments as part of an interagency clean-up plan, disposal of dredged sediments in accordance with DNR rules, expansion or alteration of transportation facilities of statewide significance when no other alternatives are feasible, and for mitigation actions, environmental restoration and enhancement projects, and only when other solutions would result in greater environmental impact.
- Policy 11: Shoreline fills should be designed and located so that there will be no significant damage to existing ecological systems or natural resources, and no alteration of local currents, surface and subsurface drainage, or flood waters which would result in hazard to adjacent life, property, or natural resource systems.
- Policy 12: Where permitted, fill coverage should be the minimum necessary to provide for the proposed use. Fills should be permitted only when tied to a specific development proposal that is permitted by the master program.
- Policy 13: In evaluating fill projects, factors such as current and potential public use of the shoreline and water surface area, water flow and drainage, water quality and habitat should be considered and protected to the maximum extent feasible. Further, the City should assess the overall value of the fill site in its present state versus the proposed shoreline use to be created to ensure consistency with the Shoreline Management Act and this Master Program.
- Policy 14: The perimeter of fills should be designed to avoid or eliminate erosion and sedimentation impacts, both during initial fill activities and over time. Natural appearing and self-sustaining control methods are preferred over structural methods.
- Policy 15: Replenishing sand and gravel on public and private beaches should be allowed, if it can be demonstrated that the proposal will result in no net loss of ecological functions.
- Policy 16: Sanitary landfills should not be located in shoreline jurisdiction.

Regulations

Dredging

- Regulation 1: Dredging and disposal of dredge material shall avoid, and minimize significant ecological impact; impacts that cannot be avoid shall be mitigated to achieve no net loss of ecological processes and functions.

- Regulation 2: New development siting and design shall avoid the need for new and maintenance dredging.
- Regulation 3: Dredging may be permitted as a conditional use activity only:
- a. When necessary to support a water-dependent use;
 - b. For expansion or alteration of public utility facilities;
 - c. As part of mitigation actions, environmental restoration and habitat enhancement projects;
 - d. When technical information demonstrates water circulation, littoral drift, aquatic life and water quality will not be substantially impaired;
 - e. When other solutions would result in greater environmental impact;
 - f. As part of an approved habitat improvement project;
 - g. If it improves water quality; and
 - h. When applicable permits of other local, state and federal agencies have been obtained.
- Regulation 4: When dredging is permitted, the extent of dredging shall be the minimum necessary to accommodate the proposed use.
- Regulation 5: Maintenance dredging associated with a water dependent use shall be restricted to maintaining the previously dredged and/or existing authorized location, depth and width.
- Regulation 6: Dredging for the primary purpose of obtaining fill or construction material is prohibited, except for projects associated with MTCA or CERCLA habitat restoration, or any other significant restoration effort approved by a shoreline Conditional Use Permit. When dredging is allowed for fill materials, placement of fill must be waterward of the OHWM.

- Regulation 7: Proposals for dredging and dredge disposal shall include details on all feasible mitigation measures to protect aquatic habitats. Dredging and dredge disposal shall not create a net loss of shoreline ecological functions.
- Regulation 8: Dredging material which will not subsequently cause violation of State Water Quality Standards may be used in permitted landfill projects.
- Regulation 9: Excavations on beaches below the OHWM in lands covered by water constitutes dredging and shall include precautions to prevent the migration of fine grain sediments, disturbed by the excavation, onto adjacent beach areas. Excavations on beaches shall be backfilled promptly using material of similar composition and similar or coarser grain size.
- Regulation 10: Dredging shall be timed so that it does not interfere with aquatic life.
- Regulation 11: Depositing dredge materials in water areas shall be prohibited
- Regulation 12: Dredging shall utilize techniques (such as hydraulic dredging instead of agitation dredging) that cause minimal dispersal and broadcast of bottom material.
- Regulation 13: Limitations may be imposed on dredging activities, such as limited operating hours, time periods, and requirements for buffer strips at the site.

Fill

- Regulation 14: Fills waterward of the OHWM (not including small scale beach restoration that does not exceed the 25 cubic yard threshold established in Beach Enhancement - Regulation 17) shall require a conditional use and shall be restricted to the minimum necessary to:
- a. Support water-dependent uses,
 - b. Provide public access,
 - c. Allow for the remediation and disposal of contaminated sediments as part of an interagency clean-up plan,

- d. Allow the disposal of dredged sediments in accordance with DNR rules,
- e. Provide for the expansion or alteration of transportation facilities of statewide significance when no other alternatives are feasible, and
- f. Accomplish mitigation actions, environmental restoration and enhancement projects, and only when other solutions would result in greater environmental impact.

Regulation 15: Fills shall be designed, constructed, and maintained to prevent, minimize, and control all material movement, erosion, and sedimentation from the affected area.

Regulation 16: All perimeters of fills shall be provided with vegetation, retaining walls, or other satisfactory mechanisms for erosion prevention and sediment capture.

Regulation 17: Fill proposals must demonstrate, at a minimum, that they will result in no net loss of shoreline ecological functions.

Regulation 18: Fill shall be permitted only where it is demonstrated that the proposed action will not:

- a. Result in significant damage to water quality, fish, aquatic habitat, and/or wildlife habitat; or
- b. Adversely alter natural drainage and circulation patterns, or significantly reduce flood water holding capabilities.

Regulation 19: No refuse disposal sites, solid waste disposal sites, or sanitary fills shall be permitted along the Angle Lake shoreline.

Regulation 20: Any placement or removal of materials landward of the OHWM shall comply with the provisions of Vegetation Conservation (Clearing and Grading) of this SMP.

Overwater Structures: Piers, Docks, Floats and Buoys

Applicability

Piers and docks are structures which abut the shoreline and are often used as a landing or moorage place for watercraft. Piers are built on fixed platforms supported by piles above the water, while docks float upon the water. Some piers may terminate in a float section that is connected by a ramp.

Recreational floats are independent anchored off-shore platforms, used for water-dependent recreational activities such as swimming and diving.

Certain mooring structures such as moorage piles, buoys and boat lifts are not generally used on Angle Lake since an 8 mph speed limit and a “no wake rule” generally results in only small craft using the Lake.

All of these types of facilities have positive and negative environmental aspects. Floating docks generally have less of a visual impact than piers on pilings. However, in the nearshore, docks can interrupt littoral drift of sediments and other suspended materials, and significantly shade the aquatic environment throughout their length. Pile piers can provide diverse habitat for both desirable and undesirable aquatic life. Excavated moorage involves dredging and will disturb bottom sediments and aquatic life. Docks and piers alike create impediments to boat traffic and fish travel. Pier construction requires regulation to protect navigation, to protect shoreline aesthetics, and to maintain the useable water surface and aquatic lands for life forms characteristic and important to those areas.

Exemptions

Piers for private, noncommercial pleasure craft, common to a single-family residence, and costing less than ten thousand (\$10,000) dollars are exempt from the requirement for a shoreline substantial development permit pursuant to RCW 90.58.030(3)(e)(vii) and WAC 173-27-040(h).

The ten thousand dollar (\$10,000) threshold will be adjusted for inflation by the State Office of Financial Management every five years, beginning July 1, 2007, based upon changes in the consumer price index during that time period. The City will review all development proposals for piers to determine if:

1. The proposal is or is not exempt from the requirement for a substantial development permit;

2. The proposal is suitably located and designed and that all potential impacts have been recognized and mitigated such that there is no net loss of shoreline ecological functions; and

3. The proposal is consistent with the intent, policies, and regulations of the Act, RCW 90.58.10(12), and this Master Program.

Policies

Policy 1: New piers and docks should be allowed only for public access and water-dependent uses.

Policy 2: New piers and docks should be restricted to the minimum size necessary and permitted only when the applicant has demonstrated that a specific need exists to support the intended water-dependent use.

Policy 3: Piers and docks should be discouraged where conflicts with recreational boaters and other recreational water activities would be created by pier construction.

Policy 4: The further proliferation of single-purpose, single-owner piers and docks should be discouraged. Preference should be given to the shared use piers in shoreline areas by requiring a conditional use permit in the Shoreline Residential Environment for piers and docks serving one dwelling unit, allowing joint-use structures as a permitted use in the Shoreline Residential Environment and requiring shared use docks and piers in all other environments.

Policy 5: A pile supported walkway should only be allowed within the Urban Conservancy and High Intensity shoreline environments. Mitigation should be required to ensure no net loss of ecological functions.

Policy 6: Substantial additions or alterations to overwater structures, including, renovations where the cost of the development exceeds fifty (50) percent of the fair market value of the existing structure, should be in conformance with all policies and regulations set forth in this Master Program.

Policy 7: Preference should be given to fixed-pile piers elevated above the OHWM. Floating docks should be allowed if the applicant can demonstrate why a fixed pile pier is not feasible or will result in greater impacts.

Policy 8: Recreational floats should be allowed where they are intended to support public or private recreational uses, or in lieu of fixed piers adjacent to residential land uses.

Policy 9: New moorage covers should not be allowed.

Policy 10: Overwater structures, including piers, should only be authorized after consideration of:

- a. The effect such structures have on wildlife and aquatic life, water quality, scenic and aesthetic values, environmental sensitive resources, submerged lands, and submerged vegetation.
- b. The effect such structures have on water circulation, recreational boating, sediment movement and littoral drift and shoreline access.

Policy 11: Overwater structures and mooring buoys should be designed to cause minimum interference with navigable waters and the public's safe use of the lake and shoreline.

Policy 12: Use of non-reflective materials in construction should be encouraged.

Policy 13: The proposed size of the structure and intensity of use or uses of any overwater structure should be compatible with the surrounding environment and land and water uses.

Policy 14: Lighting facilities should be limited to the minimum extent necessary to locate the pier or dock at night.

Regulations

General

Regulation 1: All new, reconstructed, repaired, or modified overwater structures must comply with all regulations contained in this SMP and all other regulations as stipulated by State and Federal agencies, local Tribes, or others that have jurisdiction.

Regulation 2: Mitigation shall be provided for all reconstructed, repaired, or modified overwater structures to ensure no net loss of ecological function.

Regulation 3: New piers and docks shall be allowed only for public access and water-dependent uses, which includes a structure associated with a single family residence provided that it is designed and intended as a facility for access to watercraft and otherwise complies with the regulations contained in the this section.

Regulation 4: New piers and docks that are not accessory to single family residences shall be permitted only when intended for public use or when the

applicant has demonstrated that a specific need exists to support the intended water-dependent use.

Regulation 5: New residential development of more than two dwellings shall provide a joint use or community moorage structure, rather than individual piers or docks.

Regulation 6: New piers and docks associated with a single family home shall be allowed, provided the applicant demonstrates that a joint use or community pier is not feasible.

Regulation 7: New proposed moorage structures in the Shoreline Residential environment that are not joint-use structures must obtain a conditional use permit. Additional restrictions apply for some shoreline environments pursuant to Table III. A conditional use permit may be granted if:

- a. The applicant demonstrates that a joint use or community moorage structure is not feasible;
- b. The overwater structure does not create any potential adverse impacts to public safety;
- c. Navigation rights are not significantly impacted;
- d. The overwater structure does not cause environmental impacts that cannot be sufficiently mitigated; and
- e. The overwater structure complies with all other conditional use criteria in WAC 173-27-160 as outlined in Chapter 8 of this Master Program.

Regulation 8: Proposed overwater structures which do not comply with the dimensional standards contained in this chapter may only be approved if they obtain a variance.

Regulation 9: Fixed pile piers elevated at least two (2) feet above the OHWM shall be preferred. Floating docks shall be allowed if floating elements are not located within the first thirty (30) feet of the shoreline measured waterward of the OHWM, unless the applicant can demonstrate why

adherence to this restriction is not feasible and an alternative design would result in less ecological impact.

- Regulation 10: All float tubs shall be fully encapsulated and the decks shall be fully grated except for the float tubs, designed with a ramp section connecting to the upland and are prohibited from resting on the substrate. Floating docks are required to be designed to not ground during low water conditions.
- Regulation 11: All overwater structures shall be constructed and maintained in a safe and sound condition. Abandoned or unsafe overwater structures shall be removed or repaired promptly by the owner.
- Regulation 12: Wooden components that will be in contact with water or over water shall not be treated or coated with herbicides, fungicides, paint, pentachlorophenol, arsenate, creosote, or similar toxic substances. Structures shall be made out of materials that have been approved by applicable state and federal agencies.
- Regulation 13: Boat houses are not permitted, except in Angle Lake Park, where a conditional use permit is required.
- Regulation 14: Moorage covers are not permitted.
- Regulation 15: Boat canopies are not permitted.
- Regulation 16: Boat lifts are not permitted.
- Regulation 17: No portion of a deck of a pier shall, during the course of the normal fluctuations of the elevation of the water body, protrude more than six (6) feet above the OHWM.
- Regulation 18: No residential dwelling unit may be constructed on a pier.
- Regulation 19: Piers and docks may be permitted accessory to a development provided:
- a. The applicant has demonstrated to the satisfaction of the Shoreline Administrator that a shared or joint-use pier is not feasible.

- b. No more than one (1) pier/dock for each single-family residence is permitted.
- c. No more than one (1) pier, dock or other moorage structure is allowed for a water dependent commercial use or a multi-family (more than two units) development on a single lot or contiguous ownership with a minimum width of fifty (50) feet.
- d. On lots with less than fifty (50) feet of waterfront, joint-use piers/docks shall be required, except as follows; when lots on either side of the subject lot have legal pre-existing piers or docks and the applicant demonstrates to the satisfaction of the Shoreline Administrator that a shared use agreement is not feasible. Only in this case may the lot with less than fifty (50) feet of waterfront be permitted an individual pier.

Regulation 20: Moorage Structure Length.

- A. All pier and dock lengths shall be minimized to the maximum extent feasible and comply with regulations as stipulated by State and Federal agencies, local Tribes, or others that have jurisdiction. The proposed length must be the minimum necessary to support the intended use. The maximum waterward intrusion of any portion of any piers and docks shall be limited to the following:
 - 1. The maximum length of a private dock shall be determined by the point at which twelve (12) feet in water depth is reached and in no case shall a pier or dock be more than eighty (80) feet be allowed without approval of a variance (Note: the 12-foot depth is to accommodate the three to four (3-4) foot fluctuation in water depth caused by stormwater management practices);
 - 2. A report prepared by a qualified professional that includes verifiable survey information demonstrating the average water depth pursuant to the requirement above is required for all docks or piers over forty (40) feet in length;

3. A pier of up to eighty (80) feet is allowed when public access is provided. Existing public piers may be repaired or replaced to their previous length.

Regulation 21: Moorage Structure Width.

- A. The maximum width of a pier or dock walkway and additional fingers shall be six (6) feet and four foot (4) walkways are recommended. All pier and dock walkways must be fully grated and ells and floats must have a minimum 2-foot strip of grating down the center.
- B. The maximum width of a ramp connecting a pier to a float should be minimized to the maximum extent practical and should be fully grated.
- C. Size. Surface coverage, including all floats, ramps and ells, shall be limited to the following:
 1. Four hundred eighty (480) square feet for a pier of a single property owner, or four hundred (400) square feet for a dock;
 2. Six hundred (600) square feet for a joint-use pier utilized by two or more residential property owners, or four hundred and eighty (480) square feet for a dock;
 3. Eight hundred (800) square feet for a new pier that allows public access, or six hundred and forty (640) square feet for a dock. Existing public piers may be repaired or replaced to their previous square footage.

Overwater Walkway

Regulation 22: An overwater walkway may be allowed in the Urban Conservancy, High Intensity and Aquatic Environments with a Conditional Use Permit, provided the following standards are met:

- a. The applicant must first demonstrate that an upland trail connecting the Hughes property with Angle Lake Park is not feasible because a private party is not willing to grant said access.

- b. The walkway shall be constructed on pilings, have a fully grated deck surface and conform to all applicable standards for moorage structures.
- c. Maximum width shall be four (4) feet wide or as necessary to meet ADA requirements.
- d. Length shall be the minimum necessary to connect the Hughes Property and Angle Lake Park in a feasible manner that avoids impacts to ecological function; in no case shall the maximum length exceed four hundred (400) feet.
- e. Maximum surface coverage shall be two thousand (2000) square feet.
- f. The walkway shall be located at an optimum water depth and elevated a minimum of two (2) feet above the OHWM to minimize impacts to ecological functions.
- g. The walkway shall not substantially interfere with navigation.
- h. Mitigation shall be provided to achieve no net loss of ecological function.

Boat Launches

Regulation 23: Launching rails may be permitted as a conditional use in the Shoreline Residential environment in lieu of a moorage pier, provided the applicant shall demonstrate that the proposed length of the rail is the minimum necessary to safely launch the intended craft and comply with all regulations as stipulated by State and Federal agencies, local Tribes, or others that have jurisdiction. In no case shall the rail extend beyond the point where the water depth is ten (10) feet below the OHWM.

Regulation 24: Launching rails shall be anchored to the ground with the use of tie-type construction.

Regulation 25: No more than one (1) launching rail per single-family residence or duplex is permitted.

- Regulation 26: Launching ramps may be permitted as a conditional use for recreational uses in the Urban Conservancy environment provided the applicant shall demonstrate that the proposed length of the ramp is the minimum necessary to safely launch the intended craft and comply with all regulations as stipulated by State and Federal agencies, local Tribes, or others that have jurisdiction. In no case shall the ramp extend beyond the point where the water depth is ten (10) feet below the OHWM.
- Regulation 27: Public boat ramps and boat ramps serving more than 4 residential units are regulated as Boating Facilities and must comply with all policies and regulations in Chapter 6 of this SMP.

Recreational Floats

- Regulation 28: Recreational floats may be permitted, provided:
- a. The area of a recreational float shall be minimized to the maximum extent feasible and comply with regulations as stipulated by State and Federal agencies, local Tribes, or others that have jurisdiction. No recreational float shall have more than two hundred (200) square feet when associated with a private recreation land use, and four hundred (400) when associated with a public recreational land use.
 - b. Distance waterward from the OHWM. Recreational floats must be in water with depths of 8 feet or more at the landward end of the float and may be located up to a maximum waterward distance of eighty (80) feet.
 - c. Recreational floats shall be designed and intended for swim use or other nonmotorized use.
 - d. Recreational floats shall be fully grated.
 - e. Retrieval lines shall not float at or near the surface of the water.

- f. Height. Recreational floats must be built so that the deck surface is one (1) foot above the water's surface and they must have reflectors for nighttime visibility.
- g. All float tubs shall be fully encapsulated.

Chapter 8 Administration

Introduction

There is hereby established an administrative system designed to assign responsibilities for implementation of the Master Program and shoreline permit review, to prescribe an orderly process by which to review proposals and permit applications, and to ensure that all persons affected by this Master Program are treated in a fair and equitable manner.

Program Administrator

A. The City's Planning and Community Development Director is hereby vested with:

1. Overall responsibility for administering the Shoreline Management Act and this Master Program;
2. Authority to approve, approve with conditions, or deny shoreline permit revisions in accordance with the policies and provisions of this Master Program; and
3. Authority to grant statements of exemption from shoreline substantial development permits in accordance with the policies and provisions of this Master Program.

B. The duties and responsibilities of the Shoreline Administrator shall include:

1. Preparing and using application forms deemed essential for the administration of this Master Program.
2. Advising interested citizens and applicants of the goals, policies, regulations, and procedures of this Master Program.
3. Making administrative decisions and interpretations of the policies and regulations of this Master Program and the Shoreline Management Act.
4. Collecting applicable fees, as established by the City in SMC 13.100.070.
5. Determining that all applications and necessary information and materials are provided.
6. Conducting field inspections, as necessary,

7. Reviewing, insofar as possible, all provided and related information deemed necessary for appropriate applications needs.
8. Determining if a shoreline substantial development permit, conditional use permit or variance permit is required.
9. Providing copies of permit applications to relevant staff and agencies for review and comment.
10. Conducting a thorough review and analysis of shoreline exemption applications; reviewing other staff and agency comments; making written findings and conclusions; and approving, approving with conditions, or denying such exemptions.
11. Submitting shoreline substantial development permit shoreline variance and conditional use permit applications and written recommendations and findings on such permits to the City's Hearing Examiner for their consideration and action.
12. Submitting shoreline redesignation permit applications and written recommendations and findings on such permits to the Hearing Examiner for recommendation to the City Council.
13. Assuring that proper notice is given to appropriate persons and the public for all hearings.
14. Providing technical and administrative assistance to the City's Hearing Examiner and City Council as required for effective and equitable implementation of this program and the Act.
15. Investigating, developing, and proposing amendments to this Master Program as deemed necessary to more effectively and equitably achieve its goals and policies.
16. Enforcing and seeking remedies for alleged violations of this program, the provisions of the Act and this Master Program or of conditions of any approved shoreline permit issued by the City of SeaTac. The Shoreline Administrator may delegate these enforcement duties to a designated representative.
17. Acting as the primary liaison between local and state agencies in the administration of the Shoreline Management Act and this Master Program.
18. Forwarding shoreline permits to the Department of Ecology for filing or action.

Shoreline Permits and Exemptions

A. All uses and developments occurring within shoreline jurisdiction shall be compliant with 90.58 RCW.

B. A substantial shoreline development permit is required per the following guidelines:

1. A development, use, or activity shall not be undertaken within the jurisdiction of the SMA, Chapter 90.58 RCW, and this shoreline Master Program unless it is consistent with the policy and procedures of the SMA, applicable state regulations and this shoreline Master Program.

2. A substantial development shall not be undertaken within the jurisdiction of the SMA, Chapter 90.58 RCW, and this Shoreline Master Program unless a shoreline substantial development permit has been obtained and the appeal period has been completed and any appeals have been resolved and/or the applicant has been given permission to proceed by the proper authority.

C. The following guidelines are to be used in determining whether or not a development proposal is exempt from the substantial shoreline development permit.

1. Exemptions shall be construed narrowly. Only those developments that meet the precise terms of one or more of the listed exemptions may be granted exemption from the substantial development permit process.

2. An exemption from the substantial development permit process is not an exemption from compliance with the Shoreline Management Act or this Shoreline Master Program, nor from any other regulatory requirements. To be authorized, all uses and developments must be consistent with the policies and provisions of this Shoreline Master Program and the Shoreline Management Act. A development or use that is listed as a conditional use pursuant to this Shoreline Master Program or is an unlisted use, must obtain a conditional use permit even though the development or use does not require a substantial development permit. When a development or use is proposed that does not comply with the bulk, dimensional and performance standards of this Shoreline Master Program, such development or use can only be authorized by approval of a variance.

3. The burden of proof that a development or use is exempt from the permit process is on the applicant.

4. If any part of a proposed development is not eligible for exemption, then a substantial development permit is required for the entire proposed development project.

5. The City's Shoreline Administrator may attach conditions to the approval of exempted developments and/or uses as necessary to assure consistency of the project with the Shoreline Management Act and this Shoreline Master Program.

6. The following list outlines twelve (12) exemptions that shall not be considered substantial developments for the purpose of this Master Program:

a. Any development of which the total cost or fair market value, whichever is higher, does not exceed five thousand seven hundred eighteen (\$5,718) dollars, if such development does not materially interfere with the normal public use of the water or "shorelines of statewide significance." The dollar threshold established in this subsection must be adjusted for inflation by the Office of Financial Management every five years, beginning July 1, 2007, based upon changes in the consumer price index during that time period. "Consumer price index" means, for any calendar year, that year's annual average consumer price index, Seattle, Washington area, for urban wage earners and clerical workers, all items, compiled by the Bureau of Labor and Statistics, United States Department of Labor. The Office of Financial Management must calculate the new dollar threshold and transmit it to the office of the code reviser for publication in the Washington State Register at least one month before the new dollar threshold is to take effect. For purposes of determining whether or not a permit is required, the total cost or fair market value shall be based on the value of development that is occurring on "shorelines of statewide significance." The total cost or fair market value of the development shall include the fair market value of any donated, contributed or found labor, equipment or materials;

b. Normal maintenance or repair of existing structures or developments, including damage by accident, fire, or elements. "Normal maintenance" includes those usual acts to prevent a decline, lapse, or cessation from a lawfully established condition. "Normal repair" means to restore a development to a state comparable to its original condition within a reasonable period after decay or partial destruction, except where repair causes substantial adverse effects to the shoreline resource or environment. Replacement of a structure or development may be authorized as repair where such replacement is the common method of repair for the type of structure or development and the replacement structure or development is comparable to the original structure or development including, but not limited to, its size, shape,

configuration, location and external appearance and the replacement does not cause substantial adverse effects to shoreline resources or environment;

c. Construction of a normal protective bulkhead common to single family residences.

A "normal protective bulkhead" includes those structural and nonstructural developments installed at or near, and parallel to the ordinary high water mark for the sole purpose of protecting an existing single family residence and appurtenant structures from loss or damage by erosion. A normal protective bulkhead is not exempt if constructed for the purpose of creating dry land. When a vertical or near vertical wall is being constructed or reconstructed, not more than one cubic yard of fill per one foot of wall may be used as backfill. When an existing bulkhead is being repaired by construction of a vertical wall fronting the existing wall, it shall be constructed no further waterward of the existing bulkhead than is necessary for construction of new footings. When a bulkhead has deteriorated such that an ordinary high water mark has been established by the presence and action of water landward of the bulkhead, then the replacement bulkhead must be located at or near the actual ordinary high water mark. Beach nourishment and bioengineered erosion control projects may be considered a normal protective bulkhead when any structural elements are consistent with the above requirements and when the project has been approved by the Washington Department of Fish and Wildlife;

d. Emergency construction necessary to protect property from damage by the elements. An "emergency" is an unanticipated and imminent threat to public health, safety, or the environment which requires immediate action within a time too short to allow full compliance with the Act or this Master Program. Emergency construction does not include development of new permanent protective structures where none previously existed. Where new protective structures are deemed by the Shoreline Administrator to be the appropriate means to address the emergency situation, upon abatement of the emergency situation the new structure shall be removed or any permit which would have been required, absent an emergency, pursuant to the Act and this Master Program, obtained. All emergency construction shall be consistent with the policies of the Act and this Master Program. As a general matter, flooding or other seasonal events that can be anticipated and may occur but that are not imminent are not an emergency;

e. Construction by an owner, lessee, or contract purchaser of a single-family residence for their own use or for the use of their family, which residence does not exceed a height of thirty-five (35) feet above average grade level and meets all

requirements of the City of SeaTac having jurisdiction thereof, other than requirements imposed pursuant to the Act. "Single-family residence" means a detached dwelling designed for and occupied by one family including those structures and developments within a contiguous ownership which are a normal appurtenance. An "appurtenance" is necessarily connected to the use and enjoyment of a single-family residence and is located landward of the ordinary high water mark and the perimeter of a wetland. Normal appurtenances include a garage, deck, driveway, utilities, fences, installation of a septic tank and drainfield, and grading which does not exceed two hundred fifty cubic yards and which does not involve placement of fill in any wetland or waterward of the ordinary high water mark. Construction authorized under this exemption shall be located landward of the ordinary high water mark and shall be subject to required setbacks;

f. Construction of a dock, including a community dock, designed for pleasure craft only, for the private noncommercial use of the owner, lessee, or contract purchaser of single-family and multiple-family residences. A dock is a landing and moorage facility for watercraft and does not include recreational decks, storage facilities or other appurtenances. This exception applies if the fair market value of the dock does not exceed ten thousand dollars (\$10,000), but if subsequent construction having a fair market value exceeding two thousand five hundred dollars (\$2,500) occurs within five years of completion of the prior construction, the subsequent construction shall be considered a substantial development for the purpose of this chapter.

g. The marking of property lines or corners on state owned lands, when such marking does not significantly interfere with the normal public use of the surface waters;

h. Any project with certification from the Governor pursuant to Chapter 80.50 RCW.

i. Site exploration and investigation activities that are prerequisite to preparation of an application for development authorization under this chapter, if:

i. The activity does not interfere with the normal public use of the surface waters;

ii. The activity will have no significant adverse impact on the environment including but not limited to fish, wildlife, fish or wildlife habitat, water quality, and aesthetic values;

iii. The activity does not involve the installation of any structure, and upon completion of the activity the vegetation and land configuration of the site are restored to conditions existing before the activity;

iv. A private entity seeking development authorization under this section first posts a performance bond or provides other evidence of financial responsibility to the local jurisdiction to ensure that the site is restored to preexisting conditions.

j. The process of removing or controlling aquatic noxious weeds, as defined in RCW 17.26.020, through the use of an herbicide or other treatment methods applicable to weed control that are recommended by a final environmental impact statement published by the Department of Agriculture or the Department of Ecology jointly with other state agencies under chapter 43.21C RCW;

k. Watershed restoration projects as defined in WAC 173-27-040. The Shoreline Administrator shall review the projects for consistency with the Shoreline Master Program in an expeditious manner and shall issue its decision along with any conditions within forty-five (45) days of receiving all materials necessary to review the request for exemption from the applicant. No fee may be charged for accepting and processing requests for exemption for watershed restoration projects.

i. Watershed restoration project" means a public or private project authorized by the sponsor of a watershed restoration plan that implements the plan or a part of the plan and consists of one or more of the following activities:

1. A project that involves less than ten miles of stream reach, in which less than twenty-five (25) cubic yards of sand, gravel, or soil is removed, imported, disturbed or discharged, and in which no existing vegetation is removed except as minimally necessary to facilitate additional plantings;
2. A project for the restoration of an eroded or unstable stream bank that employs the principles of bioengineering, including limited use of rock as a stabilization only at the toe of the bank, and with primary emphasis on using native vegetation to control the erosive forces of flowing water; or

3. A project primarily designed to improve fish and wildlife habitat, remove or reduce impediments to migration of fish, or enhance the fishery resource available for use by all of the citizens of the state, provided that any structure, other than a bridge or culvert or instream habitat enhancement structure associated with the project, is less than two hundred square feet in floor area and is located above the ordinary high water mark of the stream.

ii. "Watershed restoration plan" means a plan, developed or sponsored by the Washington Department of Fish and Wildlife, the Department of Ecology, the Department of Natural Resources, the Department of Transportation, a federally recognized Indian tribe acting within and pursuant to its authority, a city, a county, or a conservation district that provides a general program and implementation measures or actions for the preservation, restoration, recreation, or enhancement of the natural resources, character, and ecology of a stream, stream segment, drainage area, or watershed for which agency and public review has been conducted pursuant to chapter 43.21C RCW, the State Environmental Policy Act;

l. A public or private project that is designed to improve fish or wildlife habitat or fish passage, when all of the following apply:

i. The project has been approved in writing by the Washington Department of Fish and Wildlife;

ii. The project has received Hydraulic Project Approval by the Washington Department of Fish and Wildlife pursuant to chapter 77.55 RCW; and

iii. The Shoreline Administrator has determined that the project is substantially consistent with this Shoreline Master Program. The Shoreline Administrator shall make such determination in a timely manner and provide it by letter to the project proponent. Fish habitat enhancement projects that conform to the provisions of RCW 77.55.181 are determined to be consistent with this Master Program, as follows:

A) In order to receive the permit review and approval process created in this section, a fish habitat enhancement project must meet the following criteria:

I) A fish habitat enhancement project must be a project to accomplish one or more of the following tasks:

- (2) Elimination of human-made fish passage barriers, including culvert repair and replacement;
- (3) Restoration of an eroded or unstable streambank employing the principle of bioengineering, including limited use of rock as a stabilization only at the toe of the bank, and with primary emphasis on using native vegetation to control the erosive forces of flowing water; or
- (4) Placement of woody debris or other instream structures that benefit naturally reproducing fish stocks.

The Department of Fish and Wildlife shall develop size or scale threshold tests to determine if projects accomplishing any of these tasks should be evaluated under the process created in this section or under other project review and approval processes. A project proposal shall not be reviewed under the process created in this section if the department determines that the scale of the project raises concerns regarding public health and safety; and

II) A fish habitat enhancement project must be approved in one of the following ways:

- (5) By the Department of Fish and Wildlife pursuant to chapter 77.95 or 77.100 RCW;
- (6) By the sponsor of a watershed restoration plan as provided in chapter 89.08 RCW;
- (7) By the Department of Ecology as a Department of Fish and Wildlife-sponsored fish habitat enhancement or restoration project;
- (8) Through the review and approval process for the Jobs for the Environment program;
- (9) Through the review and approval process for conservation district-sponsored projects, where the project complies with design standards established by the conservation commission through interagency

agreement with the United States Fish and Wildlife Service and the Natural Resource Conservation Service;

- (10) Through a formal grant program established by the legislature or the Department of Fish and Wildlife for fish habitat enhancement or restoration; and
- (11) Through other formal review and approval processes established by the legislature.

B) Fish habitat enhancement projects meeting the criteria of (l)(iii)(A) of this subsection are expected to result in beneficial impacts to the environment. Decisions pertaining to fish habitat enhancement projects meeting the criteria of (l)(iii)(A) of this subsection and being reviewed and approved according to the provisions of this section are not subject to the requirements of RCW 43.21C.030 (2)(c).

C) I) A hydraulic project approval permit is required for projects that meet the criteria of (l)(iii)(A) of this subsection and are being reviewed and approved under this section. An applicant shall use a Joint Aquatic Resource Permit Application form developed by the Office of Regulatory Assistance to apply for approval under this chapter. On the same day, the applicant shall provide copies of the completed application form to the Department of Fish and Wildlife and to the Shoreline Administrator. The Shoreline Administrator shall accept the application as notice of the proposed project. The Department of Fish and Wildlife shall provide a fifteen-day (15) comment period during which it will receive comments regarding environmental impacts. Within forty-five (45) days, the Department of Fish and Wildlife shall issue a permit with or without conditions, deny approval, or make a determination that the review and approval process created by this section is not appropriate for the proposed project. The Department of Fish and Wildlife shall base this determination on identification during the comment period of adverse impacts that cannot be mitigated by the conditioning of a permit. If the Department of Fish and Wildlife determines that the review and approval process created by this section is not appropriate for the proposed project, the Department of Fish and Wildlife shall

notify the applicant and the appropriate local governments of its determination. The applicant may reapply for approval of the project under other review and approval processes.

II) Any person aggrieved by the approval, denial, conditioning, or modification of a permit under this section may formally appeal the decision to the Hydraulic Appeals Board pursuant to the provisions of this chapter.

D) No local government may require permits or charge fees for fish habitat enhancement projects that meet the criteria of (I)(iii)(A) of this subsection and that are reviewed and approved according to the provisions of this section.

2. Whenever a development falls within the exemption criteria outlined above and the development is subject to a U.S. Army Corps of Engineers Section 10 or Section 404 Permit, the City's Shoreline Administrator shall prepare a Statement of Exemption, and transmit a copy to the applicant and the Washington State Department of Ecology. Exempt development as defined herein shall not require a substantial development permit, but may require a conditional use permit, variance and/or a Statement of Exemption.

3. Before determining that a proposal is exempt, the City's Shoreline Administrator may conduct a site inspection to ensure that the proposal meets the exemption criteria. The exemption granted may be conditioned to ensure that the activity is consistent with the Master Program and the Shoreline Management Act.

Note: EXEMPTION FROM SUBSTANTIAL DEVELOPMENT PERMIT REQUIREMENTS DOES NOT CONSTITUTE EXEMPTION FROM THE POLICIES AND USE REGULATIONS OF THE SHORELINE MANAGEMENT ACT; THE PROVISIONS OF THIS MASTER PROGRAM; AND OTHER APPLICABLE CITY, STATE, OR FEDERAL PERMIT REQUIREMENTS.

Permit Application Requirements

A. A complete application for a substantial development, conditional use, or variance permit shall contain, as a minimum, the following information:

1. The name, address and phone number of the applicant. The applicant should

be the owner of the property or the primary proponent of the project and not the representative of the owner or primary proponent.

2. The name, address and phone number of the applicant's representative if other than the applicant.

3. The name, address and phone number of the property owner, if other than the applicant.

4. Location of the property. This shall, at a minimum, include the property address and identification of the section, township and range to the nearest quarter, quarter section or latitude and longitude to the nearest minute. All applications for projects located in open water areas away from land shall provide a longitude and latitude location.

5. Identification of the name of the shoreline (water body) that the site of the proposal is associated with. This should be the water body from which jurisdiction of the act over the project is derived.

6. A general description of the proposed project that includes the proposed use or uses and the activities necessary to accomplish the project.

7. A general description of the property as it now exists including its physical characteristics and improvements and structures.

8. A general description of the vicinity of the proposed project including identification of the adjacent uses, structures and improvements, intensity of development and physical characteristics.

9. A site development plan consisting of maps and elevation drawings, drawn to an appropriate scale to depict clearly all required information, photographs and text which shall include:

a. The boundary of the parcel(s) of land upon which the development is proposed.

b. The ordinary high water mark of all water bodies located adjacent to or within the boundary of the project. This may be an approximate location provided, that for any development where a determination of consistency with the applicable regulations requires a precise location of the ordinary high water mark the mark shall be located precisely and the biological and hydrological basis for the location as indicated on the plans shall be included in the development plan. Where the ordinary high water mark is neither adjacent to or within the boundary of the project, the plan shall indicate the distance and direction to the nearest ordinary high water mark of a shoreline.

- c. Existing and proposed land contours. The contours shall be at intervals sufficient to accurately determine the existing character of the property and the extent of proposed change to the land that is necessary for the development. Areas within the boundary that will not be altered by the development may be indicated as such and contours approximated for that area.
- d. A delineation of all wetland areas that will be altered or used as a part of the development.
- e. A general indication of the character of vegetation found on the site.
- f. The dimensions and locations of all existing and proposed structures and improvements including but not limited to; buildings, paved or graveled areas, roads, utilities, septic tanks and drainfields, material stockpiles or surcharge, and stormwater management facilities.
- g. Where applicable, a landscaping plan for the project.
- h. Where applicable, plans for development of areas on or off the site as mitigation for impacts associated with the proposed project shall be included and contain information consistent with the requirements of this section.
- i. Quantity, source and composition of any fill material that is placed on the site whether temporary or permanent.
- j. Quantity, composition and destination of any excavated or dredged material.
- k. A vicinity map showing the relationship of the property and proposed development or use to roads, utilities, existing developments and uses on adjacent properties.
- l. Where applicable, a depiction of the impacts to views from existing residential uses and public areas.
- m. On all variance applications the plans shall clearly indicate where development could occur without approval of a variance, the physical features and circumstances on the property that provide a basis for the request, and the location of adjacent structures and uses.

Review Criteria for All Development

A. No authorization to undertake use or development on shorelines of the state shall be granted by the local government unless upon review the use or development is determined to be consistent with the policy and provisions of the Shoreline Management Act and the master program.

B. No permit shall be issued for any new or expanded building or structure of more than thirty-five feet above average grade level on shorelines of the state that will obstruct the view of a substantial number of residences on areas adjoining such shorelines except where a master program does not prohibit the same and then only when overriding considerations of the public interest will be served.

Review Criteria for Substantial Development Permits

A. A substantial development permit shall be granted only when the development proposed is consistent with:

1. The policies and procedures of the Shoreline Management Act;
2. The provisions of this regulation; and

3. The applicable master program adopted or approved for the area. Provided, that where no master program has been approved for an area, the development shall be reviewed for consistency with the provisions of chapter WAC 173-26, and to the extent feasible, any draft or approved master program which can be reasonably ascertained as representing the policy of the local government.

B. Local government may attach conditions to the approval of permits as necessary to assure consistency of the project with the act and the local master program.

Variances and Conditional Use Permits

The Shoreline Management Act states that Master Programs shall contain provisions covering variances and conditional uses that are consistent with WAC 173-27. These provisions should be applied in a manner which, while protecting the environment, will assure that a person will be able to use his/her property in a fair and equitable manner.

A. Variances:

The purpose of a variance is strictly limited to granting relief to specific bulk dimensional, or performance standards set forth in the Master Program, and where there

are extraordinary or unique circumstances relating to the property such that the strict implementation of the Master Program would impose unnecessary hardships on the applicant or thwart the SMA policies as stated in RCW 90.58.020.

Construction pursuant to this permit shall not begin nor can construction be authorized except as provided in RCW 90.58.020. In all instances, extraordinary circumstances shall be shown and the public interest shall suffer no substantial detrimental effect.

1. Application: An application for a Shoreline variance shall be submitted on a form provided by the City accompanied by maps, completed environmental checklist, applicable fees, and any other information specified in this Master Program or requested by the Administrator. An applicant for a substantial development permit who wishes to request a variance shall submit the variance application and the substantial development permit application simultaneously.

2. Criteria for Granting Variances: Variances for development that will be located landward of the ordinary high water mark and landward of any wetland may be authorized provided the applicant can demonstrate consistency with the following variance criteria as listed in WAC 173-27-170:

- a. That the strict application of the bulk, dimensional, or performance standards set forth in the Master Program precludes, or significantly interferes with, reasonable use of the property.
- b. That the hardship described above is specifically related to the property, and is the result of unique conditions such as irregular lot shape, size, or natural features and the application of the Master Program and not, for example, from deed restrictions or the applicant's own actions.
- c. That the design of the project is compatible with other permitted activities within the area and with uses planned for the area under the Comprehensive Plan and Master Program and will not cause adverse impacts to the shoreline environment.
- d. That the variance will not constitute a grant of special privilege not enjoyed by the other properties in the area.
- e. That the variance requested is the minimum necessary to afford relief.
- f. That the public interest will suffer no substantial detrimental effect.

3. Variances for a development and/or uses that will be located waterward of the ordinary high water mark or within any wetland may be authorized provided the applicant can demonstrate all of the following:

- a. That the strict application of the bulk, dimensional, or performance standards set forth in the Master Program precludes all reasonable use of the property.
- b. That the proposal is consistent with the criteria established under subsection (2)(a) through (f) of this section.
- c. That the public rights of navigation and use of the shorelines will not be adversely affected.

4. In the granting of all variances, consideration shall be given to the cumulative impact of additional requests for like actions in the area. For example, if variances were granted to other developments and/or uses in the area where similar circumstances exist, the total of the variances shall also remain consistent with the policies of RCW 90.58.020 and shall not cause substantial adverse effects to the shoreline environment.

5. Variances from the use regulations of the Master Program are prohibited.

B. Conditional Uses:

The purpose of a conditional use permit is to provide a system within the Master Program which allows flexibility in the application of use regulations in a manner consistent with the policies of RCW 90.58.020. In authorizing a conditional use, special conditions may be attached to the permit by the City of SeaTac or the Department of Ecology to prevent undesirable effects of the proposed use and/or to assure consistency of the project with the Act and the Master Program. Uses that are specifically prohibited by this Master Program may not be authorized with the approval of a conditional use permit.

1. Criteria for Granting Shoreline Conditional Use Permits. Uses which are classified or set forth as conditional uses in the Master Program may be authorized, provided the applicant demonstrate all of the following conditional use criteria as listed in WAC 173-27-160:

- a. That the proposed use is consistent with the policies of RCW 90.58.020 and the Master Program;

- b. That the proposed use will not interfere with the normal public use of public shorelines;
- c. That the proposed use of the site and design of the project is compatible with other authorized uses within the area and with uses planned for the area under the Comprehensive Plan and this Master Program;
- d. That the proposed use will cause no significant adverse effects to the shoreline environment in which it is to be located; and
- e. That the public interest suffers no substantial detrimental effect.

2. In the granting of all conditional use permits, consideration shall be given to the cumulative impact of additional requests for like actions in the area. For example, if conditional use permits were granted for other developments in the area where similar circumstances exist, the total of the conditional uses shall also remain consistent with the policies of RCW 90.58.020 and shall not produce substantial adverse effects to the shoreline environment.

3. Other uses which are not classified or set forth in this Master Program may be authorized as conditional uses provided the applicant can demonstrate consistency with the requirements of this section and the requirements for conditional uses contained in the Master Program.

4. Uses which are specifically prohibited by the Master Program may not be authorized.

Time Requirements of Permit

A. The time requirements of this section shall apply to all substantial development permits and to any development authorized pursuant to a variance or conditional use permit authorized by this chapter. Upon a finding of good cause, based on the requirements and circumstances of the project proposed and consistent with the policy and provisions of the master program and this chapter, local government may adopt different time limits from those set forth in subsections (B) and (C) of this section as a part of action on a substantial development permit.

B. Construction activities shall be commenced or, where no construction activities are involved, the use or activity shall be commenced within two years of the effective

date of a substantial development permit. However, local government may authorize a single extension for a period not to exceed one year based on reasonable factors, if a request for extension has been filed before the expiration date and notice of the proposed extension is given to parties of record on the substantial development permit and to the department.

C. Authorization to conduct development activities shall terminate five years after the effective date of a substantial development permit. However, local government may authorize a single extension for a period not to exceed one year based on reasonable factors, if a request for extension has been filed before the expiration date and notice of the proposed extension is given to parties of record and to the department.

D. The effective date of a substantial development permit shall be the date of filing as provided in RCW 90.58.140(6). The permit time periods in RCW 90.58.140 subsections (B) and (C) do not include the time during which a use or activity was not actually pursued due to the pendency of administrative appeals or legal actions or due to the need to obtain any other government permits and approvals for the development that authorize the development to proceed, including all reasonably related administrative or legal actions on any such permits or approvals.

E. Revisions to permits under WAC 173-27-100 may be authorized after original permit authorization has expired: Provided, That this procedure shall not be used to extend the original permit time requirements or to authorize substantial development after the time limits of the original permit.

F. Local government shall notify the department in writing of any change to the effective date of a permit, as authorized by this section, with an explanation of the basis for approval of the change. Any change to the time limits of a permit other than those authorized by RCW 90.58.143 as amended shall require a new permit application

Nonconforming Use and Development Standards

A. "Nonconforming use or development" means a shoreline use or development which was lawfully constructed or established prior to the effective date of the Act or this Master Program, or amendments thereto, but which does not conform to present regulations or standards of this Master Program. In such cases, the following standards shall apply:

1. Structures that were legally established and are used for a conforming use, but which are nonconforming with regard to setbacks, buffers or yards; area; bulk; height or density may be maintained and repaired and may be enlarged or expanded provided that said enlargement does not increase the extent of nonconformity by further encroaching upon or extending into areas where construction or use would not be allowed for new development or uses.
2. Uses and developments that were legally established and are nonconforming with regard to the use regulations of the Master Program may continue as legal nonconforming uses. Such uses shall not be enlarged or expanded.
3. A use which is listed as a conditional use, but which existed prior to adoption of the Master Program or any relevant amendment and for which a conditional use permit has not been obtained, shall be considered a nonconforming use. A use which is listed as a conditional use, but which existed prior to the applicability of the Master Program to the site and for which a conditional use permit has not been obtained, shall be considered a nonconforming use.
4. A structure for which a variance has been issued shall be considered a legal nonconforming structure and the requirements of this section shall apply as they apply to preexisting nonconformities.
5. A structure which is being or has been used for a nonconforming use may be used for a different nonconforming use only upon the approval of a conditional use permit. A conditional use permit may be approved only upon a finding that:
 - a. No reasonable alternative conforming use is practical; and
 - b. The proposed use will be at least as consistent with the policies and provisions of the act and the master program and as compatible with the uses in the area as the preexisting use.
 - c. In addition such conditions may be attached to the permit as are deemed necessary to assure compliance with the above findings, the requirements of the Master Program and the Shoreline Management Act and to assure that the use will not become a nuisance or a hazard.
 - i. A nonconforming structure which is moved any distance must be brought into conformance with the Master Program and the Act;

ii. Modification or addition to a nonconforming structure shall not increase the building footprint lying within the above described setback area.

iii. If a nonconforming structure is intentionally modified and the cost of the proposed development exceeds fifty (50) percent of the fair market value of the replacement cost of the original structure, it shall be required to meet all applicable standards in the SMP.

iv. If a nonconforming structure is unintentionally damaged to an extent not exceeding seventy-five (75) percent of the fair market value of the replacement cost of the original structure, it may be reconstructed to those configurations existing immediately prior to the time the structure was damaged, provided that application is made for the permits necessary to restore the structure within six months of the date the damage occurred, all permits are obtained and the restoration is completed within two years of permit issuance.

6. A nonconforming use may be re-established as a nonconformance, except that any nonconforming use that is discontinued for a period of six (6) continuous months shall not be re-established. Any nonconforming use of a building which is discontinued for a total of one (1) year (twelve (12) months) over a three (3) year period shall not be allowed to continue as the nonconforming use.

7. An undeveloped lot, tract, parcel, site, or division of land located landward of the ordinary high water mark which was established prior to the effective date of the Act or the Master Program, but which does not conform to the present lot size standards, may be developed if permitted by other land use regulations of the local government and so long as such development conforms to all other requirements of the Master Program and the Act.

Appeal to the State Shoreline Hearings Board

A. Any person aggrieved by the granting or denying of a substantial development permit, variance, or conditional use permit, the upholding of an exemption appeal, or by the rescinding of a permit pursuant to the provisions of this Master Program, may seek review from the State of Washington Shorelines Hearing Board by filing a request for the same within twenty-one (21) days of receipt of the final order and by concurrently filing copies of such request with the Department of Ecology and the Attorney General's office. State Hearings Board regulations are provided in RCW 90.58.180 and

Chapter 461-08 WAC. A copy of such appeal notice shall also be filed with the City of SeaTac City Clerk.

Enforcement and Penalties

A. All provisions of this Master Program shall be enforced by the Shoreline Administrator and/or his designated representative. The enforcement procedures and penalties contained in WAC Chapter 173-27 and RCW Chapter 90.58 are hereby incorporated by reference.

Master Program Review

A. This Master Program shall be periodically reviewed and amendments shall be made as are necessary to reflect changing local circumstances, new information or improved data, and changes in State statutes and regulations.

B. The City's established permit tracking system, aerial photos, reviewing of other available data, and field observations as feasible shall be used to periodically evaluate the effectiveness of the Shoreline Master Program in achieving no net loss of shoreline ecological functions with respect to both permitting and exemptions.

C. As part of the required SMP update, an evaluation report assessing the effectiveness of the SMP in achieving no net loss shall be prepared and considered in determining whether policies and regulations are adequate in achieving this requirement.

D. The SMP review and update process shall be consistent with the requirements of WAC 173-26 or its successor and shall include a local citizen involvement effort and public hearing to obtain the views and comments of the public.

Amendments to the Master Program

A. Any of the provisions of this Master Program may be amended as provided for in RCW 90.58.120 and .200 and Chapter 173-26 WAC. Any amendments shall also be subject to the procedures in SMC 16A.21.

B. Amendments or revisions to the Master Program, as provided by law, do not become effective until approved by the Department of Ecology.

Severability

A. If any provisions of this Master Program, or its application to any person or legal entity or parcel of land or circumstances, are held invalid, the remainder of the Master Program, or the application of the provisions to other persons or legal entities or parcels of land or circumstances, shall not be affected.

Conflict of Provisions

A. Should a conflict occur between the provisions of this SMP or between this SMP and the laws, regulations, codes or rules promulgated by any other authority having jurisdiction within the City, the most restrictive requirement shall be applied, except when constrained by federal or state law, or where specifically provided otherwise in this SMP.

Exhibit B

SeaTac Municipal Code Title 18 – Shoreline Management Code

TITLE 18

SHORELINE MANAGEMENT CODE

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Part I. Goals

18.100 Purpose:

A. The purposes of this Master Program are:

1. To carry out the responsibilities imposed on the City of SeaTac by the Washington State Shoreline Management Act (RCW 90.58).
2. To promote the public health, safety, and general welfare, by providing a guide and regulation for the future development of the shoreline resources of the City of SeaTac.
3. To adopt, the policies of RCW 90.58, and the goals of this Master Program, both which hereafter follow.
4. To comply with the Shoreline Master Program Guidelines (WAC Chapter 173-26), including a particular focus on including regulations and mitigation standards to ensure that development under the Shoreline Master Program will not cause a net loss of ecological functions.

18.105 Authority and Application

A. The provisions of this title shall apply to all parcels surrounding Angle Lake from the ordinary high water mark (OHWM) to two (200) hundred feet landward.

B. No development shall be undertaken by any person on the shorelines of the state (Angle Lake) unless such development is consistent with the provisions of this title and the goals and policies of the shoreline master program.

C. Development prohibited by this title but permitted elsewhere within the City is prohibited only with the shorelines of the state (Angle Lake).

Part II. Definitions

18.200 Definitions

The following definitions apply to this Title 18:

Accessory use or accessory structure

Any subordinate use, structure, or building or portion of a building located on the same lot as the main use or building to which it is accessory.

Accretion

The growth of a beach by the addition of material transported by wind and/or water. Included are such shoreforms as barrier beaches, points, spits, and hooks.

Act

The Shoreline Management Act (Chapter 90.58 RCW and WAC Chapter 173-27).

Adjacent lands

Lands adjacent to the shorelines of the state (outside of shoreline jurisdiction). The SMA directs local governments to develop land use controls (i.e. zoning, comprehensive planning) for such lands consistent with the policies of the SMA, related rules and the local shoreline master program (see Chapter 90.58.340 RCW).

Administrator

The City Planning and Community Development Director or his/her designee, charged with the responsibility of administering the shoreline master program.

Agriculture - The cultivation of the soil, production of crops, and/or raising of livestock, including incidental preparation of these products for human use. In all cases, the use of agriculture related terms shall be consistent with the specific meanings provided in WAC 173-26-020.

AKART

An acronym for "all known, available, and reasonable methods of prevention, control, and treatment" (WAC 173-201A-020). AKART shall represent the most current methodology that can be reasonably required for preventing, controlling, or abating the pollutants associated with a discharge. The concept of AKART applies to both point and nonpoint sources of pollution.

Anadromous fish

Species, such as salmon, which are born in fresh water, spend a large part of their lives in the sea, and return to freshwater rivers and streams to procreate.

Appurtenance

A structure or development which is necessarily connected to the use and enjoyment of a single family residence and is located landward of the ordinary high water mark and also of the perimeter of any wetland. (On a statewide basis, normal appurtenances include a garage, deck, driveway, utilities, fences, installation of a septic tank and drainfield, and grading which does not exceed two hundred fifty cubic yards (250) [except to construct a conventional drainfield] and which does not involve placement of fill in any wetland or waterward of the ordinary high water mark) (see WAC 173-27-040(2)(g)).

Aquaculture

The commercial cultivation of fish, shellfish, and/or other aquatic animals or plants including the incidental preparation of these products for human use.

Aquascreens

A fiberglass screen used as a bottom barrier to limit and/or control aquatic plant growth. The screen is typically anchored to an area of the lake bottom and functions as a physical barrier to prevent plants from growing on the lake bottom.

Archaeological

Having to do with the scientific study of material remains of past human life and activities.

Architectural Standards

Rules, regulations, or guidelines relating to the design, size, configuration or location of buildings and structures including setbacks, height, and bulk restrictions. It may include other structural design or configuration conditions required as part of a variance or conditional use permit intended to improve the compatibility between adjacent structures, activities, or uses.

Associated Wetlands

Those wetlands that are in proximity to and either influence, or are influenced by tidal waters or a lake or stream subject to the Shoreline Management Act. Refer to WAC 173-27-030(1).

Average grade level

The average of the natural or existing topography of the portion of the lot, parcel, or tract of real property which will be directly under the proposed building or structure; provided that in case of structures to be built over water, average grade level shall be the elevation of ordinary high water. Calculation of the average grade level shall be made by averaging the elevations at the center of all exterior walls of the proposed building or structure (WAC 173-27-030(3)).

Baseline

The existing shoreline condition, in terms of both ecological function and shoreline use, established at the time this Shoreline Master Program is approved.

Best available science

Current scientific information used in the process to designate, protect, or restore critical areas, that is derived from a valid scientific process as defined by WAC 365-195-900 through 925.

BMPs

See Best Management Practices.

Beach

The zone of unconsolidated material that is moved by waves, wind and tidal currents, extending landward to the coastline.

Beach enhancement/restoration

Process of restoring a beach to a state more closely resembling a natural beach, using beach feeding, vegetation, drift sills and other nonintrusive means as applicable.

Beach feeding

"Beach feeding" means landfill deposited on land or in the water to be distributed by natural water processes for the purpose of supplementing beach material.

Benthic organism

Organisms that live in or on the bottom of a body of water.

Benthos

Benthos are living organisms associated with the bottom layer of aquatic systems, at the interface of the sediment (or substrate) and overlying water column. Benthos commonly refers to an assemblage of insects, worms, algae, plants and bacteria.

Berm

A linear mound or series of mounds of sand and/or gravel generally paralleling the water at or landward of the line of ordinary high tide. Also, a linear mound used to screen an adjacent activity, such as a parking lot, from transmitting excess noise and glare.

Best Management Practices (BMPs)

BMPs are methods of improving water quality that can have a great effect when applied by numerous individuals. BMPs encompass a variety of behavioral, procedural, and structural measures that reduce the amount of contaminants in stormwater runoff and in receiving waters.

Bioengineering

See Soil bioengineering

Biofiltration system

A stormwater or other drainage treatment system that utilizes as a primary feature the ability of plant life to screen out and metabolize sediment and pollutants. Typically, biofiltration systems are designed to include grassy swales, retention ponds and other vegetative features.

Biota

The animals and plants that live in a particular location or region.

Boat launch or ramp

Graded slopes, slabs, pads, planks, or rails used for launching boats by means of a trailer, hand, or mechanical device.

Boat lift

A mechanical device that can hoist vessels out of the water for storage. These devices are usually located along a pier.

Boat rail or railway

A set of steel rails running from the upland area into the water upon which a cart or dolly can carry a boat to be launched.

Boathouse

A structure designed for storage of vessels located over water. Boathouses should not be confused with "houseboats".

Boating Facility

A public moorage structure or a private moorage structure serving more than four residences.

Bog

A wet, spongy, poorly drained area which is usually rich in very specialized plants, contains a high percentage of organic remnants and residues and frequently is associated with a spring, seepage area, or other subsurface water source. A bog sometimes represents the final stage of the

natural process of eutrophication by which lakes and other bodies of water are very slowly transformed into land areas.

Breakwater

An off-shore structure generally built parallel to the shore that may or may not be connected to land. Its primary purpose is to protect a harbor, moorage, or navigational activity from wave and wind action by creating a still-water area along the shore. A secondary purpose is to protect the shoreline from wave-caused erosion.

Bulkhead

Means a vertical or nearly vertical erosion protection structure placed parallel to the shoreline consisting of concrete, timber, steel, rock, or other permanent material not readily subject to erosion.

CERCLA

Comprehensive Environmental Response, Compensation, and Liability Act ("Superfund"); 1986 amendments are known as Superfund Amendments and Reauthorization Act or SARA.

CFR

Code of Federal Regulations.

CZMP

Coastal Zone Management Plan.

Certified engineer/biologist

See Professional engineer and Professional biologist.

Clean Water Act

The primary federal law providing water pollution prevention and control; previously known as the Federal Water Pollution Control Act. See 33 USC 1251 et seq.

City

The City of SeaTac.

Clearing

The destruction or removal of vegetation ground cover, shrubs and trees including, but not limited to, root material removal and/or topsoil removal.

Commercial

Uses and facilities that are involved in wholesale or retail trade or business activities.

Comprehensive Plan

Comprehensive plan means the document, including maps adopted by the city council that outlines the City's goals and policies relating to management of growth, and prepared in accordance with RCW 36.70A. The term also includes adopted subarea plans prepared in accordance with RCW 36.70A.

Conditional Use

A use, development, or substantial development that is classified as a conditional use or is not classified within the applicable master program. Refer to WAC 173-27-030(4).

Conservation Easement

A legal agreement that the property owner enters into to restrict uses of the land. Such restrictions can include, but are not limited to, passive recreation uses such as trails or scientific uses and fences or other barriers to protect habitat. The easement is recorded on a property deed, runs with the land, and is legally binding on all present and future owners of the property, therefore, providing permanent or long-term protection.

Covered moorage

Boat moorage, with or without walls, that has a roof to protect the vessel.

Cumulative Impact

The impact on the environment which results from the incremental impact of the action when added to other past, present, and reasonably foreseeable future actions regardless of what agency or person undertakes such other actions. Cumulative impacts can result from individually minor but collectively significant actions taking place over a period of time.

DNS

Determination of Nonsignificance, under SEPA.

Degrade

To scale down in desirability or salability, to impair in respect to some physical property or to reduce in structure or function.

Development

A use consisting of the construction or exterior alteration of structures; dredging; drilling; dumping; filling; removal of any sand, gravel, or minerals; bulkheading; driving of piling; placing of obstructions; or any project of a permanent or temporary nature which interferes with

the normal public use of the surface of the waters of the state subject to Chapter 90.58 RCW at any state of water level (RCW 90.58.030(3d)).

Dock

A floating moorage structure.

Downdrift

The direction of movement of beach materials.

Dredge spoil

The material removed by dredging. Same as Dredge Material.

Dredging

Excavation or displacement of the bottom or shoreline of a water body. Dredging can be accomplished with mechanical or hydraulic machines. Most dredging is done to maintain channel depths or berths for navigational purposes; other dredging is for cleanup of polluted sediments.

Dwelling unit

A single unit providing complete, independent living facilities for one or more persons, not to exceed one family, and which includes permanent provisions for living, sleeping, eating, cooking and sanitation.

EIS

Environmental Impact Statement.

Ecological Functions

The work performed or the role played by the physical, chemical, and biological processes that contribute to the maintenance of the aquatic and terrestrial environments that constitute the shoreline's natural ecosystem.

Ecosystem-wide Processes

The suite of naturally occurring physical and geologic processes of erosion, transport, and deposition; and specific chemical processes that shape landforms within a specific shoreline ecosystem and determine both the types of habitat and the associated ecological functions.

Ecology (WDOE)

The Washington State Department of Ecology.

EII

Terminal section of a pier which typically extends perpendicular to the pier walkway. These sections can be either on fixed-piles or floating docks and are typically wider than the pier walkway.

Emergency

An unanticipated and imminent threat to public health, safety, or the environment which requires immediate action within a time too short to allow full compliance with the master program. Emergency construction is construed narrowly as that which is necessary to protect property from the elements (RCW 90.58.030(3)(e)(iii) and WAC 173-27-040(2)(d)).

Endangered Species Act (ESA)

A federal law intended to protect any fish or wildlife species that are threatened with extinction throughout all or a significant portion of its range.

Enhancement

Alteration of an existing resource to improve or increase its characteristics and processes without degrading other existing functions. Enhancements are to be distinguished from resource creation or restoration projects.

Environmental Impacts

The effects or consequences of actions on the natural and built environments. Environmental impacts include effects upon the elements of the environment listed in the State Environmental Policy Act (SEPA). Refer to WAC 197-11-600 and WAC 197-11-444.

Environmentally Sensitive Areas Ordinance 03-1037, SeaTac

This ordinance provides the goals, policies, and implementing regulations for protecting the designated critical areas of SeaTac. The ordinance addresses environmentally sensitive area development controls; measures important for protecting and preserving these resources; preventing or mitigating cumulative adverse environmental impacts to critical areas; and serves to alert the public to the development limitations of critical areas.

Environments, (Shoreline Environment)

Designations given specific shoreline areas based on the existing development pattern, the biophysical capabilities and limitations, and the goals and aspirations of local citizenry, as part of a Master Program.

Erosion

The wearing away of land by the action of natural forces.

Excavated moorage slip

A boat mooring location that is man-made in that it requires dredging or excavation of excess sediment to afford access. Such slips may often involve dredging of the lake bottom waterward of the OHWM, or may include excavating a segment of the existing shoreline to enable moorage of a boat.

Excavation

Excavation is the artificial movement of earth materials.

Exemption

Certain specific developments are exempt from the definition of substantial developments and are therefore exempt from the substantial development permit process of the SMA. An activity that is exempt from the substantial development provisions of the SMA must still be carried out in compliance with policies and standards of the Act and the local master program. Conditional use and/or variance permits may also still be required even though the activity does not need a substantial development permit (WAC 172-27-040). For a complete list of exemptions, see Chapter 8.

Fair market value

"Fair market value" of a development is the open market bid price for conducting the work, using the equipment and facilities, and purchase of the goods, services and materials necessary to accomplish the development. This would normally equate to the cost of hiring a contractor to undertake the development from start to finish, including the cost of labor, materials, equipment and facility usage, transportation and contractor overhead and profit. The fair market value of the development shall include the fair market value of any donated, contributed or found labor, equipment or materials (WAC 173-27-030(8)).

Fill

The addition of soil, sand, rock, gravel, sediment, earth retaining structure, or other material to an area waterward of the OHWM, in wetland, or on shorelands in a manner that raises the elevation or creates dry land.

Finger Pier

A narrow extension to a fixed-pile pier, usually extending perpendicular to the pier walkway along with an ell to form an enclosed area for boat moorage.

Float

A floating structure that is moored, anchored, or otherwise secured in the water offshore and that may be associated with a fixed-pile pier, or may be a stand alone structure, such as platforms used for swimming and diving.

Floating Dock

A fixed structure floating upon a water body for the majority of its length and connected to shore.

Floating home

A structure designed and operated substantially as a permanently based over water residence. Floating homes are not vessels and lack adequate self-propulsion and steering equipment to operate as a vessel. They are typically served by permanent utilities and semi-permanent anchorage/moorage facilities.

Floodplain

Synonymous with 100-year floodplain. The land area susceptible to being inundated by stream derived waters with a 1 percent chance of being equaled or exceeded in any given year. The limits of this area are based on flood regulation ordinance maps or a reasonable method that meets the objectives of the SMA (WAC 173-22-030(2)).

Floodway

Means the area, as identified in a master program, that either: (i) has been established in federal emergency management agency flood insurance rate maps or floodway maps; or (ii) consists of those portions of the area of a river valley lying streamward from the outer limits of a watercourse upon which flood waters are carried during periods of flooding that occur with reasonable regularity, although not necessarily annually, said floodway being identified, under normal condition, by changes in surface soil conditions or changes in types or quality of vegetative ground cover condition, topography, or other indicators of flooding that occurs with reasonable regularity, although not necessarily annually. Regardless of the method used to identify the floodway, the floodway shall not include those lands that can reasonably be expected to be protected from flood waters by flood control devices maintained by or maintained under license from the federal government, the state, or a political subdivision of the state.

Geotechnical Report or Geotechnical Analysis

A scientific study or evaluation conducted by a qualified expert that includes a description of the ground and surface hydrology and geology, the affected land form and its susceptibility to mass wasting, erosion, and other geologic hazards or processes, conclusions and recommendations regarding the effect of the proposed development on geologic conditions, the adequacy of the site to be developed, the impacts of the proposed development, alternative approaches to the proposed development, and measures to mitigate potential site-specific and cumulative geological and hydrological impacts of the proposed development, including the potential adverse impacts to adjacent and down-current properties. Geotechnical reports shall conform to accepted technical standards and must be prepared by qualified professional engineers or geologists who have professional expertise about the regional and local shoreline geology and processes.

Grading

The physical manipulation of the earth's surface and/or drainage pattern in preparation for an intended use or activity.

Grassy swale

A vegetated drainage channel that is designed to remove various pollutants from storm water runoff through biofiltration.

Groin

A barrier-type structure extending from, and usually perpendicular to, the backshore into a water body. Its purpose is to protect a shoreline and adjacent upland by influencing the movement of water and/or deposition of materials. This is accomplished by building or preserving an accretion beach on its updrift side by trapping littoral drift. A groin is relatively narrow in width but varies greatly in length. A groin is sometimes built in a series as a system and may be permeable or impermeable, high or low, and fixed or adjustable.

HPA

Hydraulic Project Approval - The permit issued by the Washington State Departments of Fisheries or Wildlife pursuant to the State Hydraulic Code Chapter 75.20.100-140 RCW.

Habitat

The place or type of site where a plant or animal naturally or normally lives and grows.

Hearing Examiner

The Hearing Examiner of the City of SeaTac.

Height

The distance measured from the average grade level to the highest point of a structure: provided, that television antennas, chimneys and similar appurtenances shall not be used in calculating height, except where it obstructs the view of a substantial number of residences on areas adjoining such shorelines: provided further, that temporary construction equipment is excluded in this calculation (WAC 173-27-030(9)).

Heliport

Any landing area or other facility owned and operated, and which is designed, used or intended to be used by private aircraft for landing or taking off of aircraft, including all associated or necessary buildings and open spaces.

Hoist

A device used for lifting or lowering a load by means of a drum or lift-wheel around which rope or chain wraps. It may be manually operated, electrically or pneumatically driven and may use chain, fiber or wire rope as its lifting medium.

Houseboat

A vessel, principally used as an over water residence. Houseboats are licensed and designed for use as a mobile structure with detachable utilities or facilities, anchoring and the presence of adequate self-propulsion and steering equipment to operate as a vessel. Principal use as an overwater residence means occupancy in a single location, for a period exceeding two months in any one calendar year. This definition includes liveaboard vessels.

Hydric soils

Generally, soils which are, or have had a history of being, wet long enough to periodically produce anaerobic conditions, thereby influencing the growth of plants (WAC 173-22-030(5)).

Hydrophytes

Those plants capable of growing in water or on a substrate that is at least periodically deficient in oxygen as a result of excessive water content (WAC 173-22-030(5)).

Impervious surface

Any nonvertical surface artificially covered or hardened so as to prevent or impede the percolation of water into the soil mantle including, but not limited to, roof tops, swimming pools, paved or graveled roads and walkways or parking areas, but excluding landscaping and surface water retention/detention facilities.

In-kind replacement

To replace wetlands, habitat, biota or other organisms with substitute flora or fauna whose characteristics closely match those destroyed, displaced or degraded by an activity.

Interested party

Synonymous with "party of record", all persons, agencies or organizations who have submitted written comments in response to a notice of application; made oral comments in a formal public hearing conducted on the application; or notified local government of their desire to receive a copy of the final decision on a permit and who have provided an address for delivery of such notice by mail (WAC 173-27-030(12)).

Lacustrine (also lacustrian)

Of, on, or pertaining to lakes.

Lake

A body of standing water in a depression of land or expanded part of a river, including reservoirs, of twenty (20) acres or greater in total area. A lake is bounded by the ordinary high water mark or, where a stream enters a lake, the extension of the elevation of the lake's ordinary high water mark within the stream (RCW 90.58.030(1d); WAC 173-20-030; WAC 173-22-030(4)).

Landfill

The creation of, or addition to, a dry upland area (landward of the OHWM) by the addition of rock, soil, gravels and earth or other material. Does not include solid or hazardous waste.

Landscaping

Vegetation ground cover including shrubs, trees, flower beds, grass, ivy and other similar plants and including tree bark and other materials which aid vegetative growth and maintenance.

Launching rail

See also Boat launch or ramp and Boat railway.

Launching ramp

See also Boat launch or ramp and Boat railway.

Littoral

Living on, or occurring on, the shore.

Littoral drift

The mud, sand, or gravel material moved parallel to the shoreline in the nearshore zone by waves and currents.

Mitigation or Mitigation Sequencing

The process of avoiding, reducing, or compensating for the environmental impact(s) of a proposal. See WAC 197-11-768 and WAC 173-26-020 (30). Mitigation or mitigation sequencing means the following sequence of steps listed in order of priority, with (a) of this subsection being top priority:

- a) Avoiding the impact all together by not taking a certain action or parts of an action;
- b) Minimizing impacts by limiting the degree or magnitude of the action and its implementation by using appropriate technology or by taking affirmative steps to avoid or reduce impacts;
- c) Rectifying the impact by repairing, rehabilitating, or restoring the affected environment;

- d) Reducing or eliminating the impact over time by preservation and maintenance operations;
- e) Compensating for the impact by replacing, enhancing, or providing substitute resources or environments; and
- f) Monitoring the impact and the compensation projects and taking appropriate corrective measures.

Moorage

Any device or structure used to secure a vessel for temporary anchorage, but which is not attached to the vessel (such as a pier or buoy).

Moorage Piles

Structural members that are driven into the lake bed to serve as a stationary moorage point. They are typically used for moorage of small boats in the absence of, or instead of, a dock or pier. In some cases, moorage piles may be associated with a dock or pier.

Mooring buoy

A floating object anchored to the bottom of a water body that provides tie up capabilities for vessels.

Multifamily dwelling (or residence)

A building containing two or more dwelling units, including but not limited to duplexes, apartments and condominiums.

NEPA

National Environmental Policy Act - NEPA requires federal agencies to consider environmental factors when making decisions, especially for development proposals of a significant scale. As part of the NEPA process, EISs are prepared and public comment is solicited.

Native plants

These are plants that occur naturally, and that distribute and reproduce without aid. Native plants in western Washington are those that existed prior to intensive settlement that began in the 1850s.

Natural riparian habitat corridor

The streamside environment designed and maintained primarily for fisheries and wildlife habitat, water quality improvements and secondarily for flood control works.

NFIP

National Flood Insurance Program.

NOAA

National Oceanic and Atmospheric Administration.

Nonconforming use or development

A shoreline use or structure which was lawfully constructed or established prior to the effective date of the applicable SMA/SMP provision, and which no longer conforms to the applicable shoreline provisions (WAC 173-27-080).

Normal maintenance

Those usual acts to prevent a decline, lapse, or cessation from a lawfully established condition (WAC 173-27-040(2b)). See also Normal repair.

Normal protective bulkhead

Includes those structural and nonstructural developments installed at or near, and parallel to, the ordinary high water mark for the sole purpose of protecting an existing single-family residence and appurtenant structures from loss or damage by erosion. A normal protective bulkhead is not exempt if constructed for the purpose of creating dry land (WAC 173-27-040(2)(c)).

Normal repair

To restore a development to a state comparable to its original condition within a reasonable period after decay or partial destruction except where repair involves total replacement which is not common practice or causes substantial adverse effects to the shoreline resource or environment (WAC 173-27-040(2b)). See also Normal maintenance.

OHW, Ordinary High Water Mark

That mark that will be found by examining the bed and banks and ascertaining where the presence and action of waters are so common and usual, and so long continued in all ordinary years, as to mark upon the soil a character distinct from that of the abutting upland, in respect to

vegetation as that condition exists on June 1, 1971, as it may naturally change thereafter, or as it may change thereafter in accordance with permits issued by a local government or the department: provided, that in any area where the ordinary high water mark cannot be found, the ordinary high water mark adjoining fresh water shall be the line of mean high water. See RCW 90.58.030(2)(b) and WAC 173-22-030(11).

Off-site replacement

To replace wetlands or other shoreline environmental resources away from the site on which a resource has been impacted by a regulated activity.

Oil separator

Specialized catch basins that are designed to trap oil and other materials lighter than water in the basin while allowing the water to escape through the drainage system. Commonly employed in parking lots and streets.

On-site replacement

To replace wetlands or other shoreline environmental resources at or adjacent to the site on which a resource has been impacted by a regulated activity.

Overwater structure

Any device or structure projecting over the ordinary high water mark, including, but not limited to piers, docks, floats, and moorage.

Permit (or Shoreline Permit)

Any substantial development, variance or conditional use permit, or revision, or any combination thereof, authorized by the Act. Refer to WAC 173-27-030(13).

Pier

A fixed, pile-supported moorage structure.

Practicable alternative

An alternative that is available and capable of being carried out after taking into consideration short-term and long-term cost, options of project scale and phasing, existing technology and logistics in light of overall project purposes.

Priority Habitat

A habitat type with unique or significant value to one or more species. An area classified and mapped as priority habitat must have one or more of the following attributes:

- Comparatively high fish or wildlife density;

- Comparatively high fish or wildlife species diversity;
- Fish spawning habitat;
- Important wildlife habitat;
- Important fish or wildlife seasonal range;
- Important fish or wildlife movement corridor;
- Rearing and foraging habitat;
- Important marine mammal haul-out;
- Refugia habitat;
- Limited availability;
- High vulnerability to habitat alteration;
- Unique or dependent species; or
- Shellfish bed.

A priority habitat may be described by a unique vegetation type or by a dominant plant species that is of primary importance to fish and wildlife (such as oak woodlands or eelgrass meadows). A priority habitat may also be described by a successional stage (such as, old growth and mature forests). Alternatively, a priority habitat may consist of a specific habitat element (such as a consolidated marine/estuarine shoreline, talus slopes, caves, snags) of key value to fish and wildlife. A priority habitat may contain priority and/or non-priority fish and wildlife.

Priority Species

Species requiring protective measures and/or management guidelines to ensure their persistence at genetically viable population levels. Priority species are those that meet any of the criteria listed below.

(a) Criterion 1. State-listed or state proposed species. State-listed species are those native fish and wildlife species legally designated as endangered (WAC 232-12-014), threatened (WAC 232-12-011), or sensitive (WAC 232-12-011). State proposed species are those fish and wildlife species that will be reviewed by the department of fish and wildlife (POL-M-6001) for possible listing as endangered, threatened, or sensitive according to the process and criteria defined in WAC 232-12-297.

(b) Criterion 2. Vulnerable aggregations. Vulnerable aggregations include those species or groups of animals susceptible to significant population declines, within a specific area or statewide, by virtue of their inclination to congregate. Examples include heron colonies, seabird concentrations, and marine mammal congregations.

(c) Criterion 3. Species of recreational, commercial, and/or tribal importance. Native and nonnative fish, shellfish, and wildlife species of recreational or commercial importance and recognized species used for tribal ceremonial and subsistence purposes that are vulnerable to habitat loss or degradation.

(d) Criterion 4. Species listed under the federal Endangered Species Act as either proposed, threatened, or endangered.

Professional biologist

A specialist with education and training in the area of natural sciences concerned with the plants and animal life of a region.

Professional engineer

A person who, by reason of his or her special knowledge of the mathematical and physical sciences and the principles and methods of engineering analysis and design, acquired by professional education and practical experience, is qualified to practice engineering and is licensed by the state of Washington or another state.

Properly Functioning Conditions (PFC)

Conditions that create and sustain natural habitat-affecting processes over the full range of environmental variation, and that support productivity at a viable population level of PTE species. PFC indicates a level of performance for a subset of the more broadly defined “ecological functions,” reflecting what is necessary for the recovery of PTE species.

Proposed, Threatened, and Endangered (PTE) Species

Those native species that are proposed to be listed or are listed in rule by the Washington State Department of Fish and Wildlife as threatened or endangered, or that are proposed to be listed as threatened or endangered or that are listed as threatened or endangered under the federal Endangered Species Act.

Public access

Public access is the ability of the general public to reach, touch, and enjoy the water's edge, to travel on the waters of the state, and to view the water and the shoreline from adjacent locations. Refer to WAC 173-26-221(4).

Public interest

The interest shared by the citizens of the state or community at large in the affairs of government, or some interest by which their rights or liabilities are affected such as an effect on public property or on health, safety, or general welfare resulting from a use or development (WAC 173-27-030(14)).

Public use

Public use means to be made available daily to the general public on a first-come, first-served basis, and may not be leased to private parties on any more than a day use basis. Refer to WAC 332-30-106.

RCW

Revised Code of Washington.

RCW 90.58

The Shoreline Management Act of 1971.

Recreational facilities

Facilities such as parks, trails, and pathways, whether public, private or commercial, that provide a means for relaxation, play, or amusement. For the purposes of this Master Program, recreational facilities are divided into two categories:

1. Water-dependent (i.e. – moorage facilities, fishing piers, recreational floats) and
2. Non-water-dependent (i.e. – sports fields, golf courses, and RV camping)

Recreational Float

A floating structure that is moored, anchored, or otherwise secured in the water off-shore and that is generally used for recreational purposes such as swimming and diving.

Residential development

Development which is primarily devoted to or designed for use as a dwelling(s). Residential development includes single family development, multi-family development and the creation of new residential lots through land division.

Restoration

"Restore," "restoration" or "ecological restoration" means the reestablishment or upgrading of impaired ecological shoreline processes or functions. This may be accomplished through measures including, but not limited to, revegetation, removal of intrusive shoreline structures and removal or treatment of toxic materials. Restoration does not imply a requirement for returning the shoreline area to aboriginal or pre-European settlement conditions.

Riparian

Of, on, or pertaining to the banks of a river, stream or lake.

Riprap

A layer, facing, or protective mound of stones placed to prevent erosion, scour, or sloughing of a structure or embankment; also, the stone so used.

Rotovating

An aquatic vegetation harvesting technique that uses rototilling technology to uproot and remove plants.

Runoff

Water that is not absorbed into the soil but rather flows along the ground surface following the topography.

SEPA

See State Environmental Policy Act

SEPA Checklist

A checklist is required of some projects under SEPA to identify the probable significant adverse impacts on the quality of the environment. The checklist will also help to reduce or avoid impacts from a proposal, and help the responsible governmental agency decide whether a full environmental impact statement (EIS) is required (WAC 197-11-960).

SMA

See Shoreline Management Act

SMP

See Shoreline Master Program

Sediment

The fine grained material deposited by water or wind.

Setback

A required open space, specified in shoreline master programs, measured horizontally upland from and perpendicular to the ordinary high water mark.

Shorelands or Shoreland Areas

Those lands extending landward for two hundred feet in all directions as measured on a horizontal plane from the ordinary high water mark; floodways and contiguous flood plain areas landward two hundred feet from such floodways; and all wetlands and river deltas associated with the streams, lakes, and tidal waters which are subject to the provisions of the Shoreline Management Act. Shorelands in the City of SeaTac are limited to those areas within 200 feet of the ordinary high water mark of Angle Lake and any associated wetlands.

Shoreline Administrator

The City of SeaTac Planning and Community Development Director or his/her designee, charged with the responsibility of administering the shoreline master program.

Shoreline environment designations

The categories of shorelines established by local shoreline master programs in order to provide a uniform basis for applying policies and use regulations within distinctively different shoreline areas. See WAC 173-26-211.

Shoreline jurisdiction

The term describing all of the geographic areas covered by the SMA, related rules and the applicable master program. Also, such areas within a specified local government's authority under the SMA. In the City of SeaTac, shoreline jurisdiction includes Angle Lake, those areas within 200 feet of the ordinary high water mark of Angle Lake and any associated wetlands. See definitions of Shorelines, Shorelines of the state, Shorelines of statewide significance, Shorelands, and Wetlands, .

Shoreline Management Act

Chapter 90.58 RCW, as amended. Washington's Shoreline Management Act was passed by the Legislature in 1971 and adopted by the public in a 1972 referendum. The goal of the SMA is to prevent the inherent harm in an uncoordinated and piecemeal development of the state's shorelines.

Shoreline Master Program (SMP)

The comprehensive use plan and related use regulations which are used by local governments to administer and enforce the permit system for shoreline management. Master programs must be developed in accordance with the policies of the SMA, be approved and adopted by the state, and be consistent with the rules (WACs) adopted by Ecology.

Shoreline Modification

Those actions that modify the physical configuration or qualities of the shoreline area, usually through the construction of a physical element such as a dike, breakwater, pier, weir, dredged basin, fill, bulkhead, or other shoreline structure. They can include other actions, such as clearing, grading, or application of chemicals.

Shoreline Permit

A substantial development, conditional use, revision, or variance permit or any combination thereof (WAC 173-27-030(13)).

Shoreline stabilization

Actions taken to address erosion impacts to property and dwellings, businesses, or structures caused by natural processes, such as current, flood, tides, wind or wave action. These actions include structural and nonstructural methods.

Shorelines

All of the water areas of the state, including reservoirs and their associated uplands, together with the lands underlying them, except those areas excluded under RCW 90.58.030(2)(d)..

Shorelines Hearings Board

A state-level quasi-judicial body, created by the SMA, which hears appeals by any aggrieved party on the issuance of a shoreline permit, enforcement penalty and appeals by local government. See RCW 90.58.170; 90.58.180.

Shorelines of statewide significance

A select category of shorelines of the state, defined in RCW 90.58.030(2)(e), where special preservationist policies apply and where greater planning authority is granted by the SMA. Permit review must acknowledge the use priorities for these areas established by the SMA. See RCW 90.58.020.

Shorelines of the state

Shorelines and shorelines of statewide significance.

Should

“Should” means that the particular action is required unless there is a demonstrated, compelling reason, based on policy of the Shoreline Management Act and this Master Program, against taking the action.

Sign

A board or other display containing words and/or symbols used to identify or advertise a place of business or to convey information. Excluded from this definition are signs required by law and the flags of national and state governments.

Single-family residence

A detached dwelling designed for and occupied by one family including those structures and developments within a contiguous ownership which are a normal appurtenance (WAC 173-27-040(2g)).

Solid waste

Solid waste means all garbage, rubbish trash, refuse, debris, scrap, waste materials and discarded materials of all types whatsoever, whether the sources be residential or commercial, exclusive of hazardous wastes, and including any and all source-separated recyclable materials and yard waste.

Soil bioengineering

An applied science that combines structure, biological and ecological concepts to construct living structures that stabilize the soil to control erosion, sedimentation and flooding using live plant materials as a main structural component.

State Environmental Policy Act

SEPA requires state agencies, local governments and other lead agencies to consider environmental factors when making most types of permit decisions, especially for development proposals of a significant scale. As part of the SEPA process, EISs may be required to be prepared and public comments solicited.

Stream

A naturally occurring body of periodic or continuously flowing water where: a) the mean annual flow is greater than twenty cubic feet per second and b) the water is contained within a channel (WAC 173-22-030(8)).

Structure

A permanent or temporary edifice or building, or any piece of work artificially built or composed of parts joined together in some definite manner, whether installed on, above or below the surface of the ground or water, except for vessels (WAC 173-27-030(15)).

Substantial Development

Any development of which the total cost or fair market value exceeds five thousand seven hundred and eighteen dollars (\$5,718), or any development which materially interferes with the normal public use of the water or shorelines of the state. The dollar threshold established in this definition must be adjusted for inflation by the office of financial management every five years, beginning July 1, 2007, based upon changes in the consumer price index during that time period. "Consumer price index" means, for any calendar year, that year's annual average consumer price index, Seattle, Washington area, for urban wage earners and clerical workers, all items, compiled by the Bureau of Labor and Statistics, United States Department of Labor. The office of financial management must calculate the new dollar threshold and transmit it to the office of the code reviser for publication in the *Washington State Register* at least one month before the new dollar threshold is to take effect (RCW 90.58.030(3)(e)). For purposes of determining whether or not a permit is required, the total cost or fair market value shall be based on the value of development that is occurring on shorelines of the state as defined in RCW 90.58.030 (2)(c). The total cost or fair market value of the development shall include the fair market value of any donated,

contributed or found labor, equipment or materials. A list of activities and developments that shall not be considered substantial development is provided in SMC 18.705(D). (WAC 173-27-040(2)).

Terrestrial

Of or relating to land as distinct from air or water.

Upland

Generally described as the dry land area above and landward of the ordinary high water mark.

Utilities

Services and facilities that produce, transmit, store, process or dispose of electric power, gas, water, stormwater, sewage and communications.

Utilities, Accessory

Utilities comprised of small-scale distribution and collection facilities connected directly to development within the shoreline area. Examples include local power, telephone, cable, gas, water, sewer and stormwater service lines.

Utilities, Primary

Utilities comprised of trunk lines or mains that serve neighborhoods, areas and cities. Examples include solid waste handling and disposal sites, water transmission lines, sewage treatment facilities and mains, power generating or transmission facilities, gas storage and transmission facilities and stormwater mains and regional facilities.

Variance

A means to grant relief from the specific bulk, dimensional or performance standards specified in the applicable master program, but not a means to vary a shoreline use. Variance permits must be specifically approved, approved with conditions, or denied by Ecology (See WAC 173-27-170).

WAC

Washington Administrative Code.

Water-dependent use

A use or a portion of a use which can not exist in any other location and is dependent on the water by reason of the intrinsic nature of its operations. Examples of water-dependent uses may include moorage structures (including those associated with residential properties), ship cargo terminal loading areas, ferry and passenger terminals, barge loading facilities, ship building and dry docking, marinas, aquaculture, float plane facilities and sewer outfalls.

Water-enjoyment use

A recreational use or other use that facilitates public access to the shoreline as a primary characteristic of the use; or a use that provides for recreational use or aesthetic enjoyment of the shoreline for a substantial number of people as a general characteristic of the use and which through location, design, and operation ensures the public's ability to enjoy the physical and aesthetic qualities of the shoreline. In order to qualify as a water-enjoyment use, the use must be open to the general public and the shoreline-oriented space within the project must be devoted to the specific aspects of the use that fosters shoreline enjoyment.

Water-oriented use

Refers to any combination of water-dependent, water-related, and/or water enjoyment uses and serves as an all encompassing definition for priority uses under the SMA. Non-water-oriented serves to describe those uses which have little or no relationship to the shoreline and are not considered priority uses under the SMA. Examples include professional offices, automobile sales or repair shops, mini-storage facilities, multifamily residential development, department stores and gas stations.

Water-related use

A use or a portion of a use which is not intrinsically dependent on a waterfront location but whose economic viability is dependent upon a waterfront location because:

1. Of a functional requirement for a waterfront location such as the arrival or shipment of materials by water or the need for large quantities of water or,
2. The use provides a necessary service supportive of the water-dependent commercial activities and the proximity of the use to its customers makes its services less expensive and/or more convenient. Examples include manufacturers of ship parts large enough that transportation becomes a significant factor in the products cost, professional services serving primarily water-dependent activities and storage of water-transported foods. Examples of water-related uses may include warehousing of goods transported by water, seafood processing plants, hydroelectric generating plants, gravel storage when transported by barge, oil refineries where transport is by tanker and log storage.

Water quality

The physical characteristics of water within shoreline jurisdiction, including water quantity, hydrological, physical, chemical, aesthetic, recreation-related, and biological characteristics. Where used in this chapter, the term "water quantity" refers only to development and uses regulated under this chapter and affecting water quantity, such as impermeable surfaces and storm water handling practices. Water quantity, for purposes of this chapter, does not mean the withdrawal of ground water or diversion of surface water pursuant to RCW 90.03.250 through RCW 90.03.340.

Watershed restoration plan

A plan developed or sponsored by the Department of Fish and Wildlife, the Department of Ecology, and/or the Department of Transportation acting within or pursuant to its authority, a city, a county or a conservation district that provides a general program and implementation measures or actions for the preservation , restoration, re-creation, or enhancement of the natural resources, character, and ecology of a stream, stream segment, drainage area, or watershed for which agency and public review has been conducted pursuant to 43.21C RCW, the State Environmental Policy Act.

Wetlands

"Wetlands" or "wetland areas" means areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs and similar areas. Wetlands do not include those artificial wetlands intentionally created from nonwetland sites, including, but not limited to, irrigation and drainage ditches, grass-lined swales, canals, detention facilities, wastewater treatment facilities, farm ponds, and landscape amenities, or those wetlands created after July 1, 1990, that were unintentionally created as a result of the construction of a road, street, or highway. Wetlands may include those artificial wetlands intentionally created from nonwetland areas to mitigate the conversion of wetlands.

Zoning

To designate by ordinance, including maps, areas of land reserved and regulated for specific land uses.

Part III. General Regulations

18.300 Archaeological and Historic

- A. Local developers and property owners shall immediately stop work and notify the City, the Department of Archaeology and Historic Preservation and affected Native American tribes if archaeological resources are uncovered during excavation.
- B. A site inspection or evaluation by a professional archaeologist in coordination with affected Native American tribes shall be required for all permits issued in areas documented to contain archaeological resources. Failure to comply with this requirement shall be considered a violation of the Shoreline Permit.
- C. Significant archaeological and historic resources shall be permanently preserved for scientific study, education and public observation. When the City determines that a site has significant archeological, natural scientific or historical value, a Shoreline Substantial Development Permit and/or any other permit authorizing development or land modification shall not be issued which would pose a threat to the site. The City may require that a site be redesigned or that development be postponed in such areas to allow investigation of public acquisition potential and/or retrieval and preservation of significant artifacts.
- D. In the event that unforeseen factors constituting an emergency as defined in RCW 90.58.030(3)(e)(iii) necessitate rapid action to retrieve or preserve artifacts or data identified above, the project may be exempted from the permit requirement of these regulations. The City shall notify the State Department of Ecology, the State Attorney General's Office and the State Historic Preservation Office of such a waiver in a timely manner.
- E. Archaeological sites located both in and outside the shoreline jurisdiction are subject to RCW 27.44 (Indian Graves and Records) and RCW 27.53 (Archaeological Sites and Records) and shall comply with WAC 25-48 or its successor as well as the provisions of this master program.
- F. Identified historical or archaeological resources shall be considered in park, open space, public access, and site planning with access to such areas designed and managed to give maximum protection to the resource and surrounding environment.
- G. Clear interpretation of historical and archaeological features and natural areas shall be provided when appropriate.

18.305 Environmental Impacts

- A. All shoreline uses and developments shall be located, designed, constructed and mitigated to result in no net loss of ecological functions necessary to sustain shoreline natural processes.

- B. Where required, mitigation measures shall be applied in the following sequence of steps listed in order of priority:
1. Avoiding the impact altogether by not taking a certain action or parts of an action;
 2. Minimizing impacts by limiting the degree or magnitude of the action and its implementation by using appropriate technology or by taking affirmative steps to avoid or reduce impacts;
 3. Rectifying the impact by repairing, rehabilitating, or restoring the affected environment;
 4. Reducing or eliminating the impact over time by preservation and maintenance operations;
 5. Compensating for the impact by replacing, enhancing, or providing substitute resources or environments; and
 6. Monitoring the impact and the compensation projects and taking appropriate corrective measures.
- C. Solid waste, liquid waste, and untreated effluent shall not be allowed to enter any bodies of water or to be discharged onto the land.
- D. The direct release of oil and hazardous materials or chemicals onto the land or into water is prohibited. Equipment for the transportation, storage, handling or application of such materials shall be maintained in a safe and leak proof condition. If there is evidence of leakage, the further use of such equipment shall be suspended until the deficiency has been satisfactorily corrected.
- E. All shoreline uses and activities shall utilize best management practices (BMPs) to minimize any increase in surface runoff and to control, treat and release surface water runoff so that receiving water quality and shore properties and features are not adversely affected. Physical control measures include, but are not limited to, catch basins, settling ponds, oil/water separators, filtration systems, grassy swales, interceptor drains and landscaped buffers. All types of BMPs require regular maintenance to continue to function as intended. BMPs are identified in the City's adopted stormwater manual.
- F. All shoreline developments and uses shall utilize effective erosion control methods during both construction and operation.
- G. All shoreline developments shall be located, constructed and operated so as not to be a hazard to public health and safety.

- H. Land clearing, grading, filling and alteration of natural drainage features and land forms shall be limited to the minimum necessary for development. When required by the Public Works Director, surface drainage systems or substantial earth modifications shall be designed by a civil engineer registered to practice in the State of Washington. The Director may also require additional studies prepared by a qualified soils specialist. These designs shall seek to prevent maintenance problems, avoid adverse impacts to adjacent properties or shoreline features, and result in no net loss of shoreline ecological functions.
- I. All shoreline uses and activities shall be located and designed to prevent or minimize the need for shoreline protection structures (bulkheading, riprap, etc.) and stabilization, landfills, groins, jetties, or substantial site regrades.
- J. Identified significant short term, long term, or cumulative adverse environmental impacts lacking appropriate mitigation that is likely to achieve no net loss of ecological functions necessary to sustain shoreline processes shall be sufficient reason for permit denial.

18.310 Public Access and Recreation

- A. Public access shall be required for all shoreline development and uses, except for a single family residence or residential projects containing less than four (4) dwelling units.
- B. Public access requirements shall be applied as follows:
 - 1. A shoreline development or use that does not provide public access may be authorized provided it is demonstrated by the applicant and determined by the City that one or more of the following provisions apply.
 - a. Unavoidable health or safety hazards to the public exist which cannot be prevented by any practical means;
 - b. Inherent security requirements of the proposed development or use cannot be satisfied through the application of alternative design features or other solutions;
 - c. The cost of providing the access, easement, or an alternative amenity is unreasonably disproportionate to the total long-term cost of the proposed development.
 - d. Unacceptable environmental harm will result from the public access which cannot be mitigated; or
 - e. Significant undue and unavoidable conflict between the proposed access and adjacent uses would occur and cannot be mitigated.
- C. Provided further, that the applicant has first demonstrated and the City has determined that all reasonable alternatives have been exhausted, including but not limited to:

1. Regulating access by such means as limiting hours of use to daylight hours.
 2. Designing separation of uses and activities, with such means as fences, terracing, hedges, and landscaping.
 3. Providing access that is physically separated from the proposal, such as a nearby street end, an offsite viewpoint, or a trail system.
- D. Where the above conditions cannot be met, a payment in lieu of providing public access shall be required in accordance with State law.
- E. Developments, uses, and activities shall be designed and operated to avoid blocking, reducing, or adversely interfering with the public's visual or physical access to the water and the shorelines. In providing visual access to the shoreline, natural vegetation shall not be excessively removed either by clearing or by topping.
- F. Public access sites shall be connected directly to the nearest public street through a parcel boundary, tract, or easement.
- G. Public access sites shall be made barrier free for the physically disabled where feasible.
- H. Required public access sites shall be fully developed and available for public use at the time of occupancy or use of the development or activity.
- I. Public access easements and permit conditions shall be recorded on the deed where applicable or on the face of a plat, if applicable, or short plat as a condition running in perpetuity with the land.
- J. Recording with the King County Recorder's Office shall occur at the time of permit approval (RCW 58.17.110; relating to subdivision approval).
- K. The standard state approved logo and other approved signs that indicate the public's right of access and hour of access shall be constructed, installed, and maintained by the applicant in conspicuous locations at public access sites. Alternatively, where public access is prohibited, property owners may install signs indicating this, subject to size and location restrictions in a required permit.
- L. Future actions by the applicant or other parties shall not diminish the usefulness or value of the public access site.
- M. Physical public access shall be designed to prevent significant impacts to sensitive natural systems.

- N. The City shall require the use of environmentally friendly materials and technology in such things as building materials, paved surfaces, porous pavement, etc., when developing public access to the shoreline.
- O. Where public access is to be provided by a trail , the following requirements shall apply:
 - 1. The trail shall be no greater than 10 feet in total improved width, which may include 1 foot gravel shoulders. Not including landscaping; no more than 8 feet of improved surface is preferable in most cases.
 - 2. Pervious pavement should be used for public access within the shoreline management area unless the Shoreline Administrator determines that such use is not in the public interest because of safety, durability, aesthetic or functionality concerns.
 - 3. Where feasible, the trail shall be placed at least 50 feet from the Ordinary High Water Mark.
 - 4. Landscaping should be native and drought tolerant or site appropriate.
 - 5. Other specific conditions described in a trail or parks plan.
- P. Whenever financially feasible and practical, the City shall require the use of building materials and technologies whose production and use result in reduced environmental impacts when developing public access to the shoreline. Porous pavements shall be used unless the applicant demonstrates to the satisfaction of the Shoreline Administrator that such materials would restrict accessibility, pose a safety hazard or are not sufficiently durable.

18.315 Vegetation Conservation (Clearing and Grading)

- A. All clearing and grading activities must adhere to the requirements of the City's code pertaining to land, clearing and grading (SMC Chapter 13.190 – Grading Code), Landscaping (SMC Chapter 15.14 - Landscaping) and all additional requirements provided in the SMP. Additional clearing and grading performance standards may be required as a condition of permit issuance to ensure the proposal will result in no net loss of shoreline ecological functions.
 - 1. Prior to issuance of any construction, grading, or building permits, a landscape bond or other suitable financial guarantee as approved by the City Attorney shall be submitted to the Department of Planning and Community Development. The amount of the landscape bond or other financial guarantee shall equal one hundred fifty percent (150%) of the estimated cost of the landscaping.
 - 2. Prior to final issuance of a building permit, land use permit or occupancy, a maintenance bond or other acceptable financial guarantee equal to thirty percent (30%) of the replacement cost of the landscaping shall be submitted. The bond or

other suitable financial guarantee shall be maintained for a three (3) year period, at which point the Building official and the City manager, or designee, will determine if the bond shall be released or extended to maintain landscaped areas.

- B. In all shoreline areas, land clearing, grading, filling and alteration of natural drainage features and landforms shall be limited to the minimum necessary for development.
- C. Clearing and grading activities may only be allowed when associated with a permitted shoreline development.
- D. Any normal and routine maintenance of existing trees, shall not be subject to these clearing and grading regulations, provided, that said maintenance does not involve removal of healthy trees and is not detrimental to the health of any trees.
- E. Any significant placement of materials from off-site (other than surcharge or preload), or the substantial creation or raising of dry upland shall be considered fill and shall also comply with the fill provisions in Chapter 18.640 of these regulations.
- F. Clearing and grading activities and related alteration of the natural landscape shall only be allowed in association with a permitted shoreline use or development with limited exceptions as set forth below:
 - 1. Removal of noxious weeds as listed by the state in Chapter 16-750 WAC, provided such activity shall be conducted in a manner consistent with best management practices and the City of SeaTac's engineering and stormwater design standards, and native vegetation shall be promptly reestablished in the disturbed area.
 - 2. Pruning consistent with accepted arboricultural practices, maintenance of existing ornamental landscapes and other activities allowed pursuant to these regulations, provided that said modification is conducted in a manner consistent with this Master Program and results in no net loss to ecological functions or critical fish and wildlife habitats.
 - 3. Maintenance or restoration of view corridors provided that said activity is conducted in a manner consistent with this Master Program and results in no net loss to ecological functions or critical fish and wildlife habitat areas.
- G. The City shall regulate tree removal and land clearing within the shoreline jurisdiction to protect ecological functions. The City shall require a report prepared by a qualified professional as part of any substantial development permit that includes tree removal and land clearing. The report shall identify appropriate mitigation, performance assurances and maintenance and monitoring requirements necessary to assure no net loss of ecological function necessary to sustain shoreline processes.

- H. Native understory vegetation and trees within the Urban Conservancy Environment and within shoreline setback areas in all environments shall be retained, unless necessary to provide water access, to provide limited view corridors or to mitigate a hazard to life or property. Where limited removals are allowed pursuant to the conditions provided above, vegetation shall be replaced to assure no net loss is achieved.
- I. Within all other shoreline areas, tree removal shall be limited to the minimum necessary to accommodate proposed structures and uses or to mitigate a hazard to life or property, and significant trees shall be replaced at an appropriate ratio to assure no net loss is achieved.
- J. Restoration of any shoreline that has been disturbed or degraded shall use native plant materials, unless such restoration occurs within a developed and maintained ornamental landscape, in which case noninvasive plant materials similar to that which most recently occurred on-site may be used.
- K. Surfaces cleared of vegetation and not developed must be replanted with native species or other species as approved by the City within one (1) year. Replanted areas shall be planned and maintained such that, within three (3) years time, the vegetation is at least ninety (90) percent reestablished.
- L. Extensive lawns are discouraged due to their limited erosion control value, limited water retention capacity, and associated chemical and fertilizer applications, and will not be allowed in areas where significant native vegetation has been cleared.
- M. Stabilization of exposed erosion-prone surfaces within the shoreline environment shall, wherever feasible, utilize soil bioengineering techniques.
- N. Aquatic vegetation control shall only occur when native plant communities and associated habitats are threatened or where an existing water dependent use is restricted by the presence of weeds. Aquatic vegetation control shall occur in compliance with all other applicable laws and standards, including Washington Department of Fish and Wildlife requirements. Control of aquatic vegetation by mechanical methods is exempt from the requirement to obtain a shoreline substantial development permit only if the bottom sediment or benthos is not disturbed in the process. It is assumed that mechanical removal of accumulated vegetation at a level closer than two (2) feet to the root level will disturb the bottom sediment and benthos layer.
- O. The control of aquatic vegetation by derooting, rotovating or other methods which disturb the bottom sediment or benthos shall be considered development for which a shoreline substantial development permit is required.
- P. The application of herbicides or pesticides in Angle Lake, wetlands, or ditches requires a permit from the Washington Department of Ecology and may require preparation of a SEPA checklist for review by other agencies. The individual(s) involved must obtain a pesticide applicator license from the Washington State Department of Agriculture.

18.320 Water Quality, Stormwater, and Non-Point Pollution

- A. All shoreline development, both during and after construction, shall minimize impacts related to surface runoff through control, treatment and release of surface water runoff such that there is no net loss of receiving water quality in the shoreline environment. Control measures include but are not limited to dikes, runoff intercepting ditches, catch basins, settling wet ponds, sedimentation ponds, oil/water separators, filtration systems, grassy swales, planted buffers, and fugitive dust controls.
- B. Shoreline development and uses shall adhere to all required setbacks, buffers and standards for stormwater storage basins.
- C. All shoreline development shall comply with the applicable requirements of the City's adopted Surface Water Design Manual and all applicable City stormwater regulations.
- D. All shoreline development shall implement applicable Low Impact Development techniques to the maximum extent feasible, pursuant to the standards contained in the adopted Surface Water Design Manual and the Low Impact Development Technical Guidance Manual for Puget Sound or successor.

Part IV. Shoreline Environmental Designations

18.400 Shoreline Dimensional Standards Summary Table

Table 1 – Shoreline Dimensional Standards

| SHORELINE STANDARD | HIGH INTENSITY | MEDIUM INTENSITY | SHORELINE RESIDENTIAL | URBAN CONSERVANCY | Aquatic ⁴ |
|-------------------------------------|---|---|--|---|----------------------|
| Maximum Height | 55 ft. ¹ | 55 ft. ¹ | 30 ft. (55 Ft. ¹ in areas zoned UH-900 and 40 feet in areas zoned UM-3,600) | 35 ft. | N/A ₆ |
| Shoreline Setback ² | 65 ft. (standard) may be reduced to 50 ft. (minimum) with enhancement | N/A ³ | 65 ft. (standard) may be reduced to 50 ft. (minimum) with enhancement | 100 ft. (standard) may be reduced to 65 ft. (minimum) with enhancement ⁵ | N/A ₆ |
| Maximum Impervious Surface Coverage | 50% | 40% | 40% | 10% | N/A ₆ |
| Minimum Lot Frontage and Width | 100 ft. | 100 ft. | 50 ft. | 100 ft. | N/A ₆ |
| Minimum Lot Size and Lot Density | 900 sq. ft. per unit (except 3,000 sq. ft. for single family) | 900 sq. ft. per unit (except 3,000 sq. ft. for single family) | 7,200 sq. ft. (except 900 sq. ft. per unit in UH-900 and 3,600 sq. ft. per unit in UM-3,600) | No further subdivision is allowed | N/A ₆ |

1. Development shall also be subject to the height limits established by the underlying zoning, but in no case shall the height exceed fifty-five feet (55) above average grade level. The height limit shall not apply to television antennas, chimneys, flagpoles, public utilities, and similar appurtenances. A height of more than thirty-five feet (35) can only be achieved if the applicant prepares a view corridor study indicating that the proposed structure would not diminish views of the Lake from surrounding properties.
2. The standard setback applies unless the applicant implements voluntary enhancements as described in the following regulations and in Table 2 – Shoreline Setback Reduction Mechanisms. The setback may be

reduced by the Shoreline Administrator to the minimum setback indicated in Table 1. Please see zoning regulations for interior lot setbacks and other requirements that apply to specific zones.

3. The Medium Intensity environment is a parallel environment located a minimum of 100 feet from the OHWM of Angle Lake, therefore no shoreline setback applies.
4. Land based standards do not apply in the Aquatic designation. Height of all structures shall be the minimum necessary for the proposed water dependent use.
5. No reduction is allowed from the 100 ft minimum shoreline setback on the former Hughes property, where the Urban Conservancy environment is parallel with the Medium Intensity environment and more restrictive requirements are necessary to protect comparatively high ecological function.
6. Not Applicable. Standard is generally not applicable in the Aquatic environment because only water dependent structures and development, such as docks, are allowed.

18.405 High Intensity

A. Shoreline Use

1. The following uses are prohibited in the Shoreline High Intensity environment:
 - a. Aquaculture
 - b. Dry Cleaners
 - c. Mobile Refueling Operations
 - d. Forest Practices
 - e. Manufacturing
 - f. Mining
 - g. Parking as a primary use
 - h. Solid Waste Disposal or Transfer Sites (excluding storage of recyclable materials)

B. Height Limit

1. Except in those cases when the height requirements of the underlying zones are more restrictive, no new or expanded building or structure shall have a height of thirty five feet (35) to a maximum height of fifty-five feet (55) above average grade level, except the height limit shall not apply to television antennas, chimneys, flagpoles, public utilities, and similar appurtenances. The maximum height of fifty-five feet (55) can only be achieved if the applicant prepares a view corridor study indicating that the proposed structure would not diminish views of the Lake from surrounding properties, otherwise the maximum height of thirty-five (35) feet shall apply.

C. Setbacks

1. Unless otherwise specified herein, permanent structures shall be setback from the ordinary high water mark as indicated in Table 1 and the related development regulations in SMC Chapter 15.13 – Zone Classifications Standards. Setbacks are measured landward, on a horizontal plane perpendicular to the shoreline.
 - a. Permanent and temporary structures and all new development not identified in (b) below shall be set back from the ordinary high water mark as indicated in Table 1 – Shoreline Dimensional Standards and the related development regulations in SMC Chapter 15.13 – Zone Classifications Standards. Setbacks are measured landward, on a horizontal plane, perpendicular to the shoreline.
 - b. Development associated with water dependent uses, public and private access to the water and ecological restoration is not required to meet the minimum setback. However, where such development is approved within the minimum setback, the placement of structures and hard surfaces shall be limited to the minimum necessary for the feasible operation of the use.
2. All development shall comply with the standards for interior setbacks, yard requirements and all applicable provisions in the SeaTac Municipal Code (SMC) for the zone in which the development occurs. In the event of a conflict between a provision in the SMP and a provision in the SMC, the requirement that provides the most protection to the shoreline management area shall be applied.

D. Lot Width and Frontage

1. The minimum required width of a lot and lake frontage in the High Intensity environment shall be one hundred (100) feet.

E. Impervious Coverage

1. The amount of impervious surface shall be the minimum necessary to provide for the intended use. New development shall have a maximum 50% impervious surface coverage within the shoreline area, unless a variance is approved. The City will encourage practices that further minimize impervious surfaces and stormwater runoff, including use of best available technologies.

18.410 Medium Intensity

A. Shoreline Use

1. The following uses are prohibited in the Medium Intensity environment:
 - a. Aquaculture
 - b. Commercial uses as a primary use (small, resident-oriented commercial uses that are part of a mixed-use project, may be permitted).
 - c. Dry Cleaners
 - d. Mobile Refueling Operations
 - e. Forest Practices
 - f. Manufacturing Uses
 - g. Mining
 - h. Parking as a primary use
 - i. Solid Waste Disposal or Transfer Sites (excluding storage of recyclable materials)

B. Height Limit

1. Except in those cases when the height requirements of the underlying zones are more restrictive, no new or expanded building or structure shall have a height of thirty-five feet (35) feet to a maximum height of fifty-five feet (55) above average grade level, except the height limit shall not apply to television antennas, chimneys, flagpoles, public utilities, and similar appurtenances. The maximum height of fifty-five feet (55) can only be achieved if the applicant prepares a view corridor study indicating that the proposed would not diminish views of the Lake from surrounding properties, otherwise the maximum height of thirty-five (35) feet shall apply.

C. Setbacks

1. All development shall comply with the standards for setbacks, yard requirements and all applicable provisions in the SeaTac Municipal Code (SMC) for the zone in which the development occurs. In the event of a conflict between a provision in the SMP and a provision in the SMC, the requirement that provides the most protection to the shoreline management area shall be applied.

D. Lot Width

1. The minimum required lot width in the Medium Intensity environment shall be one hundred (100) feet.

E. Impervious Coverage

1. The amount of impervious surface shall be the minimum necessary to provide for the intended use. New development shall have no more than 40% impervious surface

coverage within the shoreline area, unless a variance is approved. The City will encourage practices that further minimize impervious surfaces and stormwater runoff, including use of best available technologies.

18.415 Shoreline Residential

A. Shoreline Use

1. The following are prohibited in the Shoreline Residential environment:
 - a. Aquaculture
 - b. Commercial uses as a primary use (commercial uses that are incidental to the primary residential use and are compatible with the residential character of the neighborhood, such as home occupations, may be permitted).
 - c. Forest Practices
 - d. Manufacturing uses
 - e. Mining
 - f. Parking as a primary use
 - g. Non-water oriented recreational facilities as a primary use (recreational facilities as an accessory use and multi-use trails may be permitted upon approval of a conditional use permit; minor trails are permitted).
 - h. Solid Waste Disposal or Transfer Sites (excluding storage of recyclable materials)

B. Height Limit

1. New or expanded building or structure shall not exceed a height of thirty feet (30) above average grade level for single-family development. Multi-family development shall be regulated by the underlying zoning but in no case shall the height exceed fifty-five feet (55) above average grade level (*Unless as specified under SMC Chapter 15.13 – Zone Classifications Standards*). The height limit shall not apply to television antennas, chimneys, flagpoles, public utilities, and similar appurtenances. The maximum height of fifty five feet (55) can only be achieved if the applicant prepares a view corridor study indicating that the proposed structure would not diminish views of the Lake from surrounding properties, otherwise the maximum height limit of thirty five (35) feet shall apply.

C. Setbacks

1. Unless otherwise specified herein, permanent structures and non-water related accessory structures shall be setback from ordinary high water mark as indicated in Chapter 18.400, Table 1 and the related Development Regulations for Residential Development. Setbacks are measured landward, on a horizontal plane perpendicular to the shoreline.
 - a. Permanent and temporary structures shall be set back from the ordinary high water mark as indicated in Chapter 18.500, Table 3 and the related Development

Regulations for Residential Development in Chapter 18.550. Setbacks are measured landward, on a horizontal plane, perpendicular to the shoreline.

- b. Development associated with water dependent uses, shoreline access and ecological restoration is not required to meet the minimum setback. However, where such development is approved within the minimum setback, the placement of structures and hard surfaces shall be limited to the minimum necessary for the feasible operation of the use.
2. All development shall comply with the standards for interior setbacks, yard requirements and all applicable provisions in the SeaTac Municipal Code (SMC) for the zone in which the development occurs. In the event of a conflict between a provision in the SMP and a provision in the SMC, the requirement that provides the most protection to the shoreline management area shall be applied.

D. Lot Width

1. The minimum required lot width and lake frontage in the Shoreline Residential environment shall be fifty (50) feet.

E. Impervious Coverage

1. The amount of impervious surface shall be the minimum necessary to provide for the intended use. New development shall have no more than 40% impervious surface coverage, unless a variance is approved. The City will encourage practices that further minimize impervious surfaces and stormwater runoff, including use of best available technologies.

18.420 Urban Conservancy

A. Shoreline Use

1. Land uses that are permitted in the Urban Conservancy shoreline environment include:
 - a. Water-oriented recreation
 - b. Non-water oriented recreation as an accessory use
 - c. Minor Trails
 - d. Scientific, historical, cultural and educational uses
 - e. Restoration activities
 - f. Utilities (Accessory)
2. The following may be permitted as conditional uses in the Urban Conservancy environment:
 - a. Boating Facilities
 - b. Ancillary Commercial Development

- c. Parking as an accessory use
 - d. Multi-use Trails
 - e. Transportation Facilities
 - f. Utilities (Primary)
3. All new uses and developments permitted or allowed as conditional uses in the Urban Conservancy environment must be compatible with conserving, protecting and restoring ecological conditions of the shoreline.
 4. The following uses are prohibited in the Urban Conservancy environment:
 - a. Aquaculture
 - b. Commercial uses (Primary)
 - c. Non-water oriented recreational facilities (primary)
 - d. Forest Practices
 - e. Manufacturing
 - f. Mining
 - g. Residential development
 - h. Roads, utilities and parking areas that can be located outside of the shoreline area
 5. New uses and developments must demonstrate consistency with the Urban Conservancy management policies.

B. Height Limit

1. Except in those cases when the height requirements of the underlying zones are more restrictive, no new or expanded building or structure shall exceed a height of thirty-feet (30) above average grade level, except the height limit shall not apply to television antennas, chimneys, flagpoles, public utilities, and similar appurtenances.

C. Setbacks

1. Permanent and temporary structures and all other non-water related development shall be set back from the ordinary high water mark as indicated in Table I and the related Development Regulations for Recreation in Chapter 18.545. Setbacks are measured landward, on a horizontal plane, perpendicular to the shoreline.
2. All development shall comply with the standards for interior setbacks, yard requirements and all applicable provisions in the SeaTac Municipal Code (SMC) for the zone in which the development occurs. In the event of a conflict between a provision in this SMP and a provision in another part of the SMC, the requirement that provides the most protection to the shoreline management area shall be applied.
3. Developments associated with an ecological restoration or interpretation, water-dependent uses and public access are not required to meet the minimum setback. However, where such development can be approved within the minimum setback, the

placement of structures and hard surfaces shall be limited to the minimum necessary for the successful operation of the use. In no case shall parking be allowed within the minimum setback without a shoreline variance that reduces the setback to allow parking outside of the reduced setback.

D. Lot Width

1. The minimum required lot width and lake frontage in the Urban Conservancy environment shall be one hundred (100) feet.

E. Impervious Coverage

1. The amount of impervious surface shall be the minimum necessary to provide for the intended use. New development shall have no more than 10% impervious surface coverage, unless a variance is approved. The City will encourage practices that further minimize impervious surfaces and stormwater runoff, including use of best available technologies.

18.425 Aquatic Environment

Regulations and performance standards that apply to individual uses and developments are listed in Part 5, including a summary of allowed, conditional and permitted uses in *Chapter 18.500, Table 3 – Shoreline Uses*.

18.430 Flexible Shoreline Setback Regulations

- A. The following shoreline setback reduction standards apply to all development in shoreline jurisdiction, including redevelopment, outside of the Hughes Property in the Urban Conservancy Environment. Shoreline setbacks may be reduced by the following standards identified in Table 2 below:

Table 2 – Shoreline Setback Reduction Mechanisms

| REDUCTION MECHANISM | | REDUCTION ALLOWANCE |
|------------------------------|---|---------------------|
| Water Related Actions | | |
| 1 | Removal of an existing bulkhead covering at least 75 percent of the shoreline frontage which is located at, below, or within 5 feet landward of the shoreline's ordinary high water mark (OHWM) and subsequent restoration of the shoreline to a natural or semi-natural state, including restoration of topography, beach/substrate composition and stabilization of disturbed soils with native vegetation. | 15 feet |
| 2 | Removal of an existing bulkhead covering at least 25 percent of the shoreline frontage which is located at, below, or within 5 feet landward of the shoreline's OHWM and subsequent restoration of the shoreline to a natural or semi-natural state, including restoration of topography, beach/substrate composition and stabilization of disturbed soils with native vegetation. | 10 feet |
| 3 | Preservation of existing trees and native vegetation and restoration of native vegetation, as necessary in at least 75 percent of the reduced (i.e. that portion remaining after reductions are applied) setback area. The remaining 25 percent of the setback area can be comprised of existing non-invasive, non-native vegetation. Up to 10 feet of frontage may be used for improved shoreline access, provided access areas are located to avoid areas of greater sensitivity and habitat value. (Note: this incentive cannot be used by any properties that currently have substantial multi-layered native vegetation in 75% of the setback area. The reduction would only be granted if ecological functions would be improved relative to the existing condition.) | 15 feet |
| 4 | Preservation of existing natural shoreline conditions (e.g. no bulkhead or other unnatural shoreline features such as upland impervious surfaces or other structural alterations allowed) within 10 feet of the OHWM, including preservation of existing native vegetation. | 10 feet |

| REDUCTION MECHANISM | | REDUCTION ALLOWANCE |
|-------------------------------|---|---------------------|
| 5 | Preservation of existing trees and native vegetation and restoration of native vegetation in at least 25 percent of the reduced setback area. Up to 10 feet of frontage may be used for improved shoreline access, provided access areas are located to avoid areas of greater sensitivity and habitat value. (Note: this incentive cannot be used by any properties that currently have substantial multi-layered native vegetation in 25% of the setback area. The reduction would only be granted if ecological functions would be improved relative to the existing condition.) | 5 feet |
| Upland Related Actions | | |
| 6 | Installation of biofiltration/infiltration mechanisms such as rain gardens, bioswales, created and/or enhanced wetlands, infiltration facilities, ponds or other approved Low Impact Development techniques that treat the majority of surface water run-off from a site and meet or exceed adopted stormwater requirements. (Note: stormwater ponds serving more than one property should be located outside of shoreline jurisdiction if possible). | 10 feet |
| 7 | Installation of a “green” roof in accordance with the standards of the LEED Green Building Rating System. | 10 feet |
| 8 | Installation of pervious material for driveway or road construction. | 5 feet |
| 9 | Limiting total impervious surface, e.g. pathways or patios for water access and enjoyment, in the reduced setback area to less than 5 percent, provided the applicant complies with all other development requirements | 5 feet |
| 10 | Preserving or restoring at least 20 percent of the total lot area outside of the setback area as native vegetation. No more than 20 percent of the total lot area can be lawn. | 5 feet |

B. A sixty-five (65) foot standard setback shall be established from the ordinary high water mark for all lots, except that a one-hundred (100) foot standard setback shall be established from the ordinary high water mark on lots within the Urban Conservancy designation.

C. On all properties other than Urban Conservancy, the standard setback may be reduced down to a minimum of fifty (50) feet, when setback reduction impacts are mitigated using a combination of the mitigation options provided in Table II to achieve an equal or greater protection of lake ecological functions. At least one Water Related Action must be undertaken in order to achieve the full setback reduction allowed. A maximum of 15 feet in cumulative setback reduction may be achieved under Upland Related Actions.

- D. No setback reduction is allowed on the Hughes Property in order to protect the relatively high level of ecological function. At Angle Lake Park, the one-hundred (100) foot setback may be reduced to a minimum of sixty-five (65) feet, when setback reduction impacts are mitigated using a combination of the mitigation options provided in Table II to achieve an equal or greater protection of lake ecological functions. At least one Water Related Action must be undertaken in order to achieve the full setback reduction allowed. A maximum of 15 feet in cumulative setback reduction may be achieved under Upland Related Actions.
- E. All property owners who obtain approval for a reduction in the setback must record the final approved setback and corresponding conditions in a Notice on Title, and provide a copy of the Notice on Title to the Shoreline Administrator.
- F. All property owners who obtain approval for a reduction in the setback must prepare, and agree to adhere to, a shoreline vegetation management plan prepared by a qualified professional and approved by the Shoreline Administrator that includes appropriate limitations on the use of fertilizer, herbicides and pesticides as needed to protect lake water quality. This plan shall be added to a Notice on Title, and a copy of the Notice on Title provided to the Shoreline Administrator.
- G. Restoration of native vegetation as discussed below shall consist of a mixture of trees, shrubs and groundcover and be designed to improve habitat functions. Preparation of a revegetation plan shall be completed by a qualified professional and include a monitoring and maintenance program that shall, at a minimum, include the following:
1. The goals and objectives for the mitigation plan;
 2. The criteria for assessing the mitigation;
 3. A monitoring plan that includes annual progress reports submitted to the Shoreline Administrator and that lasts for a period sufficient to establish that performance standards have been met as determined by the Shoreline Administrator, but no less than five years; and
 4. A contingency plan.
- H. Whenever the Shoreline Administrator determines that monitoring has established a significant adverse deviation from predicted impacts, or that mitigation or maintenance measures have failed, the applicant or the property owner shall be required to institute correction action, which shall also be subject to further monitoring as provided in this section.
- I. The Shoreline Administrator may require a performance bond(s) or other security in an amount sufficient to guarantee that all required mitigation measures will be completed in a manner that complies with conditions of approval and to guarantee satisfactory workmanship and materials for a period not to exceed five years. The Shoreline Administrator shall establish the conditions of the bond or other security according to the nature of the proposed

mitigation, maintenance or monitoring and the likelihood and expense of correcting mitigation or maintenance failures.

- J. All costs associated with the mitigation/monitoring and planning including city expenses, shall be the responsibility of the applicant.
- K. Any further reduction of shoreline setbacks beyond the minimum listed in this Chapter shall require a Shoreline Variance. Provisions for granting a Shoreline Variance are found in Chapter 18.725 of these regulations.

Part V. Shoreline Provisions

18.500 Shoreline Uses Summary Table

- A. If the letter "X" appears in the box at the intersection of the column and the row, the modification is not allowed in that shoreline environment.
- B. If the letter "P" appears in the box at the intersection of the column and the row, the modification may be allowed within the shoreline environment only if the underlying zoning allows the modification.
- C. If the letter "C" appears in the box at the intersection of the column and the row, the modification may be allowed within the shoreline environment subject to the shoreline conditional use review procedures specified in Chapter 18.725 – Variances and Conditional Use Permits, and only if the underlying zoning allows the modification.

Table 3 - Shoreline Uses Table

| | HIGH INTENSITY | MEDIUM INTENSITY | SHORELINE RESIDENTIAL | URBAN CONSERVATION | AQUATIC |
|---|-------------------|---------------------|--------------------------|-----------------------|---------|
| SHORELINE USES | | | | | |
| Agriculture | X | X | X | X | X |
| Aquaculture | X | X | X | X | X |
| Boating Facilities (Public or serving 4 or more residences) | P | P | C | C | X |
| Commercial Development | | | | | |
| Primary | P | X | X | X | X |
| Accessory | P | P | P* | C | X |
| Forest Practices | X | X | X | X | X |
| Manufacturing | X | X | X | X | X |
| Mining | X | X | X | X | X |
| Parking | | | | | |
| As a Primary Use | X | X | X | X | X |
| As an Accessory Use | P | P | P | C | X |
| Recreational Facilities | | | | | |
| Water oriented | P | P | P | P | P |
| Non-water oriented | | | | | X |
| As a Primary Use | X | X | X | X | X |
| As an Accessory Use | P | P | P | P | X |
| Multi-use Trails | P | P | C | C | X |

| | HIGH INTENSITY | MEDIUM INTENSITY | SHORELINE RESIDENTIAL | URBAN CONSERVATION | AQUATIC |
|---|-------------------|---------------------|--------------------------|-----------------------|---------|
| SHORELINE USES | | | | | |
| Minor Trails | P | P | P | P | X |
| Residential Development | | | | | |
| Single family | P | P | P | X | X |
| Multi-family | P | P | P* | X | X |
| Scientific, Historical, Cultural, or Educational Uses | P | P | P | P | P |
| Transportation Facilities | | | | | |
| New Roads related to Permitted Shoreline Activities | C | C | C | C | X |
| Expansion of Existing Circulation Systems and driveways | P | P | C | C | X |
| Utilities (Primary) | | | | | |
| Solid Waste Disposal or Transfer Sites (excluding storage of recyclable materials) | X | X | X | X | X |
| Other | C | C | C | C | C |
| Utilities (Accessory) | | | | | |
| Local Public Water, Electric, Natural Gas Distribution, Public Sewer collection, Cable and Telephone Service, and Appurtenances | P | P | P | P | C |

*Only if the use is permitted in the underlying zoning classification.

18.505 Agriculture

A. Agriculture is a prohibited use activity within shoreline jurisdiction.

18.510 Aquaculture

A. Aquaculture is prohibited within all shoreline environments.

18.515 Boating Facilities

A. New boating facilities shall not significantly impact the rights of navigation on the water of the state.

B. Boating facilities shall not be located where their development would reduce the quantity or quality of critical aquatic habitat or where significant ecological impacts would occur.

- C. Public launch ramps shall, where feasible, be located only on stable shorelines where water depths are adequate to eliminate or minimize the need for dredging, filling, beach enhancement or other maintenance activities.
- D. It is the applicant's responsibility to comply with all state agency policies and regulations, including all applicable health, safety and welfare requirements associated with the primary use or accessory use.
- E. The traffic generated by such a facility must be safely and conveniently handled by the streets serving the proposed facility.
- F. No live-aboards or floating homes are allowed.
- G. The facility must be limited to day moorage only.
- H. Covered moorage is prohibited.
- I. Public access shall be required, pursuant to the Public Access regulations contained in Chapter 18.310 – Public Access & Recreation.
- J. The perimeter of parking, dry moorage, and other storage areas shall be landscaped to provide a visual and noise buffer between adjoining dissimilar uses or scenic areas.
- K. The facility must have provisions available for cleanup of accidental spills of contaminants.

18.520 Commercial Development

- A. Commercial uses that are water-dependent, water-related, and water-enjoyment uses (in that order) shall be given priority over non-water oriented uses in those Shoreline Environments and zones where commercial uses are allowed.
- B. Commercial uses that are non-water dependent may also be allowed, provided public access is provided (see Chapter 18.310 - Public Access and Recreation) for new development, ecological restoration is incorporated into the project where feasible and impacts to existing navigation, recreation and public access are avoided.
- C. New non-water-oriented commercial uses are prohibited unless they are part of a mixed-use project and the use provides a significant public benefit with respect to SMA objectives.
- D. Primary commercial uses are permitted outright only in the High Intensity environment.
- E. Commercial uses may be allowed in the Medium Intensity environment provided they are ancillary to the primary use.

- F. Commercial development may be allowed in the Urban Conservancy environment as an accessory use to a permitted recreational use or facility. Examples of limited accessory commercial uses to permitted recreational uses and/or facilities are as follows:
 - 1. Concession stands,
 - 2. Booths associates with festivals sponsored by the City, and Private parties or receptions and banquets.
- G. Overwater commercial development is prohibited except in existing structures, where necessary to support water-dependent uses or accessory recreation activities that support a commercial use.
- H. Other than those allowed in SMC 18.520(C) above, commercial vendors may not establish business facilities in shoreline jurisdiction. This prohibition does not preclude a vendor from being hired to provide services in connection with a permitted use.
- I. Home occupations are allowed within the Shoreline Residential environment provided they meet the requirements of SMC Chapter 15.17 – Home Occupations.
- J. Low Impact Development techniques shall be incorporated into new development as feasible, pursuant to the City’s adopted Surface Water Design Manual and the Low Impact Development Technical Guidance Manual for Puget Sound or successor.

18.525 Forest Practices

- A. Forest Practices are a prohibited use activity within shoreline jurisdiction.

18.530 Manufacturing

- A. Manufacturing is prohibited within all shoreline environments.

18.535 Mining

- A. Mining is a prohibited use activity within shoreline jurisdiction.

18.540 Parking

- A. Parking as a primary use is prohibited in Shoreline jurisdiction.
- B. Parking in shoreline areas must directly serve a permitted shoreline use.
- C. Parking facilities shall provide adequate provisions to control surface water runoff to prevent it from contaminating water bodies.

- D. Parking facilities serving individual buildings on the shoreline shall be located landward from the principal building being served, except when the parking facility is within or beneath the structure and adequately screened or in cases when an alternate orientation would have less adverse impact on the shoreline.
- E. Exterior parking facilities shall be designed and landscaped to minimize adverse impacts upon adjacent shoreline and abutting properties. Exterior parking facilities for nonresidential uses shall be landscaped with vegetation in such a manner that plantings provide an effective “full-screen” within three years of project completion when viewed from adjacent areas within Shoreline jurisdiction.
- F. New and reconstructed parking areas within the Urban Conservancy shoreline environment shall utilize Low Impact Development (LID) techniques as appropriate and as described in the most recent edition of the Low Impact Development Manual: Technical Guidance for Puget Sound.

18.545 Recreational Development

- A. All structures associated with a recreational use, water dependent structures, such as docks and boardwalks, and appurtenances that provide access to the water for that use, shall maintain a standard setback of sixty-five (65) feet (or one-hundred (100) feet in the Urban Conservancy Environment) from the OHWM. This setback may be reduced down to 50 feet. However, existing structures may be replaced in their current location and configuration to the extent allowed by state and federal agencies with jurisdiction. Any further setback reduction shall require approval of a shoreline variance application.
- B. Private and public recreation areas shall protect existing native vegetation in the shoreline area and restore vegetation impacted by development activities. Recreational use and development shall result in no net loss of shoreline ecological functions. Mitigation shall be provided as necessary to meet this requirement. Failure to meet this standard will result in permit denial. The City may request necessary studies by qualified professionals to determine compliance with this standard.
- C. Water-dependent or water-related activities such as swimming, boating, and fishing, and activities that benefit from waterfront scenery such as picnicking, hiking and bicycling shall be emphasized in planning public and private (excluding residential) noncommercial recreation sites in the shoreline corridor.
- D. All recreational developments shall make adequate provisions for:
 - 1. Non-motorized and pedestrian access;
 - 2. The prevention of trespass onto adjacent properties, including but not limited to landscaping and fencing;

3. Protection and restoration of environmentally sensitive areas and shoreline processes and functions;
 4. Signs indicating the public's right of access to shoreline areas, installed and maintained in conspicuous locations at the point of access and the entrance; and
 5. Buffering of such development from adjacent private property or natural area.
- E. In approving shoreline recreational developments, the City shall ensure that the development will maintain, enhance or restore desirable shoreline features.
 - F. Swimming areas shall be separated from boat launch areas.
 - G. The construction of swimming facilities, piers, moorages, floats and launching facilities waterward of the OHWM shall be governed by the regulations relating to overwater structure construction in the Shoreline Modifications Section of this SMP.
 - H. Public boat launching facilities may be developed, provided the traffic generated by such a facility can be safely and conveniently handled by the streets serving the proposed facility.
 - I. Fragile and unique shoreline areas with valuable ecological functions, such as wildlife habitats, shall be used only for non-intensive recreation activities that do not involve the construction of structures.
 - J. Recreation developments such as golf courses and playfields that require periodic use of fertilizers, pesticides or other chemicals, or that support high-intensity activities as a primary use, such as sporting events, shall be located outside of shoreline jurisdiction.
 - K. Proposals for new or expanded recreational development shall include provisions for public access to the shoreline.
 - L. A new or expanded shoreline recreational development or use that does not provide public access may be authorized provided it is demonstrated by the applicant and determined by the City that one or more of the following provisions apply.
 1. Unavoidable health or safety hazards to the public exist which cannot be prevented by any practical means;
 2. Inherent security requirements of the proposed development or use cannot be satisfied through the application of alternative design features or other solutions;
 3. The cost of providing the access, easement, or an alternative amenity is unreasonably disproportionate to the total long-term cost of the proposed development.
 4. Unacceptable environmental harm such as damage to fish spawning areas will result from the public access which cannot be mitigated; or

5. Significant undue and unavoidable conflict between the proposed access and adjacent uses would occur and cannot be mitigated.
6. Provided further, that the applicant has first demonstrated and the City of SeaTac has determined that all reasonable alternatives have been exhausted, including but not limited to:
 - a. Regulating access by such means as limiting hours of use to daylight hours.
 - b. Designing separation of uses and activities, with such means as fences, terracing, hedges, and landscaping.
 - c. Providing access that is physically separated from the proposal, such as an offsite viewpoint, or a trail system.
- M. When none of the requirements of SMC 18.545 (L) can be met, the City shall, as a condition of granting a permit, require the applicant to make an in-lieu of payment in accordance with State law.

18.550 Residential Development

- A. Residential development is permitted in the High Intensity, Medium Intensity, and Shoreline Residential environments subject to the policies and regulations for the specific Shoreline Environment (see Chapter 18.400, Table 1- Shoreline Dimensional Standards Summary Table, the standards of the underlying zoning regulations and the general regulations in Part IV – General Regulations of these regulations.
- B. Structures or other development accessory to residential uses are permitted in shoreline jurisdiction, if allowed under all other applicable standards in this SMP and subject to the provisions of the City's zoning code.
- C. All additions to residential structures must comply with all standards in this SMP, including required shoreline setbacks established in Chapter 18.400, Table 1 – Shoreline Dimensional Standards Summary Table.
- D. Residential structures that are intentionally modified, replaced, repaired or enlarged are subject to the requirements in *Chapter 18.735 – Nonconforming Use and Development Standards*. These standards include, but are not limited to, compliance with all standards in this SMP for new and existing structures or portions of structures, including required shoreline setbacks established in Chapter 18.400, Table 1 - Shoreline Dimensional Standards Summary Table, when proposed development exceeds fifty (50) percent of the fair market replacement cost of existing development.
- E. Residential structures that are intentionally modified, replaced or repaired following a catastrophic loss are subject to the requirements in *Chapter 18.735 – Nonconforming Use*

and Development Standards. These standards include, but are not limited to, compliance with all standards in this SMP for new and existing structures or portions of structures, including required shoreline setbacks established in Chapter 18.400, Table 1 – Shoreline Dimensional Standards, when proposed development exceeds seventy-five (75) percent of the fair market replacement cost of existing development.

- F. Accessory uses and appurtenant structures not specifically addressed in the SMP shall be subject to the same regulations as primary residences.
- G. In order to maintain visual access to the waterfront, fences within the required setback from the OHWM shall be:
 - 1. No more than 4 feet high when separating two residential lots and no more than 6 feet high when separating a residential lot from a park or commercial use, and
 - 2. May not extend beyond the OHWM.
- H. To protect views and vistas maximum height limits have been established for each Shoreline Environment as indicated in Chapter 18.400, Table 1 - Shoreline Dimensional Standards Summary Table, Summary of Shoreline Dimensional Standards. In addition to the restrictions stated therein, development over 35 feet shall require a view corridor study indicating that the proposed structure would not diminish views of the Lake from surrounding properties.
- I. The stormwater runoff for all new or expanded pavements or other impervious surfaces shall be directed to infiltration systems and other Low Impact Development techniques shall be incorporated into new development as feasible, in accordance with the City's adopted Surface Water Design Manual and the Low Impact Development Technical Guidance Manual for Puget Sound.
- J. Residential development shall result in no net loss of shoreline ecological functions. Mitigation shall be provided as necessary to meet this requirement. Failure to meet this standard will result in permit denial. The City may request necessary studies by qualified professionals to determine compliance with this standard.

18.555 Signs

- A. General Sign Regulations
 - 1. Signs shall comply with the City's sign regulations.
 - 2. Sign plans and designs shall be submitted for review and approval at the time of shoreline permit approval.
 - 3. All signs shall be located and designed to minimize interference with vistas, viewpoints and visual access to the shoreline.

4. Temporary or obsolete signs shall be removed within ten (10) days of elections or termination of any other functions. Examples of temporary signs include: real estate signs, directions to events, political advertisements, event or holiday signs, and construction signs.
5. Signs that do not meet the policies and regulations of this program shall be removed or required to conform within two years of the adoption of this master program.

B. Allowable Signs

The following types of signs may be allowed in all shoreline environments:

1. Water navigational signs and highway signs necessary for operation, safety and direction.
2. Public information signs directly relating to a shoreline use or activity.
3. Off-premise, freestanding signs for community identification, information, or directional purposes.
4. National, site and institutional flags or temporary decorations customary for special holidays and similar events of a public nature.

C. Prohibited Signs

The following signs are prohibited:

1. Off-premises detached outdoor advertising signs.
2. Spinners, streamers, pennants, flashing lights, and other animated signs used for commercial purposes.
3. Signs placed on trees or other natural features.
4. Commercial signs for products, services, or facilities located off-site.

18.560 Transportation Facilities

- A. New road construction in shoreline jurisdiction shall be minimized and allowed only when related to and necessary for the support of permitted shoreline activities.
- B. Transportation facility development shall result in no net loss of shoreline ecological functions. Mitigation shall be provided as necessary to meet this requirement. Failure to meet this standard will result in permit denial.

- C. Expansion of existing roadways within the shoreline jurisdiction shall be allowed only when the proponent demonstrates that:
 - 1. No alternative route is feasible;
 - 2. The roadway is constructed and maintained to cause the least possible adverse impact on the land and water environment; and
 - 3. The roadway is found to be in the public interest.
- D. Transportation and primary utility facilities shall be required to make joint use of rights of-way, and to consolidate crossings of water bodies to minimize adverse impacts to the shoreline.
- E. Developers of roads must be able to demonstrate that efforts have been made to coordinate with existing land use plans including the Shoreline Master Program and the City's Comprehensive Plan.
- F. All debris and other waste materials from roadway construction shall be disposed of in such a way as to prevent their entry into any water body.
- G. Road designs must provide safe pedestrian and nonmotorized vehicular crossings where public access to shorelines is intended.
- H. Streets within shoreline jurisdiction shall be designed with the minimum pavement area required. Gravel and more innovative materials shall be used where feasible for pathways and road shoulders to minimize the amount of impermeable surfaces and help to maintain a more natural appearance.
- I. The City shall give preference to mechanical means for roadside brush control on roads in shoreline jurisdiction rather than the use of herbicides.

18.565 Utilities (Primary)

- A. Primary utilities shall be located outside of SMA jurisdiction unless no other feasible option exists.
- B. Primary utilities shall be located landward of the ordinary high water mark unless such location is not feasible or would result in potentially greater environmental impacts.
- C. Primary utility facilities shall avoid disturbance of unique and fragile areas, as well as wildlife spawning, nesting and rearing areas. Utility facility development shall result in no net loss of shoreline ecological functions. Mitigation shall be provided as necessary to meet this requirement. Failure to meet this standard will result in permit denial.

- D. Utility development shall, through coordination with local government agencies, provide for compatible, multiple use of sites and rights-of-way. Such uses include shoreline access points, trail systems and other forms of recreation and transportation, providing such uses will not unduly interfere with utility operations, endanger public health and safety or create a significant and disproportionate liability for the owner.
- E. Utility lines shall utilize existing rights-of-way, corridors and/or bridge crossings whenever possible and shall avoid duplication and construction of new corridors in all shoreline areas.
- F. Proposals for new corridors or water crossings must fully substantiate the infeasibility of existing routes.
- G. Solid waste disposal sites and facilities are prohibited in the shoreline environment.
- H. Where major facilities must be placed in a shoreline area, the location and design shall be chosen so as not to destroy or obstruct scenic views.
- I. Primary utility development shall provide screening of facilities from water bodies and adjacent properties. Screening, including landscaping and fencing, shall be designed to constitute a dense "full screen".
- J. Clearing of vegetation for the installation or maintenance of utilities shall be kept to a minimum and upon project completion any disturbed areas shall be restored to their pre-project condition.
- K. The City shall hold public meetings prior to the issuance of a Substantial Development Permit for a major primary utility project in accordance with the administrative procedures outlined in Part VII - Administration to allow for the greatest amount of public input to help guide utility-related decisions.

18.570 Utilities (Accessory)

- A. Utility developments shall, through coordination with local government agencies, provide for compatible, multiple use of sites and rights-of-way. Such uses include shoreline access points, trail systems, and other forms of recreation and transportation, providing such uses will not unduly interfere with utility operations, or endanger public health and safety.
- B. In shoreline areas, accessory utilities shall be placed underground unless demonstrated to be infeasible. Further, such lines shall utilize existing rights-of-way, and existing corridors whenever possible.
- C. Utility facilities shall be located and designed to avoid destruction of, or damage to, important wildlife areas, and other unique and fragile areas. Utility facility development shall result in no net loss of shoreline ecological functions. Mitigation shall be provided as necessary to meet this requirement. Failure to meet this standard will result in permit denial.

- D. Clearing for the installation or maintenance of utilities shall be kept to a minimum, and upon project completion, any disturbed area shall be restored, to the greatest extent feasible, to pre-project conditions, including replanting with native species, or other species as approved by the City, and maintenance care. If the previous condition is identified as being undesirable for shoreline function, then landscaping and other improvements shall be undertaken.
- E. The location and construction of outfalls shall comply with all appropriate federal, state, county and city regulations.
- F. The City of SeaTac shall maintain, enhance and restore public natural drainage systems to protect water quality, reduce flooding, reduce public costs and prevent associated environmental degradation for a no net loss of shoreline ecological functions.
- G. New utility lines including electricity, communications, and fuel lines shall be located underground. Existing above ground lines shall be moved underground when properties are redeveloped or in conjunction with major system upgrades or replacements, in accordance with SMC 11.20.
- H. Utility development shall include public access to the shoreline, trail systems, and other forms of recreation, providing such uses will not unduly interfere with utility operations, endanger the public health, safety, and welfare, or create a significant and disproportionate liability for the owner.
- I. Proposals for new utility corridors shall fully substantiate the infeasibility of existing routes.

Part VI. Shoreline Modifications Provisions

18.600 Shoreline Modifications Summary Table

- A. If the letter "X" appears in the box at the intersection of the column and the row, the modification is not allowed in that shoreline environment.
- B. If the letter "P" appears in the box at the intersection of the column and the row, the modification may be allowed within the shoreline environment only if the underlying zoning allows the modification.
- C. If the letter "C" appears in the box at the intersection of the column and the row, the modification may be allowed within the shoreline environment subject to the shoreline conditional use review procedures specified in Chapter 18.725 – Variances and Conditional Use Permits, and only if the underlying zoning allows the modification.

Table 4 - Shoreline Modifications

| Shoreline Modification Activity | High-Intensity | Medium-Intensity ¹ | Shoreline Residential | Urban Conservancy (Park) | Urban Conservancy (Hughes) | Aquatic |
|--|----------------|-------------------------------|-----------------------|--------------------------|----------------------------|---------------------------------|
| CLEARING AND GRADING | P | P | P | P | C | See adjacent upland environment |
| SHORELINE STABILIZATION | | | | | | |
| Beach Restoration and Enhancement | P | N/A | P | C | C | |
| Soil Bio-engineering | P | P | P | P | P | |
| Bulkheads | X | N/A | P | C | X | |
| Breakwaters, jetties, and groins | X | N/A | X | X | X | |
| DREDGING AND FILL | | | | | | |
| Dredging | C | N/A | C | C | C | |
| Fill | C | N/A | C | C | C | |
| OVERWATER STRUCTURES | | | | | | |
| Accessory to Residential Structures ² : | | | | | | |

¹ The Medium Intensity shoreline environment is located 100 feet from the OHWM adjacent to the Hughes Property so regulations for shoreline stabilization and overwater structures are not applicable (N/A).

² Note these regulations are not applicable (N/A) either where the specific shoreline environment does not front the shoreline or where residential structures are not allowed in that environment or in an adjacent parallel environment.

| Shoreline Modification Activity | High-Intensity | Medium-Intensity¹ | Shoreline Residential | Urban Conservancy (Park) | Urban Conservancy (Hughes) | Aquatic |
|---|-----------------------|-------------------------------------|------------------------------|---------------------------------|-----------------------------------|----------------|
| Recreational Float | P | N/A | P | N/A | C | |
| Boathouse | X | N/A | X | N/A | X | |
| Joint Use Pier, Dock, Float, Buoy, Moorage Pile | P | N/A | P | N/A | C | |
| Non-Joint Use Pier, Dock Float | X | N/A | C | N/A | X | |
| Overwater Walkway | C | N/A | X | N/A | C | |
| Launching Ramp | X | N/A | X | N/A | N/A | |
| Launching Rails | X | N/A | X | N/A | N/A | |
| Boat Lifts | X | N/A | X | N/A | N/A | |
| Boat Canopies | X | N/A | X | N/A | N/A | |
| Moorage Covers | X | N/A | X | N/A | N/A | |
| Not Accessory to Residential Structures: | | | | | | |
| Recreational Float | X | N/A | C | C | C | |
| Boathouse | X | N/A | X | C | X | |
| Joint Use Pier, Dock, Float | C | N/A | P | P | C | |
| Non-Joint Use Pier, Dock Float | X | N/A | C | X | X | |
| Overwater Walkway | C | N/A | X | C | C | |
| Launching Ramp | X | N/A | X | P | X | |
| Launching Rails | X | N/A | X | P | X | |
| Boat Canopies | X | N/A | X | X | X | |
| Moorage Covers | X | N/A | X | X | X | |

18.605 General Shoreline Stabilization

A. General Shoreline Stabilization – Basic Requirements

1. Structural solutions to reduce shoreline damage from erosion shall be allowed only after it is demonstrated through a geotechnical report that non-structural solutions would not provide sufficient protection to existing improvements. The geotechnical report shall evaluate the necessity of structural stabilization measures by estimating timeframes and rates of erosion (damage within 3 years), urgency of replacement, alternative solutions and other pertinent factors. Non-structural solutions include (but are not limited to) soil bioengineering, beach enhancement, alternative site designs, drainage improvements and increased building setbacks (for proposed structures).

B. General Shoreline Stabilization – New Development

1. New development, including the division of land into new parcels, shall, where feasible, be located and designed to eliminate the need for concurrent or future shoreline stabilization. New non-water dependent development that would require shoreline stabilization that would cause significant adverse impacts to adjacent or down-current properties is prohibited.
2. New development, including single-family residences, that includes structural shoreline stabilization will not be allowed unless all of the conditions below are met:
 - a. The need to protect the development from damage due to erosion cause by natural processes, such as currents and waves, and by manmade processes, such as boat wakes, is demonstrated through a geotechnical report.
 - b. The erosion is not being caused by upland conditions, such as loss of vegetation and drainage.
 - c. Non-structural measures, such as placing the development farther from the shoreline, planting vegetation, low impact development measures, or installing on-site drainage improvements, are not feasible or not sufficient.
 - d. The stabilization structure will not result in a net loss of shoreline ecological functions.
3. New development on steep or unstable slopes shall be set back sufficiently to ensure that shoreline stabilization will not be needed during the life of the structure, as demonstrated by a geotechnical analysis prepared by a geotechnical engineer of related professional licensed and in good standing in the State of Washington.

C. General Shoreline Stabilization – New or Expanded Measures

1. New structural stabilization measures and enlargement of existing structural stabilization measures shall be limited to the minimum size necessary and shall be permitted only when it has been conclusively demonstrated through scientific analysis that shoreline stabilization is necessary to protect existing primary structures, public improvements, ecological function restoration projects or hazardous substance remediation projects from erosion, and that nonstructural measures, planting vegetation, or installing on-site drainage improvements are not feasible or not sufficient.

D. General Shoreline Stabilization Replacement and Repairs

1. An existing shoreline stabilization structure shall not be replaced with a similar structure unless there is a demonstrated need to protect legally established principal uses or existing structures from erosion caused by currents or waves and a nonstructural measure is not feasible.
 - a. Shoreline stabilization solutions developed to replace existing shoreline stabilization shall be placed along the same alignment as, or landward of, the shoreline stabilization being replaced, except as noted below.
 - b. Where existing structural stabilization is replaced by non-structural shoreline stabilization using bioengineering techniques and results in a documented improvement of shoreline functions, such stabilization may be allowed waterward of the ordinary high-water mark subject to state and federal approvals.

18.610 Shoreline Stabilization – Design Requirements

- A. Shoreline stabilization and modification projects shall avoid and then minimize adverse impacts to the environment to the greatest extent feasible, and where such impacts cannot be avoided, mitigation shall be provided to achieve no net loss of shoreline ecological functions.
- B. Shoreline stabilization shall not be used to create new or newly usable land.
- C. Shoreline stabilization shall not significantly interfere with normal surface and/or subsurface drainage into the water body.
- D. Shoreline stabilization shall be designed so as not to constitute a hazard to navigation and to not substantially interfere with visual access to the water.
- E. Shoreline stabilization shall be designed so as not to not cause a significant impact to adjacent properties, including the need for shoreline stabilization elsewhere.
- F. Professional design (as approved by the City) of all shoreline stabilization is required. All shoreline modification activities shall be in support of a permitted shoreline use that is in

conformance with the provisions of this Master Program unless it can be demonstrated that such activities are necessary and in the public interest.

- G. All shoreline modification activities must comply with all other regulations as stipulated by State and Federal agencies, local Tribes, or others that have jurisdiction.
- H. Alternative methods to typical shoreline armoring using native vegetation and other natural shoreline features shall be considered when replacing existing and constructing new shoreline stabilization solutions.
- I. Public access shall be required as part of publicly financed shoreline stabilization measures unless public access improvements would cause unavoidable health or safety hazards to the public, inherent and unavoidable security problems, unacceptable and unmitigable significant ecological impacts, unavoidable conflict with proposed use, or a cost that is disproportionate and unreasonable to the total long-term cost of the development.

18.615 Beach Enhancement

- A. Beach enhancement along Angle Lake may be permitted when the applicant has demonstrated that the project will not detrimentally interrupt littoral processes, redirect waves, current, or sediment to other shorelines, or adversely affect adjacent properties or habitat and all other standards of the SMP are followed.
- B. Beach enhancement is limited to the placement of no more than 25 cubic yards of material below the ordinary high water mark. Proposals which exceed this threshold shall be subject to the requirements for Shoreline Fill (*Chapter 18.640 – Shoreline Fill*), shall require a Conditional Use Permit and shall only be allowed in conjunction with a water-dependent or public use permitted by this Master Program, and for fisheries, aquaculture, or wildlife enhancement projects.
- C. Natural Beach Restoration/Enhancement Design Standards. Natural beach restoration/enhancement shall not:
 - 1. Extend waterward more than the minimum amount necessary to achieve the desired stabilization;
 - 2. Disturb significant amounts of valuable shallow water fish/wildlife habitat without appropriate mitigation of the impacts.
- D. Natural Beach Restoration Construction Standards.
 - 1. The size and/or mix of new materials to be added to a beach shall be as similar as possible to that of the natural beach sediment, but large enough to resist normal current, wake, or wave action at the site.

2. The restored beach shall approximate, and may slightly exceed, the natural beach width, height, bulk or profile (but not as much as to create additional dry land).
- E. Beach enhancement is prohibited within fish and/or wildlife spawning, nesting, or breeding habitat that would be adversely affected by it and also where littoral drift of the enhancement materials would adversely affect adjacent spawning grounds or other areas of biological significance.

18.620 Soil Bioengineering

- A. All soil bioengineering projects shall use native plant materials appropriate to the specific area including trees, shrubs, and groundcovers, unless demonstrated infeasible for the particular site.
- B. Unless Environmentally Sensitive Area Regulations apply, all cleared areas shall be replanted immediately following construction and irrigated (if necessary) to ensure that within three (3) years all vegetation is one hundred (100) percent reestablished to achieve no net loss of ecological functions of the shoreline area. Areas that fail to adequately reestablish vegetation shall be replanted with approved plant materials until such time as the plantings are viable. Additional performance standards may be established by the Shoreline Administrator in administrative rules.
- C. Bank stabilization in the form of a vegetated buffer zone shall be maintained (e.g., weeding, watering, dead plant replacement) for a minimum of three (3) years. The buffer zone shall exclude activities that could disturb the site. Where determined necessary by the Shoreline Administrator, fencing may be required to ensure protection of buffer plantings.
- D. All construction and planting activities shall be scheduled to minimize impacts to water quality and fish and wildlife aquatic and upland habitat, and to optimize survival of new vegetation.

18.625 Breakwaters

- A. Breakwaters, jetties, and groins shall not be permitted.

18.630 Bulkheads

- A. Bulkhead design and development shall conform to all other applicable local, state, and federal agency regulations, including regulations for shoreline stabilization in Chapters 18.605 – General Shoreline Stabilization and 18.610 – Shoreline Stabilization Design Requirements.
- B. On all shorelines, bulkheads shall not be placed waterward of the ordinary high water mark (OHWM), unless as provided below. In addition:

1. On shorelines where no other bulkheads are adjacent, the construction of a bulkhead shall tie in with the contours of the adjoining shorelines, as feasible, such that the proposed bulkhead would not cause erosion of the adjoining properties.
 2. Bulkheads may tie in flush with existing bulkheads on adjoining properties, provided that the new bulkhead does not extend waterward of OHWM, except that which is necessary to make the connection to the adjoining bulkhead. In such circumstances, the remaining portion of the bulkhead shall be placed landward of the existing OHWM such that no net loss of lake occurs and the design complies with all other regulations as stipulated by State and Federal agencies, local Tribes, or others that have jurisdiction.
 3. Replacement bulkheads shall not encroach waterward of the ordinary high-water mark or existing structure unless the residence was occupied prior to January 1, 1992, and there are overriding safety or environmental concerns. In such cases, the replacement structure shall abut the existing shoreline stabilization structure.
- C. Replacement bulkheads may be permitted if there is a demonstrated need to protect principal uses or structures from erosion caused by waves provided that:
1. The replacement bulkhead is designed, located, sized, and constructed to assure no net loss of ecological functions.
 2. The existing bulkhead is removed.
 3. The proposal includes a report prepared by a geotechnical engineer or other qualified professional that evaluates the necessity of the bulkhead by estimating timeframes and rates of erosion, urgency of replacement (within 3 years), alternative solutions and other pertinent factors
- D. New bulkheads shall be allowed only for existing structures when evidence is presented through a report prepared by a geotechnical engineer or other qualified professional that conclusively demonstrates that one (1) of the following conditions exists:
1. Bulkheads are necessary to the operation and location of water-dependent and water-related activities consistent with the Master Program, PROVIDED that all alternatives have proven infeasible (i.e., use relocation, use design, nonstructural shore stabilization options) and that such bulkheads meet other policies and regulations of this chapter; or
 2. Serious wave erosion threatens an existing building(s) on upland property; and
 3. Proposals for bulkheads have first demonstrated that use of natural materials and processes (soft structural solutions) and alternative site designs, including increased shoreline setbacks (nonstructural solutions), are either not feasible or will not provide the necessary protection for existing development.

- E. When a bulkhead is required at a public access site, provisions for safe access to the water shall be incorporated into bulkhead design.
- F. Stairs or other permitted structures may be built into a bulkhead, but shall not extend waterward of a bulkhead.
- G. Fill behind bulkheads shall be limited to an average of one (1) cubic yard per running foot of bulkhead. Any filling in excess of this amount shall be considered a regulated activity subject to the policies and regulations in this SMP pertaining to fill activities and the requirement for obtaining a shoreline substantial development permit.

18.635 Dredging

- A. Dredging and disposal of dredge material shall avoid and minimize significant ecological impact; impacts that cannot be avoided shall be mitigated to achieve no net loss of ecological processes and functions.
- B. New development siting and design shall avoid the need for new and maintenance dredging.
- C. Dredging may be permitted as a shoreline conditional use activity only:
 - 1. When necessary to support a water-dependent use;
 - 2. For expansion or alteration of public utility facilities;
 - 3. As part of mitigation actions, environmental restoration and habitat enhancement projects;
 - 4. When technical information demonstrates water circulation, littoral drift, aquatic life and water quality will not be substantially impaired;
 - 5. When other solutions would result in greater environmental impact;
 - 6. As part of an approved habitat improvement project;
 - 7. If it improves water quality; and
 - 8. When applicable permits of other local, state and federal agencies have been obtained.
- D. When dredging is permitted, the extent of dredging shall be the minimum necessary to accommodate the proposed use.
- E. Maintenance dredging associated with a water dependent use shall be restricted to maintaining the previously dredged and/or existing authorized location, depth and width.

- F. Dredging for the primary purpose of obtaining fill or construction material is prohibited, except for projects associated with MTCA or CERCLA habitat restoration, or any other significant restoration effort approved by a shoreline Conditional Use Permit. When dredging is allowed for fill materials, placement of fill must be waterward of the OHWM.
- G. Proposals for dredging and dredge disposal shall include details on all feasible mitigation measures to protect aquatic habitats. Dredging and dredge disposal shall not create a net loss of shoreline ecological functions.
- H. Dredging material which will not subsequently cause violation of State Water Quality Standards may be used in permitted landfill projects.
- I. Excavations on beaches before the OHWM in lands covered by water constitutes dredging and shall include precautions to prevent the migration of fine grain sediments, disturbed by the excavation, onto adjacent beach areas. Excavations on beaches shall be backfilled promptly using material of similar composition and similar or coarser grain size.
- J. Dredging shall be timed so that it does not interfere with aquatic life.
- K. Depositing dredge materials in water areas shall be prohibited
- L. Dredging shall utilize techniques (such as hydraulic dredging instead of agitation dredging) that cause minimal dispersal and broadcast of bottom material.
- M. Limitations may be imposed on dredging activities, such as limited operating hours, time periods, and requirements for buffer strips at the site.

18.640 Fill

- A. Fills waterward of the OHWM (not including small scale beach restoration that does not exceed the 25 cubic yard threshold established in *Section 18.615 Beach Enhancement*) shall require a conditional use and shall be restricted to the minimum necessary to:
 - 1. Support water-dependent uses,
 - 2. Provide public access,
 - 3. Allow for the remediation and disposal of contaminated sediments as part of an interagency clean-up plan,
 - 4. Allow the disposal of dredged sediments in accordance with DNR rules,
 - 5. Provide for the expansion or alteration of transportation facilities of statewide significance when no other alternatives are feasible, and

6. Accomplish mitigation actions, environmental restoration and enhancement projects, and only when other solutions would result in greater environmental impact.
- B. Fills shall be designed, constructed, and maintained to prevent, minimize, and control all material movement, erosion, and sedimentation from the affected area.
- C. All perimeters of fills shall be provided with vegetation, retaining walls, or other satisfactory mechanisms for erosion prevention and sediment capture.
- D. Fill proposals must demonstrate, at a minimum, that they will result in no net loss of shoreline ecological functions.
- E. Fill shall be permitted only where it is demonstrated that the proposed action will not:
 1. Result in significant damage to water quality, fish, aquatic habitat, and/or wildlife habitat; or
 2. Adversely alter natural drainage and circulation patterns, or significantly reduce flood water holding capabilities.
- F. No refuse disposal sites, solid waste disposal sites, or sanitary fills shall be permitted along the Angle Lake shoreline.
- G. Any placement or removal of materials landward of the OHWM shall comply with the provisions in SMC 18.315 – Vegetation Conservation (Clearing and Grading) and SMC 18.600 to 18.645 – Shoreline Modifications Provisions, where applicable.

18.645 Overwater Structures: Piers, Floats and Buoys

A. General Regulations

1. All new, reconstructed, repaired, or modified overwater structures must comply with all regulations contained in this SMP and all other regulations as stipulated by State and Federal agencies, local Tribes, or others that have jurisdiction.
2. Mitigation shall be provided for all reconstructed, repaired, or modified overwater structures to ensure no net loss of ecological function.
3. New piers and docks shall be allowed only for public access and water-dependent uses, which includes a structure associated with a single family residence provided that it is designed and intended as a facility for access to watercraft and otherwise complies with the regulations contained in the this section.
4. New piers and docks that are not accessory to single family residences shall be permitted only when intended for public use or when the applicant has demonstrated that a specific need exists to support the intended water-dependent use.

5. New residential development of more than two dwellings shall provide a joint use or community moorage structure, rather than individual piers or docks.
6. New piers and docks associated with a single family home shall be allowed, provided the applicant demonstrates that a joint use or community pier is not feasible.
7. New proposed moorage structures in the Shoreline Residential environment that are not joint-use structures must obtain a conditional use permit. Additional restrictions apply for some shoreline environments pursuant to *Section 18.500 Shoreline Uses, Table 3*. A conditional use permit may be granted if:
 - a. The applicant demonstrates that a joint use or community moorage structure is not feasible;
 - b. The overwater structure does not create any potential adverse impacts to public safety;
 - c. Navigation rights are not significantly impacted;
 - d. The overwater structure does not cause environmental impacts that cannot be sufficiently mitigated; and
 - e. The overwater structure complies with all other conditional use criteria in WAC 173-27-160 as outlined in Part VII - Administration of these regulations (SMC18.700 to 18.765).
8. Proposed overwater structures which do not comply with the dimensional standards contained in this chapter may only be approved if they obtain a variance.
9. Fixed pile piers elevated at least two (2) feet above the OHWM shall be preferred. Floating docks shall be allowed if floating elements are not located within the first thirty (30) feet of the shoreline measured waterward of the OHWM, unless the applicant can demonstrate why adherence to this restriction is not feasible and an alternative design would result in less ecological impact.
10. All float tubs shall be fully encapsulated and the decks shall be fully grated except for the float tubs, designed with a ramp section connecting to the upland and are prohibited from resting on the substrate. Floating docks are required to be designed to not ground during low water conditions.
11. All overwater structures shall be constructed and maintained in a safe and sound condition. Abandoned or unsafe overwater structures shall be removed or repaired promptly by the owner.
12. Wooden components that will be in contact with water or over water shall not be treated or coated with herbicides, fungicides, paint, pentachlorophenol, arsenate, creosote, or

similar toxic substances. Structures shall be made out of materials that have been approved by applicable state and federal agencies.

13. Boat houses are not permitted, except in Angle Lake Park, where a conditional use permit is required.
14. Moorage covers are not permitted.
15. Boat canopies are not permitted.
16. Boat lifts are not permitted.
17. No portion of a deck of a pier shall, during the course of the normal fluctuations of the elevation of the water body, protrude more than six (6) feet above the OHWM.
18. No residential dwelling unit may be constructed on a pier.
19. Piers and docks may be permitted accessory to a development provided:
 - a. The applicant has demonstrated to the satisfaction of the Shoreline Administrator that a shared or joint-use pier is not feasible.
 - b. No more than one (1) pier/dock for each single-family residence is permitted.
 - c. No more than one (1) pier, dock or other moorage structure is allowed for a water dependent commercial use or a multi-family (more than two units) development on a single lot or contiguous ownership with a minimum width of fifty (50) feet.
 - d. On lots with less than fifty (50) feet of waterfront, joint-use piers/docks shall be required, except as follows; when lots on either side of the subject lot have legal pre-existing piers or docks and the applicant demonstrates to the satisfaction of the Shoreline Administrator that a shared use agreement is not feasible. Only in this case may the lot with less than fifty (50) feet of waterfront be permitted an individual pier.

B. Moorage Structure Length

1. All pier and dock lengths shall be minimized to the maximum extent feasible and comply with regulations as stipulated by State and Federal agencies, local Tribes, or others that have jurisdiction. The proposed length must be the minimum necessary to support the intended use. The maximum waterward intrusion of any portion of any piers and docks shall be limited to the following:
 - a. The maximum length of a private dock shall be determined by the point at which twelve (12) feet in water depth is reached and in no case shall a pier or dock be more than eighty (80) feet be allowed without approval of a variance (Note: the 12-foot

depth is to accommodate the three to four (3-4) foot fluctuation in water depth caused by stormwater management practices);

- b. A report prepared by a qualified professional that includes verifiable survey information demonstrating the average water depth pursuant to the requirement above is required for all docks or piers over forty (40) feet in length;
- c. A pier of up to eighty (80) feet is allowed when public access is provided. Existing public piers may be repaired or replaced to their previous length.

C. Moorage Structure Width

- 1. The maximum width of a pier or dock walkway and additional fingers shall be six (6) feet and four foot (4) walkways are recommended. All pier and dock walkways must be fully grated and ell and floats must have a minimum 2-foot strip of grating down the center.
- 2. The maximum width of a ramp connecting a pier to a float should be minimized to the maximum extent practical and should be fully grated.
- 3. Size. Surface coverage, including all floats, ramps and ell, shall be limited to the following:
 - a. Four hundred eighty (480) square feet for a pier of a single property owner, or four hundred (400) square feet for a dock;
 - b. Six hundred (600) square feet for a joint-use pier utilized by two or more residential property owners, or four hundred and eighty (480) square feet for a dock;
 - c. Eight hundred (800) square feet for a new pier that allows public access, or six hundred and forty (640) square feet for a dock. Existing public piers may be repaired or replaced to their previous square footage.

D. Overwater Walkway

- 1. An overwater walkway may be allowed in the Urban Conservancy, High Intensity and Aquatic Environments with a Conditional Use Permit, provided the following standards are met:
 - a. The applicant must first demonstrate that an upland trail connecting the Hughes property with Angle Lake Park is not feasible because a private party is not willing to grant said access.
 - b. The walkway shall be constructed on pilings, have a fully grated deck surface and conform to all applicable standards for moorage structures.

- c. Maximum width shall be four (4) feet wide or as necessary to meet ADA requirements.
- d. Length shall be the minimum necessary to connect the Hughes Property and Angle Lake Park in a feasible manner that avoids impacts to ecological function; in no case shall the maximum length exceed four hundred (400) feet.
- e. Maximum surface coverage shall be two thousand (2000) square feet.
- f. The walkway shall be located at an optimum water depth and elevated a minimum of two (2) feet above the OHWM to minimize impacts to ecological functions.
- g. The walkway shall not substantially interfere with navigation.
- h. Mitigation shall be provided to achieve no net loss of ecological function.

E. Boat Launches

- 1. Launching rails may be permitted as a conditional use in the Shoreline Residential environment in lieu of a moorage pier, provided the applicant shall demonstrate that the proposed length of the rail is the minimum necessary to safely launch the intended craft and comply with all regulations as stipulated by State and Federal agencies, local Tribes, or others that have jurisdiction. In no case shall the rail extend beyond the point where the water depth is ten (10) feet below the OHWM.
- 2. Launching rails shall be anchored to the ground with the use of tie-type construction.
- 3. No more than one (1) launching rail per single-family residence or duplex is permitted.
- 4. Launching ramps may be permitted as a conditional use for recreational uses in the Urban Conservancy environment provided the applicant shall demonstrate that the proposed length of the ramp is the minimum necessary to safely launch the intended craft and comply with all regulations as stipulated by State and Federal agencies, local Tribes, or others that have jurisdiction. In no case shall the ramp extend beyond the point where the water depth is ten (10) feet below the OHWM.
- 5. Public boat ramps and boat ramps serving more than 4 residential units are regulated as Boating Facilities and must comply with the regulations for boating facilities in Chapter 18.515.

F. Recreational Floats

- 1. Recreational floats may be permitted, provided:
 - a. The area of a recreational float shall be minimized to the maximum extent feasible and comply with regulations as stipulated by State and Federal agencies, local Tribes,

or others that have jurisdiction. No recreational float shall have more than two hundred (200) square feet when associated with a private recreation land use, and four hundred (400) when associated with a public recreational land use.

- b. Distance waterward from the OHWM. Recreational floats must be in water with depths of 8 feet or more at the landward end of the float and may be located up to a maximum waterward distance of eighty (80) feet.
- c. Recreational floats shall be designed and intended for swim use or other nonmotorized use.
- d. Recreational floats shall be fully grated.
- e. Retrieval lines shall not float at or near the surface of the water.
- f. Height. Recreational floats must be built so that the deck surface is one (1) foot above the water's surface and they must have reflectors for nighttime visibility.
- g. All float tubs shall be fully encapsulated.

Part VII. Administration

18.700 Program Administrator

A. The Shoreline Administrator is hereby vested with:

1. Overall responsibility for administering the Shoreline Management Act and this Master Program;
2. Authority to approve, approve with conditions, or deny shoreline permit revisions in accordance with the policies and provisions of this Master Program; and
3. Authority to grant statements of exemption from shoreline substantial development permits in accordance with the policies and provisions of this Master Program.

B. The duties and responsibilities of the Shoreline Administrator shall include:

1. Preparing and using application forms deemed essential for the administration of this Master Program.
2. Advising interested citizens and applicants of the goals, policies, regulations, and procedures of this Master Program.
3. Making administrative decisions and interpretations of the policies and regulations of this Master Program and the Shoreline Management Act.
4. Collecting applicable fees, as established by the City in SMC Section 13.100.070 – Permit and Plan Review Fees.
5. Determining that all applications and necessary information and materials are provided.
6. Conducting field inspections, as necessary,
7. Reviewing, insofar as possible, all provided and related information deemed necessary for appropriate applications needs.
8. Determining if a shoreline substantial development permit, conditional use permit or variance permit is required.
9. Providing copies of permit applications to relevant staff and agencies for review and comment.
10. Conducting a thorough review and analysis of shoreline exemption applications; reviewing other staff and agency comments; making written findings and conclusions; and approving, approving with conditions, or denying such exemptions.

11. Submitting shoreline substantial development permit shoreline variance and conditional use permit applications and written recommendations and findings on such permits to the City's Hearing Examiner for their consideration and action.
12. Submitting shoreline redesignation permit applications and written recommendations and findings on such permits to the Hearing Examiner for recommendation to the City Council.
13. Assuring that proper notice is given to appropriate persons and the public for all hearings.
14. Providing technical and administrative assistance to the City's Hearing Examiner and City Council as required for effective and equitable implementation of the shoreline program and the Act.
15. Investigating, developing, and proposing amendments to this Master Program as deemed necessary to more effectively and equitably achieve its goals and policies.
16. Enforcing and seeking remedies for alleged violations of this program, the provisions of the Act and this Master Program or of conditions of any approved shoreline permit issued by the City of SeaTac. The Shoreline Administrator may delegate these enforcement duties to a designated representative.
17. Acting as the primary liaison between local and state agencies in the administration of the Shoreline Management Act and this Master Program.
18. Forwarding shoreline permits to the Department of Ecology for filing or action.

18.705 Shoreline Permits and Exemptions

- A. All uses and developments occurring within shoreline jurisdiction shall be compliant with 90.58 RCW.
- B. A substantial shoreline development permit is required per the following guidelines:
 1. A development, use, or activity shall not be undertaken within the jurisdiction of the SMA, Chapter 90.58 RCW, and this shoreline Master Program unless it is consistent with the policy and procedures of the SMA, applicable state regulations and this shoreline Master Program.
 2. A substantial development shall not be undertaken within the jurisdiction of the SMA, Chapter 90.58 RCW, and this Shoreline Master Program unless a shoreline substantial development permit has been obtained and the appeal period has been completed and any appeals have been resolved and/or the applicant has been given permission to proceed by the proper authority.
- C. The following guidelines are to be used in determining whether or not a development proposal is exempt from the substantial shoreline development permit.

1. Exemptions shall be construed narrowly. Only those developments that meet the precise terms of one or more of the listed exemptions may be granted exemption from the substantial development permit process.
2. An exemption from the substantial development permit process is not an exemption from compliance with the Shoreline Management Act or this Shoreline Master Program, nor from any other regulatory requirements. To be authorized, all uses and developments must be consistent with the policies and provisions of this Shoreline Master Program and the Shoreline Management Act. A development or use that is listed as a conditional use pursuant to this Shoreline Master Program or is an unlisted use, must obtain a conditional use permit even though the development or use does not require a substantial development permit. When a development or use is proposed that does not comply with the bulk, dimensional and performance standards of this Shoreline Master Program, such development or use can only be authorized by approval of a variance.
3. The burden of proof that a development or use is exempt from the permit process is on the applicant.
4. If any part of a proposed development is not eligible for exemption, then a substantial development permit is required for the entire proposed development project.
5. The City's Shoreline Administrator may attach conditions to the approval of exempted developments and/or uses as necessary to assure consistency of the project with the Shoreline Management Act and this Shoreline Master Program.

D. **Shoreline Exemptions.** The following list outlines twelve (12) exemptions that shall not be considered substantial developments for the purpose of this Master Program:

1. **Exemption 1 – Value Threshold.** Any development of which the total cost or fair market value, whichever is higher, does not exceed five thousand seven hundred eighteen (\$5,718) dollars, if such development does not materially interfere with the normal public use of the water or “shorelines of statewide significance.” The dollar threshold established in this subsection must be adjusted for inflation by the Office of Financial Management every five years, beginning July 1, 2007, based upon changes in the consumer price index during that time period. "Consumer price index" means, for any calendar year, that year's annual average consumer price index, Seattle, Washington area, for urban wage earners and clerical workers, all items, compiled by the Bureau of Labor and Statistics, United States Department of Labor. The Office of Financial Management must calculate the new dollar threshold and transmit it to the office of the code reviser for publication in the Washington State Register at least one month before the new dollar threshold is to take effect. For purposes of determining whether or not a permit is required, the total cost or fair market value shall be based on the value of development that is occurring on “shorelines of statewide significance.” The total cost or fair market value of the development shall include the fair market value of any donated, contributed or found labor, equipment or materials;

2. **Exemption 2 – Normal Maintenance and Repair.** Normal maintenance or repair of existing structures or developments, including damage by accident, fire, or elements. "Normal maintenance" includes those usual acts to prevent a decline, lapse, or cessation from a lawfully established condition. "Normal repair" means to restore a development to a state comparable to its original condition within a reasonable period after decay or partial destruction, except where repair causes substantial adverse effects to the shoreline resource or environment. Replacement of a structure or development may be authorized as repair where such replacement is the common method of repair for the type of structure or development and the replacement structure or development is comparable to the original structure or development including, but not limited to, its size, shape, configuration, location and external appearance and the replacement does not cause substantial adverse effects to shoreline resources or environment;
3. **Exemption 3 – Normal Protective Bulkhead/Single Family.** Construction of a normal protective bulkhead common to single family residences. A "normal protective bulkhead" includes those structural and nonstructural developments installed at or near, and parallel to the ordinary high water mark for the sole purpose of protecting an existing single family residence and appurtenant structures from loss or damage by erosion. A normal protective bulkhead is not exempt if constructed for the purpose of creating dry land. When a vertical or near vertical wall is being constructed or reconstructed, not more than one cubic yard of fill per one foot of wall may be used as backfill. When an existing bulkhead is being repaired by construction of a vertical wall fronting the existing wall, it shall be constructed no further waterward of the existing bulkhead than is necessary for construction of new footings. When a bulkhead has deteriorated such that an ordinary high water mark has been established by the presence and action of water landward of the bulkhead, then the replacement bulkhead must be located at or near the actual ordinary high water mark. Beach nourishment and bioengineered erosion control projects may be considered a normal protective bulkhead when any structural elements are consistent with the above requirements and when the project has been approved by the Washington Department of Fish and Wildlife;
4. **Exemption 4 – Emergency Construction.** Emergency construction necessary to protect property from damage by the elements. An "emergency" is an unanticipated and imminent threat to public health, safety, or the environment which requires immediate action within a time too short to allow full compliance with the Act or this Master Program. Emergency construction does not include development of new permanent protective structures where none previously existed. Where new protective structures are deemed by the Shoreline Administrator to be the appropriate means to address the emergency situation, upon abatement of the emergency situation the new structure shall be removed or any permit which would have been required, absent an emergency, pursuant to the Act and this Master Program, obtained. All emergency construction shall be consistent with the policies of the Act and this Master Program. As a general matter,

flooding or other seasonal events that can be anticipated and may occur but that are not imminent are not an emergency;

5. **Exemption 5 – New Single Family House Construction.** Construction by an owner, lessee, or contract purchaser of a single-family residence for their own use or for the use of their family, which residence does not exceed a height of thirty-five (35) feet above average grade level and meets all requirements of the City of SeaTac having jurisdiction thereof, other than requirements imposed pursuant to the Act. "Single-family residence" means a detached dwelling designed for and occupied by one family including those structures and developments within a contiguous ownership which are a normal appurtenance. An "appurtenance" is necessarily connected to the use and enjoyment of a single-family residence and is located landward of the ordinary high water mark and the perimeter of a wetland. Normal appurtenances include a garage, deck, driveway, utilities, fences, installation of a septic tank and drainfield, and grading which does not exceed two hundred fifty cubic yards and which does not involve placement of fill in any wetland or waterward of the ordinary high water mark. Construction authorized under this exemption shall be located landward of the ordinary high water mark and shall be subject to required setbacks;
6. **Exemption 6 – New Dock Construction.** Construction of a dock, including a community dock, designed for pleasure craft only, for the private noncommercial use of the owner, lessee, or contract purchaser of single-family and multiple-family residences. A dock is a landing and moorage facility for watercraft and does not include recreational decks, storage facilities or other appurtenances. This exception applies if the fair market value of the dock does not exceed ten thousand dollars (\$10,000), but if subsequent construction having a fair market value exceeding two thousand five hundred dollars (\$2,500) occurs within five years of completion of the prior construction, the subsequent construction shall be considered a substantial development for the purpose of this chapter.
7. **Exemption 7 – Survey Work on State Owned Land.** The marking of property lines or corners on state owned lands, when such marking does not significantly interfere with the normal public use of the surface waters;
8. **Exemption 8 – Certified Government Project.** Any project with certification from the Governor pursuant to Chapter 80.50 RCW.
9. **Exemption 9 – Site Investigation Work.** Site exploration and investigation activities that are prerequisite to preparation of an application for development authorization under this chapter, if:
 - a. The activity does not interfere with the normal public use of the surface waters;

- b. The activity will have no significant adverse impact on the environment including but not limited to fish, wildlife, fish or wildlife habitat, water quality, and aesthetic values;
 - c. The activity does not involve the installation of any structure, and upon completion of the activity the vegetation and land configuration of the site are restored to conditions existing before the activity;
 - d. A private entity seeking development authorization under this section first posts a performance bond or provides other evidence of financial responsibility to the local jurisdiction to ensure that the site is restored to preexisting conditions.
10. **Exemption 10 – Herbicide/Noxious Weed Removal.** The process of removing or controlling aquatic noxious weeds, as defined in RCW 17.26.020, through the use of an herbicide or other treatment methods applicable to weed control that are recommended by a final environmental impact statement published by the Department of Agriculture or the Department of Ecology jointly with other state agencies under chapter 43.21C RCW;
11. **Exemption 11 – Watershed Restoration Project.** Watershed restoration projects as defined in WAC 173-27-040. The Shoreline Administrator shall review the projects for consistency with the Shoreline Master Program in an expeditious manner and shall issue its decision along with any conditions within forty-five (45) days of receiving all materials necessary to review the request for exemption from the applicant. No fee may be charged for accepting and processing requests for exemption for watershed restoration projects.
- a. Watershed restoration project" means a public or private project authorized by the sponsor of a watershed restoration plan that implements the plan or a part of the plan and consists of one or more of the following activities:
 - i. A project that involves less than ten miles of stream reach, in which less than twenty-five (25) cubic yards of sand, gravel, or soil is removed, imported, disturbed or discharged, and in which no existing vegetation is removed except as minimally necessary to facilitate additional plantings;
 - ii. A project for the restoration of an eroded or unstable stream bank that employs the principles of bioengineering, including limited use of rock as a stabilization only at the toe of the bank, and with primary emphasis on using native vegetation to control the erosive forces of flowing water; or
 - iii. A project primarily designed to improve fish and wildlife habitat, remove or reduce impediments to migration of fish, or enhance the fishery resource available for use by all of the citizens of the state, provided that any structure, other than a bridge or culvert or instream habitat enhancement structure associated with the project, is less than two hundred square feet in floor area and is located above the ordinary high water mark of the stream.

- b. "Watershed restoration plan" means a plan, developed or sponsored by the Washington Department of Fish and Wildlife, the Department of Ecology, the Department of Natural Resources, the Department of Transportation, a federally recognized Indian tribe acting within and pursuant to its authority, a city, a county, or a conservation district that provides a general program and implementation measures or actions for the preservation, restoration, re-creation, or enhancement of the natural resources, character, and ecology of a stream, stream segment, drainage area, or watershed for which agency and public review has been conducted pursuant to chapter 43.21C RCW, the State Environmental Policy Act;

12. Exemption 12 – Fish/Wildlife Improvement Project. A public or private project that is designed to improve fish or wildlife habitat or fish passage, when all of the following apply:

- a. The project has been approved in writing by the Washington Department of Fish and Wildlife;
- b. The project has received Hydraulic Project Approval by the Washington Department of Fish and Wildlife pursuant to chapter 77.55 RCW; and
- c. The Shoreline Administrator has determined that the project is substantially consistent with this Shoreline Master Program. The Shoreline Administrator shall make such determination in a timely manner and provide it by letter to the project proponent. Fish habitat enhancement projects that conform to the provisions of RCW 77.55.181 are determined to be consistent with this Master Program, as follows:
- d. In order to receive the permit review and approval process created in this section, a fish habitat enhancement project must meet the following criteria:
- e. A fish habitat enhancement project must be a project to accomplish one or more of the following tasks:
 - i. Elimination of human-made fish passage barriers, including culvert repair and replacement;
 - ii. Restoration of an eroded or unstable streambank employing the principle of bioengineering, including limited use of rock as a stabilization only at the toe of the bank, and with primary emphasis on using native vegetation to control the erosive forces of flowing water; or
 - iii. Placement of woody debris or other instream structures that benefit naturally reproducing fish stocks.
 - iv. The Department of Fish and Wildlife shall develop size or scale threshold tests to determine if projects accomplishing any of these tasks should be evaluated under the process created in this section or under other project review and approval processes. A project proposal shall not be reviewed under the process created in this section if the department determines that the scale of the project raises concerns regarding public health and safety; and

- f. A fish habitat enhancement project must be approved in one of the following ways:
 - i. By the Department of Fish and Wildlife pursuant to chapter 77.95 or 77.100 RCW;
 - ii. By the sponsor of a watershed restoration plan as provided in chapter 89.08 RCW;
 - iii. By the Department of Ecology as a Department of Fish and Wildlife-sponsored fish habitat enhancement or restoration project;
 - iv. Through the review and approval process for the Jobs for the Environment program;
 - v. Through the review and approval process for conservation district-sponsored projects, where the project complies with design standards established by the conservation commission through interagency agreement with the United States Fish and Wildlife Service and the Natural Resource Conservation Service;
 - vi. Through a formal grant program established by the legislature or the Department of Fish and Wildlife for fish habitat enhancement or restoration; and
 - vii. Through other formal review and approval processes established by the legislature.
- g. Fish habitat enhancement projects meeting the criteria of (e)(i-iv) of this subsection are expected to result in beneficial impacts to the environment. Decisions pertaining to fish habitat enhancement projects meeting the criteria of (e)(i-iv) of this subsection and being reviewed and approved according to the provisions of this section are not subject to the requirements of RCW 43.21C.030 (2)(c).
- h. A hydraulic project approval permit is required for projects that meet the criteria of (c)(iii) of this subsection and are being reviewed and approved under this section. An applicant shall use a Joint Aquatic Resource Permit Application form developed by the Office of Regulatory Assistance to apply for approval under this chapter. On the same day, the applicant shall provide copies of the completed application form to the Department of Fish and Wildlife and to the Shoreline Administrator. The Shoreline Administrator shall accept the application as notice of the proposed project. The Department of Fish and Wildlife shall provide a fifteen-day (15) comment period during which it will receive comments regarding environmental impacts. Within forty-five (45) days, the Department of Fish and Wildlife shall issue a permit with or without conditions, deny approval, or make a determination that the review and approval process created by this section is not appropriate for the proposed project. The Department of Fish and Wildlife shall base this determination on identification

during the comment period of adverse impacts that cannot be mitigated by the conditioning of a permit. If the Department of Fish and Wildlife determines that the review and approval process created by this section is not appropriate for the proposed project, the Department of Fish and Wildlife shall notify the applicant and the appropriate local governments of its determination. The applicant may reapply for approval of the project under other review and approval processes.

- i. Any person aggrieved by the approval, denial, conditioning, or modification of a permit under this section may formally appeal the decision to the Hydraulic Appeals Board pursuant to the provisions of this chapter.
 - j. No local government may require permits or charge fees for fish habitat enhancement projects that meet the criteria of (e)(i-iv) of this subsection and that are reviewed and approved according to the provisions of this section.
 - k. Whenever a development falls within the exemption criteria outlined above and the development is subject to a U.S. Army Corps of Engineers Section 10 or Section 404 Permit, the City's Shoreline Administrator shall prepare a Statement of Exemption, and transmit a copy to the applicant and the Washington State Department of Ecology. Exempt development as defined herein shall not require a substantial development permit, but may require a conditional use permit, variance and/or a Statement of Exemption.
 - l. Before determining that a proposal is exempt, the City's Shoreline Administrator may conduct a site inspection to ensure that the proposal meets the exemption criteria. The exemption granted may be conditioned to ensure that the activity is consistent with the Master Program and the Shoreline Management Act.
- E. Exemption from substantial development permit requirements does not constitute exemption from the policies and use regulations of the shoreline management act; the provisions of the master program; and other applicable city, state, or federal permit requirements.

18.710 Permit Application Requirements

- A. A complete application for a substantial development, conditional use, or variance permit shall contain, as a minimum, the following information:
- 1. The name, address and phone number of the applicant. The applicant should be the owner of the property or the primary proponent of the project and not the representative of the owner or primary proponent.
 - 2. The name, address and phone number of the applicant's representative if other than the applicant.
 - 3. The name, address and phone number of the property owner, if other than the applicant.

4. Location of the property. This shall, at a minimum, include the property address and identification of the section, township and range to the nearest quarter, quarter section or latitude and longitude to the nearest minute. All applications for projects located in open water areas away from land shall provide a longitude and latitude location.
5. Identification of the name of the shoreline (water body) that the site of the proposal is associated with. This should be the water body from which jurisdiction of the act over the project is derived.
6. A general description of the proposed project that includes the proposed use or uses and the activities necessary to accomplish the project.
7. A general description of the property as it now exists including its physical characteristics and improvements and structures.
8. A general description of the vicinity of the proposed project including identification of the adjacent uses, structures and improvements, intensity of development and physical characteristics.
9. A site development plan consisting of maps and elevation drawings, drawn to an appropriate scale to depict clearly all required information, photographs and text which shall include:
 - a. The boundary of the parcel(s) of land upon which the development is proposed.
 - b. The ordinary high water mark of all water bodies located adjacent to or within the boundary of the project. This may be an approximate location provided, that for any development where a determination of consistency with the applicable regulations requires a precise location of the ordinary high water mark the mark shall be located precisely and the biological and hydrological basis for the location as indicated on the plans shall be included in the development plan. Where the ordinary high water mark is neither adjacent to or within the boundary of the project, the plan shall indicate the distance and direction to the nearest ordinary high water mark of a shoreline.
 - c. Existing and proposed land contours. The contours shall be at intervals sufficient to accurately determine the existing character of the property and the extent of proposed change to the land that is necessary for the development. Areas within the boundary that will not be altered by the development may be indicated as such and contour approximated for that area.
 - d. A delineation of all wetland areas that will be altered or used as a part of the development.
 - e. A general indication of the character of vegetation found on the site.

- f. The dimensions and locations of all existing and proposed structures and improvements including but not limited to; buildings, paved or graveled areas, roads, utilities, septic tanks and drainfields, material stockpiles or surcharge, and stormwater management facilities.
- g. Where applicable, a landscape plan for the project.
- h. Where applicable, plans for development of areas on or off the site as mitigation for impacts associated with the proposed project shall be included and contain information consistent with the requirements of this section.
- i. Quantity, source and composition of any fill material that is placed on the site whether temporary or permanent.
- j. Quantity, composition and destination of any excavated or dredged material.
- k. A vicinity map showing the relationship of the property and proposed development or use to roads, utilities, existing developments and uses on adjacent properties.
- l. Where applicable, a depiction of the impacts to views from existing residential uses and public areas.
- m. On all variance applications the plans shall clearly indicate where development could occur without approval of a variance, the physical features and circumstances on the property that provide a basis for the request, and the location of adjacent structures and uses.

18.715 Review Criteria

- A. No authorization to undertake use or development on shorelines of the state shall be granted by the local government unless upon review the use or development is determined to be consistent with the policy and provisions of the Shoreline Management Act and the master program.
- B. No permit shall be issued for any new or expanded building or structure of more than thirty-five feet above average grade level on shorelines of the state that will obstruct the view of a substantial number of residences on areas adjoining such shorelines except where a master program does not prohibit the same and then only when overriding considerations of the public interest will be served.

18.720 Review Criteria for Substantial Development Permits

- A. A substantial development permit shall be granted only when the development proposed is consistent with:
 - 1. The policies and procedures of the Shoreline Management Act;

2. The provisions of this regulation; and
 3. The applicable master program adopted or approved for the area. Provided, that where no master program has been approved for an area, the development shall be reviewed for consistency with the provisions of WAC 173-26, and to the extent feasible, any draft or approved master program which can be reasonably ascertained as representing the policy of the local government.
- B. Local government may attach conditions to the approval of permits as necessary to assure consistency of the project with the act and the local master program.

18.725 Variances and Conditional Use Permits

The Shoreline Management Act states that Master Programs shall contain provisions covering variances and conditional uses that are consistent with WAC 173-27. These provisions should be applied in a manner which, while protecting the environment, will assure that a person will be able to use his/her property in a fair and equitable manner.

A. Variances:

The purpose of a variance is strictly limited to granting relief to specific bulk dimensional, or performance standards set forth in the Master Program, and where there are extraordinary or unique circumstances relating to the property such that the strict implementation of the Master Program would impose unnecessary hardships on the applicant or thwart the SMA policies as stated in RCW 90.58.020.

Construction pursuant to this permit shall not begin nor can construction be authorized except as provided in RCW 90.58.020. In all instances, extraordinary circumstances shall be shown and the public interest shall suffer no substantial detrimental effect.

1. Application: An application for a Shoreline variance shall be submitted on a form provided by the City accompanied by maps, completed environmental checklist, applicable fees, and any other information specified in this Master Program or requested by the Administrator. An applicant for a substantial development permit who wishes to request a variance shall submit the variance application and the substantial development permit application simultaneously.
2. Criteria for Granting Variances: Variance permits for development that will be located landward of the ordinary high water mark and landward of any wetland may be authorized provided the applicant can demonstrate consistency with the following variance criteria as listed in WAC 173-27-170:
 - a. That the strict application of the bulk, dimensional, or performance standards set forth in the Master Program precludes, or significantly interferes with, reasonable use of the property.

- b. That the hardship described above is specifically related to the property, and is the result of unique conditions such as irregular lot shape, size, or natural features and the application of the Master Program and not, for example, from deed restrictions or the applicant's own actions.
 - c. That the design of the project is compatible with other permitted activities within the area and with uses planned for the area under the Comprehensive Plan and Master Program and will not cause adverse impacts to the shoreline environment.
 - d. That the variance will not constitute a grant of special privilege not enjoyed by the other properties in the area.
 - e. That the variance requested is the minimum necessary to afford relief.
 - f. That the public interest will suffer no substantial detrimental effect.
3. Variances for development and/or uses that will be located waterward of the ordinary high water mark or within any wetland may be authorized provided the applicant can demonstrate all of the following:
 - a. That the strict application of the bulk, dimensional, or performance standards set forth in the Master Program precludes all reasonable use of the property.
 - b. That the proposal is consistent with the criteria established under subsection (2)(a) through (f) of this section.
 - c. That the public rights of navigation and use of the shorelines will not be adversely affected.
 4. In the granting of all variances, consideration shall be given to the cumulative impact of additional requests for like actions in the area. For example, if variances were granted to other developments and/or uses in the area where similar circumstances exist, the total of the variances shall also remain consistent with the policies of RCW 90.58.020 and shall not cause substantial adverse effects to the shoreline environment.
 5. Variances from the use regulations of the Master Program are prohibited.

B. Conditional Uses:

The purpose of a conditional use permit is to provide a system within the Master Program which allows flexibility in the application of use regulations in a manner consistent with the policies of RCW 90.58.020. In authorizing a conditional use, special conditions may be attached to the permit by the City of SeaTac or the Department of Ecology to prevent undesirable effects of the proposed use and/or to assure consistency of the project with the Act and the Master Program.

Uses that are specifically prohibited by this Master Program may not be authorized with the approval of a conditional use permit.

1. Criteria for Granting Shoreline Conditional Use Permits. Uses which are classified or set forth as conditional uses in the Master Program may be authorized, provided the applicant demonstrate all of the following conditional use criteria as listed in WAC 173-27-160:
 - a. That the proposed use is consistent with the policies of RCW 90.58.020 and the Master Program;
 - b. That the proposed use will not interfere with the normal public use of public shorelines;
 - c. That the proposed use of the site and design of the project is compatible with other authorized uses within the area and with uses planned for the area under the Comprehensive Plan and this Master Program;
 - d. That the proposed use will cause no significant adverse effects to the shoreline environment in which it is to be located; and
 - e. That the public interest suffers no substantial detrimental effect.
2. In the granting of all conditional use permits, consideration shall be given to the cumulative impact of additional requests for like actions in the area. For example, if conditional use permits were granted for other developments in the area where similar circumstances exist, the total of the conditional uses shall also remain consistent with the policies of RCW 90.58.020 and shall not produce substantial adverse effects to the shoreline environment.
3. Other uses which are not classified or set forth in this Master Program may be authorized as conditional uses provided the applicant can demonstrate consistency with the requirements of this section and the requirements for conditional uses contained in the Master Program.
4. Uses which are specifically prohibited by the Master Program may not be authorized.

18.730 Time Requirements of Permits

- A. The time requirements of this section shall apply to all substantial development permits and to any development authorized pursuant to a variance or conditional use permit authorized by this chapter. Upon a finding of good cause, based on the requirements and circumstances of the proposed project and consistent with the policy and provisions of the master program and this chapter, local government may adopt different time limits from those set forth in subsections (B) and (C) of this section as a part of action on a substantial development permit.

- B. Construction activities shall be commenced or, where no construction activities are involved, the use or activity shall be commenced within two years of the effective date of a substantial development permit. However, local government may authorize a single extension for a period not to exceed one year based on reasonable factors, if a request for extension has been filed before the expiration date and notice of the proposed extension is given to parties of record on the substantial development permit and to the department.
- C. Authorization to conduct development activities shall terminate five years after the effective date of a substantial development permit. However, local government may authorize a single extension for a period not to exceed one year based on reasonable factors, if a request for extension has been filed before the expiration date and notice of the proposed extension is given to parties of record and to the department.
- D. The effective date of a substantial development permit shall be the date of filing as provided in RCW 90.58.140(6). The permit time periods in subsections (B) and (C) of this section do not include the time during which a use or activity was not actually pursued due to the pendency of administrative appeals or legal actions or due to the need to obtain any other government permits and approvals for the development that authorize the development to proceed, including all reasonably related administrative or legal actions on any such permits or approvals.
- E. Revisions to permits under WAC 173-27-100 may be authorized after original permit authorization has expired: Provided that this procedure shall not be used to extend the original permit time requirements or to authorize substantial development after the time limits of the original permit.
- F. Local government shall notify the department in writing of any change to the effective date of a permit, as authorized by this section, with an explanation of the basis for approval of the change. Any change to the time limits of a permit other than those authorized by RCW 90.58.143 as amended shall require a new permit application

18.735 Non-conforming Use and Development Standards

- A. "Nonconforming use or development" means a shoreline use or development which was lawfully constructed or established prior to the effective date of the Act or this Master Program, or amendments thereto, but which does not conform to present regulations or standards of this Master Program. In such cases, the following standards shall apply:
 - 1. Structures that were legally established and are used for a conforming use, but which are nonconforming with regard to setbacks, buffers or yards; area; bulk; height or density may be maintained and repaired and may be enlarged or expanded provided that said enlargement does not increase the extent of nonconformity by further encroaching upon or extending into areas where construction or use would not be allowed for new development or uses;

2. Uses and developments that were legally established and are nonconforming with regard to the use regulations of the Master Program may continue as legal nonconforming uses. Such uses shall not be enlarged or expanded.
3. A use which is listed as a conditional use, but which existed prior to adoption of the Master Program or any relevant amendment and for which a conditional use permit has not been obtained, shall be considered a nonconforming use. A use which is listed as a conditional use, but which existed prior to the applicability of the Master Program to the site and for which a conditional use permit has not been obtained, shall be considered a nonconforming use.
4. A structure for which a variance has been issued shall be considered a legal nonconforming structure and the requirements of this section shall apply as they apply to preexisting nonconformities.
5. A structure which is being or has been used for a nonconforming use may be used for a different nonconforming use only upon the approval of a conditional use permit. A conditional use permit may be approved only upon a finding that:
 - a. No reasonable alternative conforming use is practical; and
 - b. The proposed use will be at least as consistent with the policies and provisions of the act and the master program and as compatible with the uses in the area as the preexisting use.
 - c. In addition such conditions may be attached to the permit as are deemed necessary to assure compliance with the above findings, the requirements of the Master Program and the Shoreline Management Act and to assure that the use will not become a nuisance or a hazard.
 - i. A nonconforming structure which is moved any distance must be brought into conformance with the Master Program and the Act;
 - ii. Modification or addition to a nonconforming structure shall not increase the building footprint lying within the above described setback area.
 - iii. If a nonconforming structure is intentionally modified and the cost of the proposed development exceeds fifty (50) percent of the fair market value of the replacement cost of the original structure, it shall be required to meet all applicable standards in the SMP.
 - iv. If a nonconforming structure is unintentionally damaged to an extent not exceeding seventy-five (75) percent of the fair market value of the replacement cost of the original structure, it may be reconstructed to those configurations existing immediately prior to the time the structure was damaged, provided that application is made for the permits necessary to restore the structure within six

months of the date the damage occurred, all permits are obtained and the restoration is completed within two years of permit issuance.

6. A nonconforming use may be re-established as a nonconformance, except that any nonconforming use that is discontinued for a period of six (6) continuous months shall not be re-established. Any nonconforming use of a building which is discontinued for a total of one (1) year (twelve (12) months) over a three (3) year period shall not be allowed to continue as the nonconforming use.
7. An undeveloped lot, tract, parcel, site, or division of land located landward of the ordinary high water mark which was established prior to the effective date of the Act or the Master Program, but which does not conform to the present lot size standards, may be developed if permitted by other land use regulations of the local government and so long as such development conforms to all other requirements of the Master Program and the Act.

18.740 Appeal to the State Shoreline Hearings Board

- A. Any person aggrieved by the granting or denying of a substantial development permit, variance, or conditional use permit, the upholding of an exemption appeal, or by the rescinding of a permit pursuant to the provisions of this Master Program, may seek review from the State of Washington Shorelines Hearing Board by filing a request for the same within twenty-one (21) days of receipt of the final order and by concurrently filing copies of such request with the Department of Ecology and the Attorney General's office. State Hearings Board regulations are provided in RCW 90.58.180 and Chapter 461-08 WAC. A copy of such appeal notice shall also be filed with the City of SeaTac City Clerk.

18.745 Enforcement and Penalties

- A. All provisions of this Master Program shall be enforced by the Shoreline Administrator and/or his/her designated representatives. The enforcement procedures contained in WAC Chapter 173-27 and RCW Chapter RCW 90.58 are hereby incorporated by reference.

18.750 Master Program Review

- A. This Master Program shall be periodically reviewed and amendments shall be made as are necessary to reflect changing local circumstances, new information or improved data, and changes in State statutes and regulations.
- B. The City's established permit tracking system, aerial photos, reviewing of other available data, and field observations as feasible shall be used to periodically evaluate the effectiveness of the Shoreline Master Program in achieving no net loss of shoreline ecological functions with respect to both permitting and exemptions.

- C. As part of the required SMP update, an evaluation report assessing the effectiveness of the SMP in achieving no net loss shall be prepared and considered in determining whether policies and regulations are adequate in achieving this requirement.
- D. The SMP review and update process shall be consistent with the requirements of WAC 173-26 or its successor and shall include a local citizen involvement effort and public hearing to obtain the views and comments of the public.

18.755 Amendments to the Master Program

- A. Any of the provisions of this Master Program may be amended as provided for in RCW 90.58.120 and 90.58.200 and Chapter 173-26 WAC. Any amendments shall also be subject to the procedures in SMC Section 16A.21- Development Regulations Amendment Procedures.
- B. Amendments or revisions to the Master Program, as provided by law, do not become effective until approved by the Department of Ecology.

18.760 Severability

- A. If any provisions of this Master Program, or its application to any person or legal entity or parcel of land or circumstances are held invalid, the remainder of the Master Program, or the application of the provisions to other persons or legal entities or parcels of land or circumstances, shall not be affected.

18.765 Conflict Provisions

- A. Should a conflict occur between the provisions of this SMP or between this SMP and the laws, regulations, codes or rules promulgated by any other authority having jurisdiction within the City, the most restrictive requirement shall be applied, except when constrained by federal or state law, or where specifically provided otherwise in this SMP.

ORDINANCE NO. 10-1004

AN ORDINANCE of the City Council of the City of SeaTac, Washington, amending Sections 15.16.020, 15.16.025, and 15.16.040 of the SeaTac Municipal Code regarding monument/freestanding signs.

WHEREAS, it is appropriate to amend the City's development regulations regarding monument signs in multifamily zones; and

WHEREAS, the Growth Management Act requires regular review and update of development regulations which implement the City's Comprehensive Plan; and

WHEREAS, regular review and update of the Zoning Code ensures that development regulations are responsive to the needs of the City; and

WHEREAS, in reviewing the Zoning Code, certain development regulations have been identified as requiring definition, clarity, amendment or addition; and

WHEREAS, the Planning Commission has reviewed the aforesaid changes to development regulations, has held a public hearing for the purpose of soliciting public comment in regard to Zoning Code changes, and has recommended the amendments and additions for adoption by the Council;

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SEATAC,
WASHINGTON DO ORDAIN as follows:**

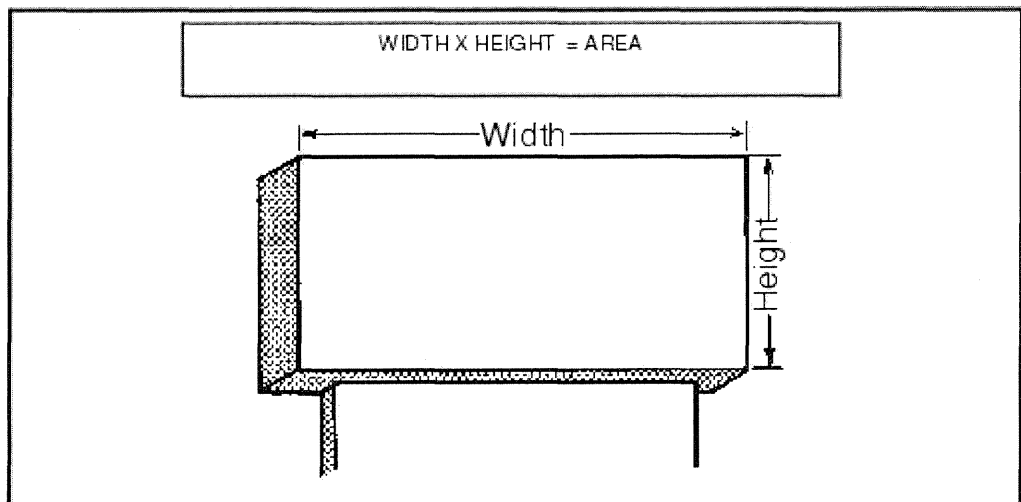
Section 1. Section 15.16.020 of the SeaTac Municipal Code is hereby amended to read as follows:

15.16.020 Definitions

1. **Animation.** Movement or the appearance of movement of a sign display through the use of patterns of lights, changes in color or light intensity, computerized special effects, video display, or through any other method; except for the scrolling of a static message or scene onto or off a sign board in one (1) direction per message. Note that animation is prohibited per SMC 15.16.110(D).

2. **Area or Surface Area of Sign.** The area of a sign excluding sign support structures, which do not form part of the sign proper or the display. Surface area shall be measured as follows:
- The “surface area” of the sign is determined by the height times the width of a typical rectangular sign or other appropriate mathematical computation of surface area for nonrectangular signs.
 - “Surface area” includes only one (1) face of a double-faced sign where the faces of the sign are parallel. If any face is offset from parallel by more than five (5) degrees, such face shall be counted as a separate surface area.
 - “Surface area” of a sign with more than two (2) faces, such as a cube or pyramid, shall be calculated as the sum of the surface area of all faces, divided by two (2).
 - In the event of an irregular, three-dimensional object that serves as signage, where the surface area is not readily measurable, the surface area shall be calculated by the largest area of the three-dimensional object visible from any one (1) viewing angle.

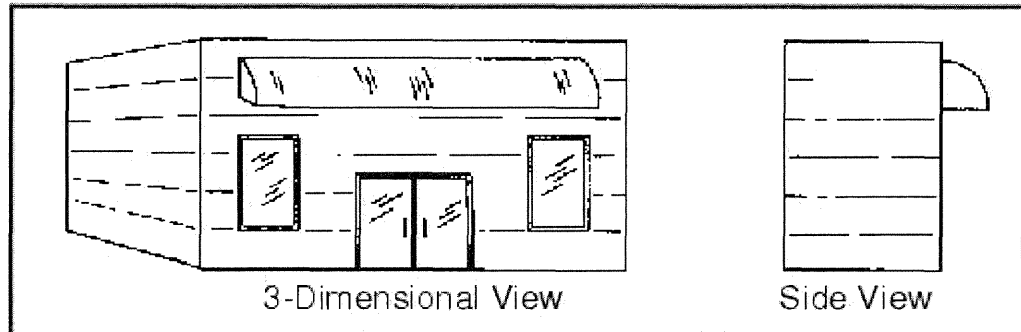
Figure 15.16.020a. SIGN SURFACE AREA CALCULATION



3. **Awning.** A roof-like cover that projects from the wall of a building for the purpose of shielding a door or window from the elements. See Figure 15.16.020(a)(1).

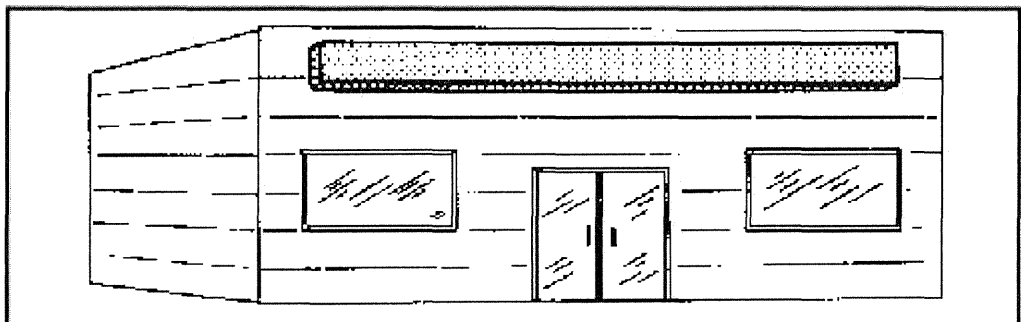
Figure 15.16.020a.1.

AWNING



4. **Awning Sign.** Any sign erected upon, or against, an awning.
5. **Banner.** A sign of a nonpermanent nature constructed of nonrigid materials.
6. **Banner, Decorative Pole-Mounted.** A cloth or fabric banner without text or corporate logos mounted to a pole and secured at the top and bottom.
7. **Billboard.** Generally, a large outdoor advertising sign, containing a message, commercial or otherwise, unrelated to the use or activity on the property on which the sign is located, and which is customarily leased for commercial purposes, but not including attached directional signs (not within the billboard face) as defined herein. The approximate sizes of the billboard faces range from twelve (12) to fourteen (14) feet in height and twenty-four (24) to forty-eight (48) feet in width.
8. **Building-Mounted Sign.** A single- or multiple-faced sign of a permanent nature, made of rigid material, attached to the facade of a building or the face of a marquee.

Figure 15.16.020b. BUILDING MOUNTED (WALL)
SIGN



9. **Canopy.** A freestanding structure affording protection from the elements to persons or property thereunder.

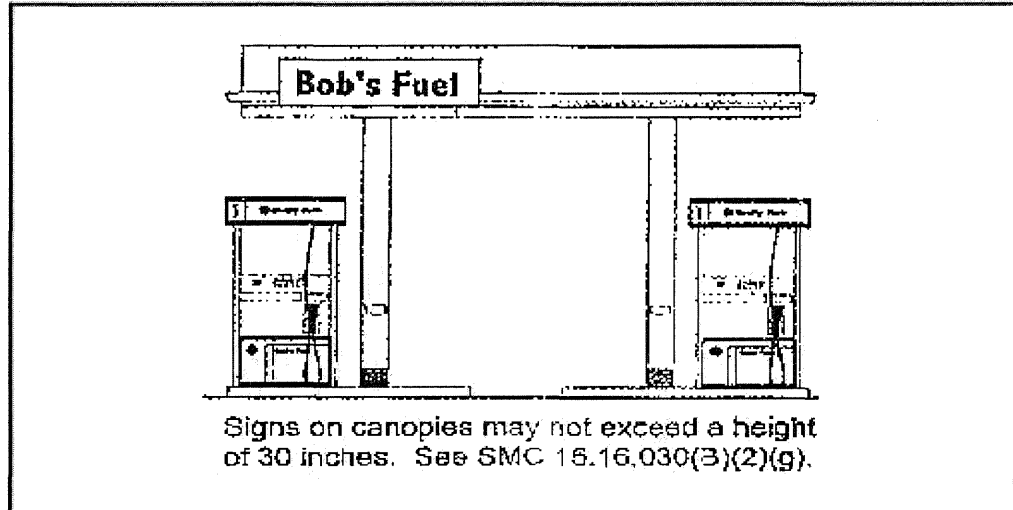
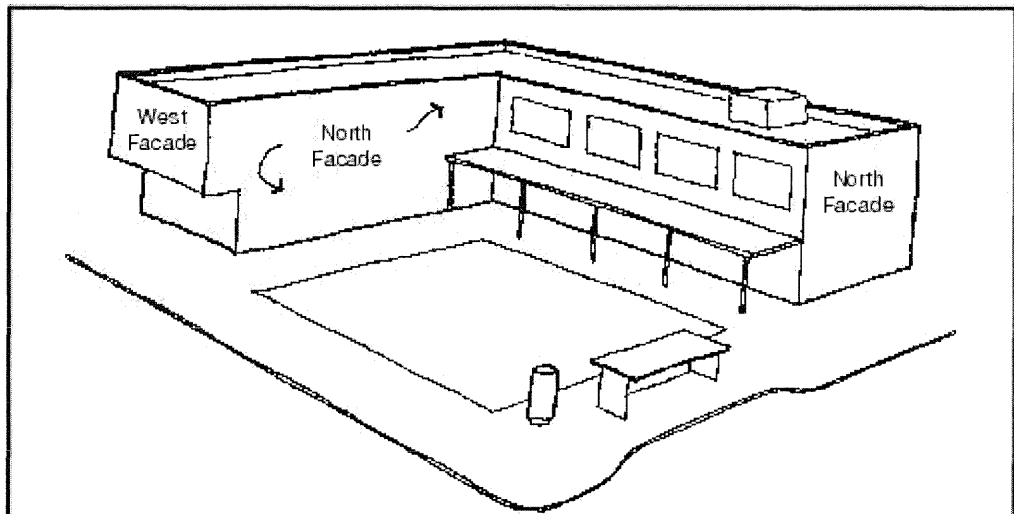


Figure 15.16.020c. CANOPY

10. **Canopy-Mounted Sign.** Any sign or awning erected upon or against a canopy.
11. **Community Use.** A public community center, library, museum, park, City Hall, fire station or other public use operated for the benefit of the community.
12. **Construction Sign.** An informational sign which identifies the architect, engineers, contractors and other individuals of firms involved with the construction of a building, or announcing the character of the building or enterprise, which is erected during the building construction period.
13. **Dawn to Dusk.** That time of the day between sunrise and sunset.
14. **Directional Sign.** A single- or double-faced sign not exceeding nine (9) square feet in surface area designed to guide or direct pedestrian or vehicular traffic to an area, place or convenience.
- Interior Directional Sign.** Directional signs oriented to the interior of a site and at least thirty (30) feet from the right-of-way, or not readable from the street.
- Perimeter Directional Sign.** Directional signs oriented to and readable from the street.
15. **Display.** The visual information shown on a sign, including text, graphics, pictures, lights and background.

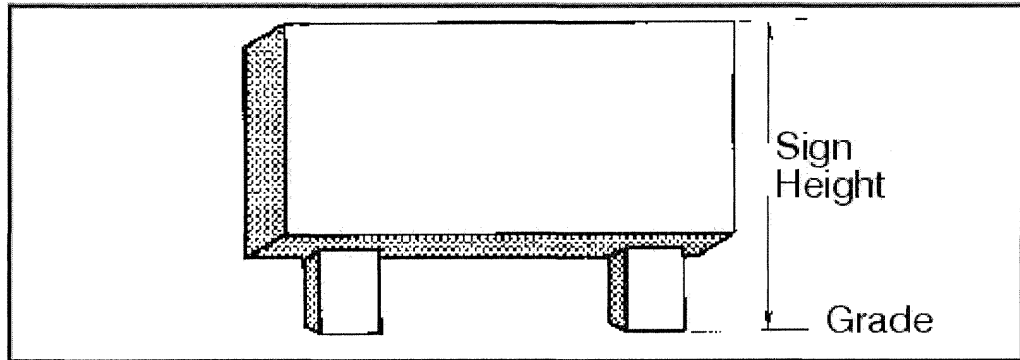
16. **Electronic Sign.** A sign containing a display that can be changed by electrical, electronic or computerized process. See SMC 15.16.115 for requirements regarding electronic signs.
17. **Facade.** The exterior wall face of a building, extending from the ground to the top of the parapet or eaves, but not including any portion of the roof. Each side of a building (i.e., each architectural elevation) is considered one (1) facade (see Figure 15.16.020(c)(1)). For buildings with more than one (1) occupant, the facade for each occupant shall be that portion of the exterior wall face between the points where the interior walls between tenants intersect with the exterior wall.

Figure 15.16.020c.1.
FACADE



18. **Flashing.** A sign display that appears for less than one and one-half (1.5) consecutive seconds.
19. **Freestanding Sign.** A sign permanently mounted into the ground, supported by poles, pylons, braces or a solid base and not attached to any building. Freestanding signs include those signs otherwise known as “pedestal signs,” “pole signs,” “pylon signs,” and “monument signs.”

Figure 15.16.020d. FREESTANDING
SIGN



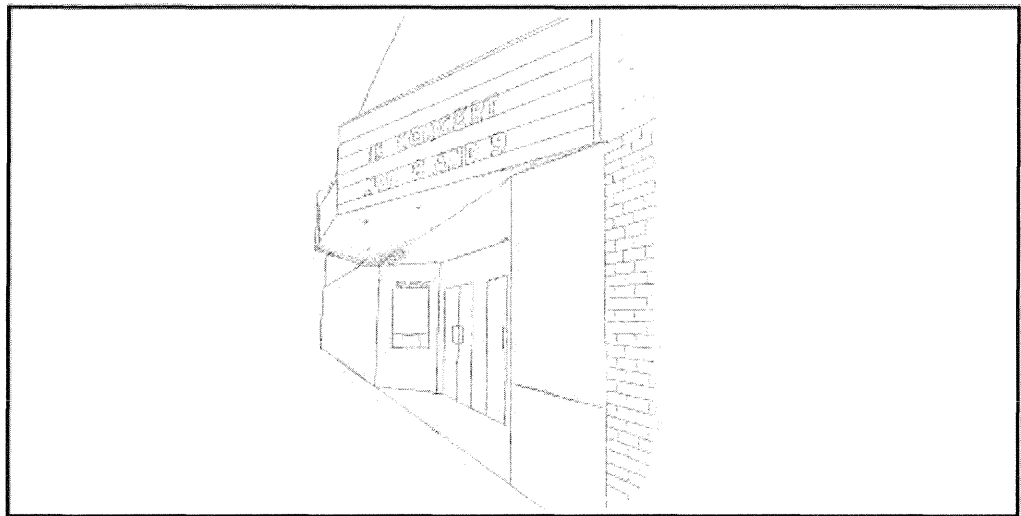
20. **Grade (Ground Level).** The elevation or level of the street (or parking lot) closest to the sign to which reference is made. In cases where the property on which the sign is located is lower than the immediately adjacent street level, the ground level shall be considered the street level to facilitate visibility of signage. In no case shall a sign be higher than twenty-five (25) feet from the lowest grade of the property adjacent to the street level where the sign is proposed.
21. **Height of Sign.** The vertical distance from the grade to the highest point of a sign or any vertical projection thereof, including its supporting columns, or the vertical distance from the relative ground level in the immediate vicinity.
22. **Holographic Display.** Any display that creates a three-dimensional image through projection. (Note: Holographic displays are prohibited by SMC 15.16.110(F)).
23. **Inflatable Object.** An inflatable object larger than eighteen (18) inches in diameter, such as a blimp, large air balloon or inflatable sport equipment, used to attract attention to a special event or grand opening.
24. **Informational Sign.** A single- or double-faced sign not exceeding nine (9) square feet in surface area, intended primarily for the convenience of the public or to ensure the orderly operation of the site, including but not limited to signs designating restrooms, address numbers, hours of operation, business directories, help wanted, public telephone, and instructions regarding parking.

Interior Informational Sign. Informational signs oriented to the interior of a site and at least thirty (30) feet from the right-of-way or not readable from the street.

Perimeter Informational Sign. Informational signs oriented to and readable from the street.

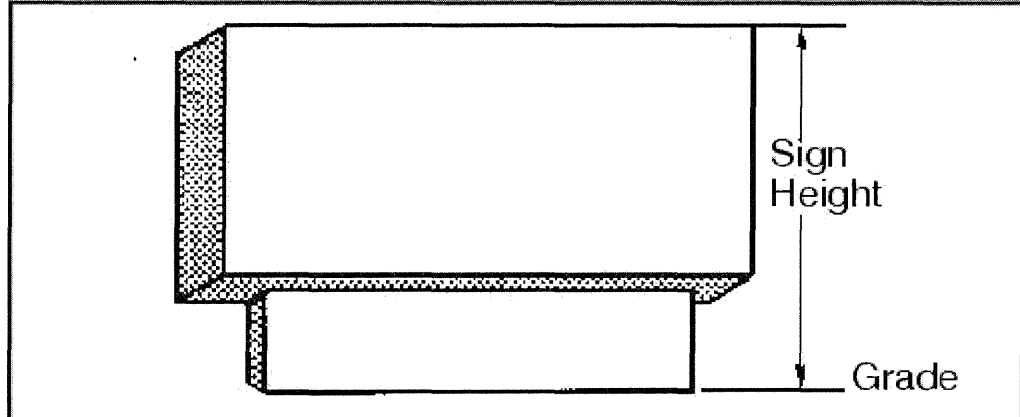
- 25. **Marquee.** A permanent roof-like structure extending from part of a wall of a building a maximum of six (6) feet and supported solely by the building.
- 26. **Marquee Sign.** Any sign that forms part of or is integrated into a marquee and that does not extend above the height or beyond the limits of such marquee. Also considered an extension of a building-mounted sign.

Figure 15.16.020d.1. MARQUEE/MARQUEE SIGN



- 27. **Message.** In an electronic sign, a set of sequential displays that convey related information about a product, service or company.
- 28. **Monument Sign.** A ground-mounted, fixed sign with a height ranging from five (5) to fifteen (15) feet above the average ground elevation. The base (not included in the sign surface area calculation) is attached to the ground as a wide base of solid construction.

Figure 15.16.020e. MONUMENT
SIGN



29. **Multiple Building Complex.** A group of structures housing more than one (1) type of retail business, office or commercial venture, and generally under one (1) ownership and control.
30. **Multiple Occupancy Building.** A single structure housing more than one (1) type of retail business office or commercial venture.
- 30.1 **Mural.** A design or representation, without letters, numbers, or trademarked graphics, that is painted or drawn on the exterior of a structure facade that does not advertise a business, product, service, or activity of the business contained within the building or structure. A mural may have the signature of the person painting the sign, or copyright ownership of the mural painting.
- 30.2 **Mural Sign.** A design, or representation with letters, numbers, or trademarked graphics, that is painted or drawn on the exterior of a structure facade that advertises the business, product, service, or activity contained within the building or structure. A mural sign will include the name of the business or activity being conducted within the building or structure. Off-premises mural signs are not permitted.

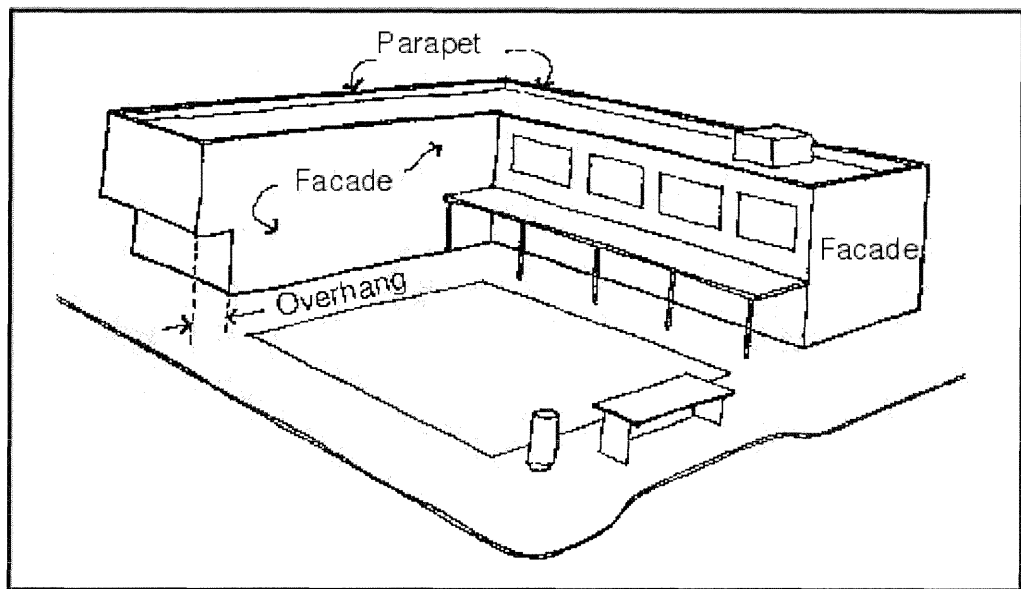
30.5 Neighborhood Unit.

A section or area within a multifamily development:

- a. Where the section or area is geographically different or separated from other sections or areas in the development; or,
- b. Where the dwelling units have characteristics distinguishing them from the dwelling units in other sections or areas of the development.

- 31. **Noncommercial Public Service Sign.** Noncommercial signs devoted to religious, charitable, cultural, governmental or educational messages.
- 32. **Office Building.** An office building as defined by the City of SeaTac Zoning Code.
- 33. **Parapet.** That portion of a building wall which extends above the roof of the building on all building facades (see Figure 15.16.020(f)).

Figure 15.16.020f.
PARAPET



- 34. **Parapet Sign.** Any sign erected upon the parapet of a building, not to exceed the height of any roof structures housing building/ventilation equipment.
- 35. **Pennants.** A triangular tapering flag made of any lightweight fabric or other nonrigid material suspended in a series from a rope, wire, or string.
- 36. **Penthouse.** A structure on top of a building roof which houses an elevator shaft or similar form.
- 37. **Political Sign.** Signs advertising a candidate or candidates for public elective office or a political party, or signs urging a particular vote on a public issue decided by ballot.

- 38. **Portable Sign.** A movable sign that is not permanently attached to a structure or the ground. Portable signs include A-frame signs and signs mounted on a portable base, but not portable readerboards.
- 39. **Porte-Cochere.** A covering structure projecting horizontally from and attached to a building, affording protection from the elements; typically used for loading and unloading of vehicles.
- 40. **Primary Sign(s).** All permitted permanent monument/freestanding and building-mounted signs (see SMC 15.16.030 and 15.16.040).
- 41. **Property Line.** The line denoting the limits of legal ownership of property.
- 42. **Readerboard.** A sign or part of a sign on which the letters are replaceable by manual means, such as changing magnetic letters on a sign board.
- 43. **Roof Sign.** A sign or sign structure erected above a roof, parapet, canopy or porte-cochere of a building or structure.
- 44. **Scrolling.** The vertical movement of a static message or display on an electronic sign.
- 45. **Secondary Signs.** Allowable signage not falling within the definition of a primary sign; includes directional and informational signs, as well as temporary signs and displays (see SMC 15.16.080).
- 46. **Sign.** All surfaces/structures (permitted, exempt, or prohibited) regulated by this chapter that have letters, figures, design, symbols, trademark or devices intended to attract attention to any activity, service, place, subject, person, firm, corporation, public performance, article, machine or merchandise whatsoever.
- 47. **Sign, Off-Premises.** A sign which displays a message relating to a use of property or sale of goods or services at a location other than that on which the sign is located.
- 48. **Sign, On-Premises.** A sign which displays a message which is directly related to the use of the property on which it is located.
- 49. **Single-Occupancy Building.** A commercial building or structure with one (1) major enterprise. A building is classified as “single-occupancy” only if:
 - a. It has only one (1) occupant;

- b. It has no wall in common with another building; and
 - c. It has no part of its roof in common with another building.
- 50. **Subdivision Signs.** Signs used to identify a land development of a residential nature.
 - 51. **Streamer.** A long narrow strip of lightweight fabric or other material suspended in a series from a rope, wire, or string.
 - 52. **Surface Area.** See “Area or Surface Area of Sign.”
 - 53. **Surface Area of Facade.** The area of that continuous front, side or back surface, including doors and windows, but excluding any roof area and structures or elevators or air-conditioning equipment thereon; provided, that in the case of a roof sign, the surface area of the facade shall be the area of that continuous front, side or back surface immediately beneath the roof, including doors and windows, but excluding the roof area and structures for elevators or air conditioning thereon.
 - 54. **Temporary Freestanding Sign.** A nonpermanent sign securely attached to the ground, intended for use for a limited period of time.
 - 55. **Travelling.** The horizontal movement of a static message or display on an electronic sign.
 - 56. **Window Sign.** All signs located inside and affixed to or within three (3) feet of a window of a building, whether temporary or permanent, lighted or unlighted, which may be viewed from the exterior of the building. The term does not include merchandise located within three (3) feet of a window.

Section 2. Section 15.16.025 of the SeaTac Municipal Code is hereby amended to read as follows:

15.16.025 General Sign Provisions

A. Number of Primary Signs.

- 1. Primary signage, consisting of monument/freestanding signage and facade/building-mounted signage, is allowed within the commercial/industrial/office zones, multi-family zones, and for churches, schools and community uses in the single-family residential zones as described in SMC 15.16.030, 15.16.040 and 15.16.060. Within these zoning classifications, only one

(1) monument/freestanding sign is allowed per site, as described in subsection (B) of this section. Each business shall also be allowed the facade signage described within SMC 15.16.030 (B) (2) or 15.16.040 (B) (2).

2. Where a site has multiple street frontages, one (1) monument/freestanding sign shall be allowed on each street frontage, providing that there shall be a minimum of one hundred (100) feet between each freestanding sign.
3. In a residential site of 100 dwelling units or greater, where the dwelling units are clustered into defined neighborhood units, one (1) monument/freestanding sign shall be allowed to identified each neighborhood unit containing at least 35 residential dwelling units.

- B. Site. A site shall be considered to be the largest applicable area of the following:
1. A single business located on one (1) or more tax parcels;
 2. Multiple uses sharing the area of one (1) or more tax parcels, whether in a multiple-occupancy building, a multiple-building complex, or other common use of a parcel for business operations.
- C. Secondary Signage. Secondary signage shall be allowed in commercial/industrial/office zones, multi-family zones, and for churches, schools and community uses in the single-family residential zones as described in SMC 15.16.080.
- D. Street Identification. Each enterprise, including each building in a multiple building complex, shall display and maintain on-premises street address number identification.
- E. Each Sign Complete. In no case shall any sign contain a letter, word, or phrase that is continued onto another sign.

Section 3. Section 15.16.040 of the SeaTac Municipal Code is hereby amended to read as follows:

15.16.040 Multi-Family Residential Zone Classification Signs

- A. General. This section applies to:

1. Multiple-family buildings and any commercial use, church, school or community use located in the T, UM, UH and O/C/MU zone classifications.
2. A sign in these classifications may be internally illuminated; provided, that:
 - a. The maximum size allowed for an internally illuminated sign shall be twenty-five (25) square feet.
 - b. The background of any internally illuminated sign shall be dark with only the letters or message of the sign illuminated.
 - c. Neon signage shall not be allowed.
 - d. Internal or external illumination shall not create glare on adjacent traffic corridors.
3. See SMC 15.16.115 for separate size and other limitations regarding electronic signs.
4. The light source for any externally illuminated sign shall be shaded, shielded, directed or reduced so that the light source is not visible from a public street or adjoining residential property. If external illumination is used, documentation shall be provided that clearly shows that light or glare from the external illumination will not impact traffic corridors or adjacent properties. The type of external illumination shall be approved by the City Manager or designee prior to issuance of a sign permit.

B. Standards.

1. Monument and Freestanding Signs. The following limits shall apply to monument and freestanding signs:
 - a. Setback: Five (5) feet from the property line. Exception: Signs may be set back between zero (0) and five (5) feet from the front property line subject to the criteria contained in SMC 15.16.070.
 - b. Maximum sign height:
 - i. Fifteen (15) feet – Primary Sign.

ii. Six (6) feet – Neighborhood Unit Sign

c. Maximum surface area:

- i. Thirty-five (35) square feet for multi-family uses;
- ii. Thirty-five (35) square feet for any nonresidential use not on an arterial street;
- iii. Sixty (60) square feet for any nonresidential use fronting on a minor or collector arterial street as defined within the City of SeaTac Comprehensive Plan;
- iv. Eighty-five (85) square feet for any nonresidential use fronting on a principal arterial street as defined in the City of SeaTac Comprehensive Plan;
- v. See SMC 15.16.115 for size limitations on electronic signs.
- vi. Twenty (20) square feet for neighborhood unit sign.

d. Design. Any monument sign must be “integrated” (that is, all elements of the sign must be incorporated in a single design). Auxiliary projections or attachments not a part of a single design are prohibited, except under the following circumstances:

- i. The monument sign is located on the primary access road to a multifamily development exceeding thirty (30) dwelling units; and
- ii. Auxiliary projections or attachments provide a single architectural feature unique to the multifamily development; and
- iii. The monument sign and auxiliary projections and attachments are on a scale commensurate with the size of the development.

Auxiliary projections or attachments shall be reviewed and approved by the Director of Planning and Community Development.

2. Building-Mounted Signs (Including Parapet, Awning, Marquee, Porte-Cochere, and Canopy-Mounted Signs). The surface area of any building-mounted sign shall not exceed the figures derived from the following schedule. The size of electronic building-mounted signs is limited by SMC 15.16.115.

| <u>Surface Area of Facade</u> | <u>Maximum Sign Surface Area</u> |
|-------------------------------|--|
| Below 100 sf | 21 sf |
| 100 – 199 sf | 21 sf + 9% of facade area over 100 sf |
| 200 – 499 sf | 30 sf + 10% of facade area over 200 sf |
| 500 – 999 sf | 60 sf + 9% of facade area over 500 sf |
| 1,000 sf or greater | 10% of facade |

Additionally, the following conditions apply:

- a. In multiple occupancy buildings, the facade area for each tenant or user is derived by measuring only the surface area of the exterior facade of the premises actually used by the tenant or user, and the sign displayed by the tenant or user must be located on the facade used to determine the size of the sign, except as provided in this section.
- b. Unused sign surface area for a facade may be used by any tenant or user within the same multiple occupancy building, if:
 - i. The applicant files with the City a written statement signed by the tenant or user permitted to utilize that sign area under this code permitting the applicant to utilize the unused sign surface area.
 - ii. The display of a sign on that facade by the nondependent sign user will not create a significant adverse impact on dependent sign users of that facade.
 - iii. The display of the nondependent sign is necessary to reasonably identify the use, and the provisions of this code do not provide the use with adequate sign display options.
- c. Sign Height – Parapet Signs. The height of any building-mounted/ canopy or parapet sign shall not extend above the highest exterior wall of the building. Additionally, no

parapet can be extended above the highest roof ventilation structure.

- d. No sign shall be mounted on top of a marquee, porte-cochere, canopy, roof, or other similar structure.
- e. Any building-mounted sign, including any marquee sign, or awning sign attached to a building, shall not project more than six (6) feet from the face of the building to which the sign is attached. Any structural supports shall be an integral part of the design or concealed from view.
- f. All parapet, marquee, and awning signs must be manufactured in such a way that they appear to be a part of the building itself.
- g. Any sign mounted to the facade of a freestanding canopy structure or the facade of a porte-cochere extending more than six (6) feet from a building shall not exceed thirty (30) inches in height.
- h. Window signs shall be considered building-mounted signs for the purposes of this section, and shall be counted as part of the aggregate sign surface area allowed. Window signs shall not be mounted between three (3) feet and seven (7) feet of floor level on any floor of a building, unless such signage does not obstruct visibility through the window.
- i. Decorative lighting including neon and other accent lighting, and lighted canopy or wall panels, shall be considered a building-mounted sign for the purposes of this section, and shall be counted as part of the aggregate sign surface area allowed.
- j. The width of any exposed neon sign, and any decorative or accent lighting where the light flow is unencumbered by a cover shall be considered to extend six (6) inches beyond the limits of the actual sign, strip, or accent, where the light flow is unencumbered in that direction.
- k. In no case may the maximum sign surface area permitted on a building facade be exceeded.


Section 4. The City Clerk is directed to forward a copy of this Ordinance to the Washington State Department of Community, Trade and Economic Development within ten (10) days after adoption, and to the King County Assessor.

Section 5. If any provision of this Ordinance or its application to any person or circumstance is held invalid, the remainder of the Ordinance or the application of the provision to other persons or circumstances shall not be affected.

Section 6. The Ordinance shall be effective five (5) days after passage and publication.

ADOPTED this 26th day of January, 2010, and signed in authentication thereof on this 26th day of January, 2010.

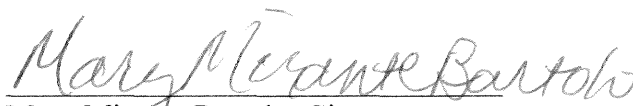
CITY OF SEATAC


Terry Anderson, Mayor

ATTEST:


Kristina Gregg, City Clerk

Approved as to Form:


Mary Mirante Bartolo, City Attorney

[Effective Date 02/06/10]

[Multifamily Monument Signs-Neighborhood Units]

ORDINANCE NO. 10-1005

AN ORDINANCE of the City Council of the City of SeaTac, Washington relating to employment and employees, adopting a cost of living adjustment, and amending the Classification and Compensation Plan for non-represented employees.

WHEREAS, Chapter 2.65 of the SeaTac Municipal Code provides for a Classification and Compensation Plan for City employees, and for an annual review and re-adoption thereof; and

WHEREAS, the City evaluates City revenues and expenditures to include expenditures for employee salaries and benefits during the regular budget process; and

WHEREAS, review and adoption of the Plan is intended to ensure that City salaries are competitive with those offered by other public and private employers and to avoid loss of purchasing power resulting from inflation or increased costs of living; and

WHEREAS, the City Council has, since 1993, expressed and followed its intent to provide cost of living adjustments (COLA) for non-represented employees of the City by tying the same to the cost of living adjustment granted annually to the employees of the City represented by the Washington State Council of County and City Employees (WSCCCE), American Federation of State, County and Municipal Employees (AFSCME), Local 3830; and

WHEREAS, a current collective bargaining agreement provides a cost of living adjustment for the years 2010 and 2011 to the said represented employees in the amount equal to ninety five percent (95%) of the CPI-W for Seattle-Tacoma-Bremerton (June to June index), with a minimum of two percent (2%) and a maximum of five percent (5%), to be effective as of January 1, 2010; and

WHEREAS, the City and AFSCME bargaining unit have reached a mutual agreement in which members of the bargaining unit will take five (5) unpaid furlough days in 2010. The cost of the furlough days will be deducted from the employees' base pay in equal increments of two percent (2%) for twenty three (23) pay periods from January 1 to December 15, 2010; and

WHEREAS, in order to address the need for a reasonable and fair compensation to non-represented City employees, and in accordance with long established policy, it is appropriate that the same cost of living adjustment be granted to non-represented employees of the City, and that modification of the Classification and Compensation Plan be made accordingly.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SEATAC, WASHINGTON, DO ORDAIN as follows:

Section 1. The salary ranges within the Classification and Compensation Plan for the various positions of the non-represented employees of the City shall be increased by the amount of two percent (2%) over current levels as a cost of living adjustment equal to 95% of the CPI-W for Seattle-Tacoma-Bremerton (June to June index), with a minimum of 2% and a maximum of 5%, to be effective as of January 1, 2010. However, all non-represented employees will be required to take five (5) unpaid furlough days in 2010. The cost of the five (5) unpaid furlough days will be deducted from the employees' pay in increments equal to two percent (2%) of their base pay for twenty three (23) pay periods, from January 1 to December 15, 2010.

Section 2. The provisions of the Classification and Compensation Plan, as amended, shall remain in full force until otherwise revised. Annually during the City's regular budget process, a review of Classification and Compensation Plan for non-represented employees shall be conducted for the purpose of adjusting for the cost of living and to ensure the intent of this Ordinance is carried out. Any change in the Classification and Compensation Plan for non-represented employees shall be included and made part of the City's annual budget for amendment or adoption by the City Council.

Section 3. Beginning January 2009, non-represented employees shall pay a portion of the medical insurance premium for the Association of Washington Cities (AWC) Medical Plan offered by the City according to the following table. The City shall pay the balance of the premium.

| Coverage | Monthly Medical Premium |
|---------------------------|----------------------------|
| Employee Only | \$41 |
| Employee & Spouse | \$91 |
| E, S + 1 Dependent | \$115 |
| E, S + 2 or > Dependents | \$135 |
| Employee and 1 Dependent | \$64 |
| Employee and 2 Dependents | \$84 |


Employees who choose the Group Health medical plan will pay a portion of the premium as they have in the past and the City shall pay the remainder of the premium not to exceed the dollar amount for employees and eligible dependents on the AWC Medical Plan offered by the City.

Section 4. This Ordinance shall not be codified within the SeaTac Municipal Code.


Section 5. This Ordinance shall be in full force and effect five (5) days after passage and publication.

ADOPTED this 9th day of February, 2010, and signed in authentication thereof on this 9th day of February, 2010.

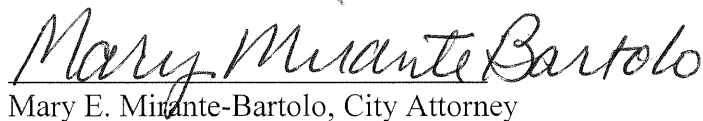
CITY OF SEATAC


Terry Anderson, Mayor

ATTEST:


Kristina Gregg, City Clerk

Approved as to Form:


Mary E. Mirante-Bartolo, City Attorney

[Effective Date: ☐ 2/20/10

ORDINANCE NO. 10-1006

AN ORDINANCE of the City Council of the City of SeaTac, Washington relating to the monthly contribution to the City's VEBA plan for medical, dental and vision expenses in lieu of health care insurance coverage for Council members.

WHEREAS, by Resolution No. 96-001, the City Council authorized the City Manager to implement a Voluntary Employee Beneficiary Association (VEBA) benefit plan for medical, dental and vision expenses of qualifying participants; and

WHEREAS, this benefit was made available to all Council members in lieu of health care insurance coverage offered to all regular City employees; and

WHEREAS, the plan diverts the insurance premium which the City would otherwise pay for applicable health care insurance to the VEBA, also referred to as a Health Reimbursement Arrangement (HRA), Plan on behalf of each Councilmember; and

WHEREAS, based solely upon representations of VEBA Service Group, LLC, the City contribution to the VEBA Plan is payroll deductible on a tax-free basis and money in each account can be used by associated Councilmember to pay for qualifying out-of-pocket medical, dental, orthodontia and vision expenses pursuant to Internal Revenue Service Publication 502; and

WHEREAS, all Council members currently participate in the HRA VEBA benefit; and

WHEREAS, the City contribution on behalf of each participant for 2009 is currently a monthly sum of \$1,100.46, which is equivalent to the premium for the Association of Washington Cities (AWC) Plan B medical coverage for a non-represented employee and spouse plus the premium for a full family for dental, orthodontia and vision coverage.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SEATAC,
WASHINGTON, DO ORDAIN as follows:**

Section 1. The City shall contribute the sum of \$1,125.96 per month to the HRA VEBA Plan on behalf of each Councilmember in lieu of medical, dental, orthodontia and vision insurance coverage commencing with the first pay period of February 2010.

Section 2. On an annual basis during the City's regular budget process, a review of any change in health care insurance premiums paid by the City for non-represented employees shall be conducted for the purpose of adjusting the VEBA plan contributions to ensure parity. The VEBA plan contribution amount shall reflect the premium the City would contribute on behalf of a non-represented employee and spouse into the most frequently enrolled medical plan available for the fiscal year in question together with the full family premiums for dental, orthodontia and vision coverage. The annually revised VEBA plan contribution amount shall be included and made part of the City's annual budget for amendment or adoption by the City Council.

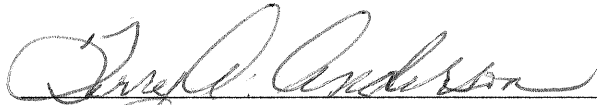
Section 3. Once the annual budget has been adopted by the City Council, the City Manager is authorized to implement any change in VEBA plan contributions in accordance with the adopted budget.

Section 4. This Ordinance shall not be codified in the SeaTac Municipal Code.


Section 5. This Ordinance shall be in full force and effect five (5) days after passage and publication as required by law.

ADOPTED this 9th day of February, 2010, and signed in authentication thereof
on this 9th day of February, 2010.


CITY OF SEATAC


Terry Anderson, Mayor

ATTEST:


Kristina Gregg, City Clerk

Approved as to Form:


Mary Mirante Bartolo, City Attorney

[Effective Date: 2/20/10]

[VEBA Contributions]

ORDINANCE NO. 10-1007

AN ORDINANCE of the City Council of the City of SeaTac,
Washington, amending Section 3.31.090 of the SeaTac Municipal
Code related to Purchasing.

WHEREAS, it is appropriate to amend the City's purchasing code to better address
public works contracts and use of the small works roster;

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SEATAC,
WASHINGTON, DO ORDAIN as follows:**

Section 1. Section 3.31.090 of the SeaTac Municipal Code is hereby amended to read as
follows:

3.31.090 Procedures for Public Works.

A. This Section applies to contracts for public works. This Section does not apply to the contracting for Architectural, Engineering, and Design Services (which is addressed in SMC 3.31.080), purchase of supplies, equipment, non-professional services and information services (which is addressed in SMC 3.31.060), or the contracting for professional services (which is addressed in SMC 3.31.070). This Section is not intended to conflict with State law.

B. As defined in RCW 39.04.010, public works include (but are not limited to) all work, construction, alteration, repair, or improvement (other than ordinary maintenance, engineering analysis, and design and other professional services) executed at the City's cost, or which is by law a lien or charge on any property therein.

C. Pursuant to RCW 35.22.620, the cost of a public works project is the costs of materials, supplies, equipment, and labor on the construction of that project.

~~D. For public works project totaling \$200,000 or less, When applicable, the Purchasing Agent~~
may use the Small Works Roster procedures, as established by Council Resolution.

E. Public works projects shall be awarded by use of competitive sealed bidding as provided in SMC 3.31.100 if the Small Works Roster procedures are not used.

F. The City is required by RCW 39.12.040 to require contractors to pay prevailing wages on all public works contracts. A "Statement of Intent to Pay Prevailing Wages" must be received from a contractor prior to the start of any construction, and an "Affidavit of Wages Paid" must be received following final acceptance of the work.

G. RCW 39.08.010 mandates that the City require a performance bond for every public works contract. The performance bond shall be received by the City within seven calendar days of contract execution or prior to the start of any construction, whichever is earlier. The bond shall

also be executed by a surety company authorized to do business in Washington State, in an amount equal to 100% of the price specified in the contract.


1. For contracts of \$35,000 or less, the City may retain 50% of the contract for 30 days after final acceptance, or until receipt of all necessary releases from the Department of Revenue and Department of Labor & Industries, and settlement of any liens filed under RCW 60.28 (whichever is later), in lieu of a performance bond. This requirement is at the option of the contractor.
2. For contracts being awarded under the limited small works roster process provided under RCW 39.04.155(3), the payment and performance bond requirements of RCW 39.08 may be waived.

H. In order for a bid to be considered responsive for public works contracts valued at over \$1,000,000, every bidder must submit (either with their bid or within one hour of the bid submittal time) the names of all subcontractors that will be used for heating, ventilation and air conditioning, plumbing, and electrical work, pursuant to RCW 39.30.060.

Section 2. This Ordinance shall be in full force and effect five (5) days after passage and publication as required by law.

ADOPTED this 9th day of February, 2010, and signed in authentication thereof on this 9th day of February, 2010.

CITY OF SEATAC


Terry Anderson, Mayor

ATTEST:


Kristina Gregg, City Clerk

Approved as to Form:


Mary Mirante Bartolo, City Attorney

[Effective Date: 2/20/10]

[Amend Purchasing Code—small works]

ORDINANCE NO. 10-1003

AN ORDINANCE of the City Council of the City of SeaTac,
Washington repealing Ordinance 09-1028.

WHEREAS, the City Council adopted Ordinance 09-1028 on September 22, 2009; and

WHEREAS, the City Council believes that it is in the best interest of the City to repeal
Ordinance 09-1028 *at this time*; and

WHEREAS, the repeal of Ordinance 09-1028 is without prejudice to the City Council
adopting a similar Ordinance in the future, should the City's continued need for public parking in
the SeaTac/Airport Station area remain if further negotiations with private property owners in the
SeaTac/Airport Station area to acquire the necessary public parking be unsuccessful; and

WHEREAS, the repeal of Ordinance 09-1028 is conditioned upon the dismissal of 176th
SeaTac LLC, et. al. v. City of SeaTac, et. al., King County Superior Court case #09-2-36516-4
KNT by the Plaintiffs;

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SEATAC,
WASHINGTON, DO ORDAIN as follows:**

Section 1. Ordinance 09-1028 is hereby repealed.

Section 2. This Ordinance shall be in full force and effect upon the City Clerk receiving an
order of dismissal of King County Superior Court Case #09-2-36516-4 KNT, 176th SeaTac LLC,
et. al. v. City of SeaTac, et. al., within 14 calendar days of the adoption date of this Ordinance,
but in no case shall this Ordinance be effective sooner than five (5) days after passage and
publication as required by law.

ADOPTED this 26th day of January, 2010, and signed in authentication thereof on this 26th day of January, 2010.

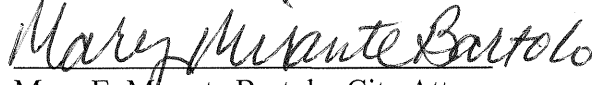
CITY OF SEATAC


Terry Anderson, Mayor

ATTEST:


Kristina Gregg, City Clerk

Approved as to Form:


Mary E. Mirante Bartolo, City Attorney

[Effective Date: 02-06-10]

[Repeal Ordinance 09-1028]

ORDINANCE NO. 10-1008

AN ORDINANCE of the City Council of the City of SeaTac, Washington, establishing a new 2009 LTGO Refunding Bond Fund, and amending the 2010 Annual City Budget for miscellaneous items.

WHEREAS, the SeaTac City Council has reviewed agenda bill #3201 submitted by the Finance Department, which proposes the establishment of a new Debt Service Fund entitled the 2009 LTGO Refunding Bond Fund; and

WHEREAS, in 2009, the City merged the Street Fund #101 into the Arterial Street Fund #102, and changed the name of the Arterial Street Fund to Street Fund to better reflect the purpose of the new combined fund; and

WHEREAS, also in 2009, the City refunded the outstanding 1998 Limited Tax General Obligation (LTGO) Bonds and the outstanding 1998 Limited Tax General Obligation (Hotel/Motel Tax) Bonds into a single refunding bond issue, realizing savings through lowered interest rates; and

WHEREAS, the Human Resources Department has requested an additional \$5,000 budget appropriation for the Civil Service budget to cover one-time expenses anticipated for 2010; and

WHEREAS, an amendment to the City's 2010 Annual City Budget is necessary to provide the necessary revenue and expenditure budgetary transactions to effect these changes;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SEATAC, WASHINGTON, DO ORDAIN as follows:

Section 1. A new Debt Service Fund of the City of SeaTac shall be established, entitled the "2009 LTGO Refunding Bond Fund", designated as Fund #206.

Section 2. The 2010 Annual City Budget shall be amended to increase the total General Fund #001 expenditures by \$5,000.

Section 3. The 2010 Annual City Budget shall be amended to increase the total Street Fund #101 expenditures by \$69,707.

Section 4. The 2010 Annual City Budget shall be amended to increase the total Street Fund #102 revenues by \$69,707.

Section 5. The 2010 Annual City Budget shall be amended to decrease the total LTGO City Hall Bond Fund #201 revenues by \$425,800.

Section 6. The 2010 Annual City Budget shall be amended to decrease the total LTGO City Hall Bond Fund #201 expenditures \$423,073.

Section 7. The 2010 Annual City Budget shall be amended to decrease the total Hotel/Motel Tax Bond Fund #203 revenues by \$382,650.

Section 8. The 2010 Annual City Budget shall be amended to decrease the total Hotel/Motel Tax Bond Fund #203 expenditures by \$380,817.

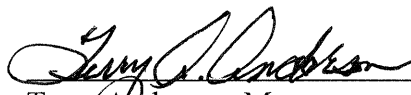
Section 9. The 2010 Annual City Budget shall be amended to increase the total 2009 LTGO Refunding Bond Fund #206 revenues by \$763,055.

Section 10. The 2010 Annual City Budget shall be amended to increase the total 2009 LTGO Refunding Bond Fund #206 expenditures by \$755,814.

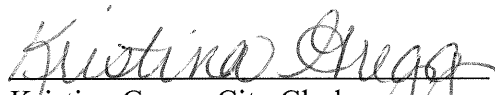
Section 11. This Ordinance shall be in full force and effect five (5) days after passage and publication as required by law.

ADOPTED this 23rd day of February, 2010, and signed in authentication thereof on this 23rd day of February, 2010.

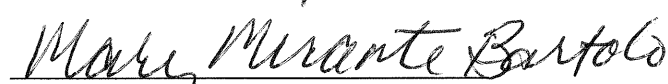
CITY OF SEATAC


Terry Anderson, Mayor

ATTEST:


Kristina Gregg, City Clerk

Approved as to Form:


Mary E. Mirante Bartolo, City Attorney

[Effective Date: 3-06-10]

[Establishment of the 2009 LTGO Refunding Bond Fund and 2010 Budget Amendment]

ORDINANCE NO. 10-1009

AN ORDINANCE of the City Council of the City of SeaTac,
Washington, amending the 2010 Annual City Budget for 2009
Carryovers.

WHEREAS, certain expenditures were included in the 2009 Annual City Budget which
were not initiated or completed during the 2009 fiscal year; and

WHEREAS, contractual or legal obligations require carryover of certain items; and

WHEREAS, City staff recommend that the remaining expenditures be made in 2010;

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SEATAC,
WASHINGTON, DO ORDAIN as follows:**

Section 1. The 2010 Annual City Budget shall be amended to increase the total General Fund expenditures by \$163,262.

Section 2. The 2010 Annual City Budget shall be amended to increase the total Street Fund expenditures by \$28,000.

Section 3. The 2010 Annual City Budget shall be amended to increase the total Transit Planning Fund expenditures by \$12,871.

Section 4. The 2010 Annual City Budget shall be amended to increase the total Hotel/Motel Tax Fund expenditures by \$219,120.

Section 5. The 2010 Annual City Budget shall be amended to increase the total Facility Repair & Replacement Fund expenditures by \$3,678.

Section 6. The 2010 Annual City Budget shall be amended to increase the total Municipal CIP Fund expenditures by \$35,176.

Section 7. The 2010 Annual City Budget shall be amended to increase the total Municipal Facilities CIP Fund expenditures by \$305,571.

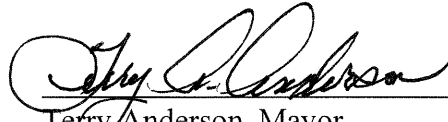
Section 8. The 2010 Annual City Budget shall be amended to increase the total Transportation CIP Fund expenditures by \$10,000.

Section 9. The 2010 Annual City Budget shall be amended to increase the total Equipment Rental Fund expenditures by \$3,700.

Section 10. This Ordinance shall be in full force and effect five (5) days after passage and publication as required by law.

ADOPTED this 23rd day of February, 2010, and signed in authentication thereof on this 23rd day of February, 2010.

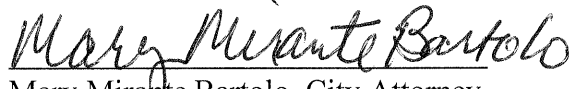
CITY OF SEATAC


Terry Anderson, Mayor

ATTEST:


Kristina Gregg, City Clerk

Approved as to Form:


Mary Mirante Bartolo, City Attorney
[Effective Date: 3-06-10]

[2010 Budget Amendment for 2009 Carryovers]

ORDINANCE NO. 10-1010

AN ORDINANCE of the City Council of the City of SeaTac, Washington, amending Section 15.13.010, of the SeaTac Municipal Code regarding single-family front yard setback requirements.

WHEREAS, it is appropriate to amend the City's development regulations regarding front yard setbacks in the single-family zone; and

WHEREAS, the Growth Management Act requires regular review and update of development regulations which implement the City's Comprehensive Plan; and

WHEREAS, regular review and update of the Zoning Code ensures that development regulations are responsive to the needs of the City; and

WHEREAS, in reviewing the Zoning Code, certain development regulations have been identified as requiring definition, clarity, amendment or addition; and

WHEREAS, the Planning Commission has reviewed the aforesaid changes to development regulations, has held a public hearing for the purpose of soliciting public comment in regard to Zoning Code changes, and has recommended the amendments and additions for adoption by the Council;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SEATAC, WASHINGTON DO ORDAIN as follows:

Section 1. Section 15.13.010 of the SeaTac Municipal Code is hereby amended to read as follows:

15.13.010 Standards Chart

The zone classifications as set forth in this chart have minimum setbacks, lot size, lot area and lot coverage that is related to each classification. The minimum lot areas for properties under the UL, UM or UH zone categories apply to the specific zone that is indicated on the Official Zoning Map by a suffix (for example, the minimum lot area is fifteen thousand (15,000) square feet for a UL-15,000 zone classification and seven thousand two hundred (7,200) square feet for a UL-7,200 zoning classification).

| ZONE | MINIMUM LOT AREA (SQ. FT.) | FRONT YARD SETBACK (13) | | MINIMUM SIDE YARD SETBACK (13) | MINIMUM REAR YARD SETBACK (13) | BUILDING LOT COVERAGE | MAXIMUM STRUCTURE HEIGHT | MINIMUM LOT WIDTH |
|----------|---|--|---------|--------------------------------|--------------------------------|-----------------------|--------------------------|------------------------------------|
| | | Minimum | Maximum | | | | | |
| P | N/A | – | – | 10' | 10' | N/A | N/A | N/A |
| AU | N/A | – | – | 5' | 5' | 85% (7) | 75' (10) | N/A |
| MHP | 3 acres | – | – | 5' | 5' | N/A | N/A | N/A |
| UL (20) | 15,000 9,600 7,200 5,000 (SDO) | 20' (21) 15' (21) | – | 5' (3) | 15' (3) | 35% (2) | 30' | 50' |
| UM | 3,600/2,400 per unit on minimum 7,200 sf lot 3,000 (19) | 20' | – | 5' (3) 0 (16) | 15' (3) 0 (16) | 45% (2) | 40' (15) | N/A |
| UH | 1,800/900 per unit on minimum 7,200 sf lot 3,000 (19) UCR | 10' (9) | 10' (9) | 5' | 5' | 75%/90% (2)(11) | 55' (8) | N/A |
| NB | N/A | 10' | – | 5' | 5' | 65% | 35' | N/A |
| CB (4) | N/A | 0'/10' (9) | 10' (9) | – | – | 75% (2) | FAA/Fire Code STDS. (1) | N/A |
| ABC (4) | N/A | – | – | – | – | 75%, 85% (2) | FAA/Fire Code STDS. (1) | N/A |
| BP (4) | 5 acres (12) | 10' | – | 5' | 5' | 75% (2)(5) | 75' | N/A |
| O/CM (4) | N/A | 0' (9) | 10' (9) | 5' | 5' | 75% (2) | 45' (6) | N/A |
| O/C/MU | N/A | 0' (17) | 10' (9) | 5' | 5' | 65% | 35'(18)/45' | N/A |
| T | 12-24 d.u./acre in City Center (14) 12-16 d.u./acre outside City Center (14) | 0'/10' in City Center (16) 15' outside of City Center | – | 0'/5' (16) | 0'/10' (16) | 55% | 35' (15) | 180' frontage along primary street |
| I | N/A | 10' | – | 5' | 5' | 85% (2) | 75' | N/A |

(1) Limited by FAA height limits and Fire Code.

(2) See Residential/Commercial Density Incentives (Chapter 15.24 SMC).

- (3) Five (5) foot side yard setback for accessory structures in the UM-2,400, UM-3,600, UL-5,000, UL-7,200 and UL-9,600 zones. Five (5) foot rear yard setback for the first accessory structure in the UM-2,400, UM-3,600, UL-5,000, UL-7,200 and UL-9,600 zones. Fifteen (15) foot rear yard setback for any additional accessory structures in the UM-2,400, UM-3,600, UL-5,000, UL-7,200 and UL-9,600 zones. Fifteen (15) foot setback in the UL-15,000 zone.
- (4) See SMC 15.13.110 or 15.13.111 for additional development standards.
- (5) This standard applies to the maximum total impervious surface coverage of a site, and not to building lot coverage.
- (6) If density incentives and bonuses are granted by the City, a maximum height of up to that permitted by the FAA and the Fire Code may be allowed.
- (7) Eighty-five percent (85%) on property owned by the Port of Seattle only, thirty-five percent (35%) on all other properties.
- (8) Except that UH-UCR zones shall be governed by the FAA/Fire Code standards.
- (9) Except within the City Center, properties zoned UH-UCR, CB-C, O/CM and O/C/MU shall have zero (0) foot minimum and ten (10) foot maximum setbacks applied. Within the City Center as specified in SMC 15.35.030, properties zoned UH-UCR, CB-C, O/CM and O/C/MU shall have twenty (20) foot maximum setbacks adjacent to International Boulevard, and ten (10) foot maximum setbacks adjacent to all other public or private City Center streets. Properties zoned UH-900, UH-1800, and CB shall have a ten (10) foot minimum setback applied, with no maximum setback. See SMC 15.13.110 for additional development standards, except within the City Center, in which Chapter 15.35 SMC shall apply.
- (10) Except that FAA/Fire Code standards shall govern the height of the airport terminal building, the airport terminal's main parking garage, and any building immediately adjacent to and east of the airport terminal's main parking garage.
- (11) Ninety percent (90%) building lot coverage standard applies only to properties zoned UH-UCR.
- (12) See SMC 15.13.111(E) for lot size waiver requirements.
- (13) See SMC 15.31.040 for setback standards specific to wireless telecommunications facilities.
- (14) Up to thirty percent (30%) increase in base density allowed with the incentives identified in SMC 15.35.730.
- (15) Up to forty (40) feet as specified in SMC 15.35.730.
- (16) May be zero (0) lot line with approved design providing property is not immediately adjacent to a UL zone.
- (17) Ten (10) foot setback if adjacent to a UL zone.
- (18) Applies to properties within the City Center area as specified in SMC 15.35.030 within sixty (60) feet of a UL or UM zone.
- (19) Three thousand (3,000) sf minimum lot size allowed for small lot single-family subject to SMC 15.19.760.(SDO) Special District Overlay
- (20) Lots may be less than the required minimum lot size, subject to the criteria in SMC 15.13.020(E).
- (21) Twenty (20') foot setback for the garage and a fifteen (15') foot setback for all other portions of the structure. This standard applies only to new single-family homes being constructed, and does not apply to additions to existing single-family homes. Additions to existing single-family homes shall be setback twenty (20') feet.

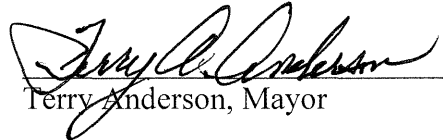
Section 2. The City Clerk is directed to forward a copy of this Ordinance to the Washington State Department of Community, Trade and Economic Development within ten (10) days after adoption, and to the King County Assessor.

Section 3. If any provision of this Ordinance or its application to any person or circumstance is held invalid, the remainder of the Ordinance or the application of the provision to other persons or circumstances shall not be affected.

Section 4. The Ordinance shall be effective five (5) days after passage and publication.

ADOPTED this 23rd day of February, 2010, and signed in authentication thereof on this 23rd day of February, 2010.


CITY OF SEATAC


Terry Anderson, Mayor

ATTEST:


Kristina Gregg, City Clerk

Approved as to Form:


Mary Mirante Bartolo, City Attorney

[Effective Date 03-06-10]

[Single-family Front Yard Setback Requirements]

RESOLUTION NO. 10-011

A RESOLUTION of the City Council of the City of SeaTac, Washington, adopting a Ten-Year Transportation Improvement Program for the years 2011-2020.

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

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

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


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

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

1. The Ten-Year Transportation Improvement Program (TIP) for the years 2011-2020, a copy of which is attached hereto as Exhibit "A", is hereby adopted.

PASSED this 22nd day of June, 2010 and signed in authentication thereof this day of June 22, 2010

CITY OF SEATAC


Terry Anderson, Mayor

ATTEST:

Marcia Rugg, Deputy City Clerk
Kristina Gregg, Clerk

Approved as to Form:

Mary Mirante Bartolo
Mary Mirante Bartolo, City Attorney

[Ten-Year TIP 2011-2020]

Exhibit A

D - DESIGN R/W - RIGHT OF WAY
S - STUDY C - CONSTRUCTION

2011 - 2020 Transportation Improvement Program

| Project No. and Priority | Project Title and Description | 2011 | 2012 | 2013 | 2014-2016 | 2017-2020 |
|--------------------------------|--|--|--|---------------------|---------------------|----------------------|
| MP-034 | Commute Trip Reduction Annual Element | | | | | |
| 1 | Provide for review, approval and monitoring of the CTR programs for major employers within the City including the implementation of the City's CTR program. | (\$27,000 WSDOT) | (\$27,000 WSDOT) | (\$27,000 WSDOT) | (\$81,000 WSDOT) | (\$108,000 WSDOT) |
| ST-130 | S 154th St Improvements (24th Ave S to 32nd Ave S) | \$2,100,000 | | | | |
| 2 | Reconstruct and widen roadway as necessary to include storm drainage, bicycle lanes, landscaping, street lighting, channelization, paving, undergrounding of utility lines, curbs, gutters and sidewalks. | C \$5,000,000 (TIB \$1,700,000, FED \$1,200,000) | | | | |
| ST-827 | 2010 Neighborhood Pedestrian Improvements - S 138th Street Sidewalk Project (24th Ave S to Military Road S) | \$1,310,000 | | | | |
| 3 | This is the 2010 Project in the Annual Pedestrian Improvement Program. Improvements include construction of approximately 0.7 mile of new sidewalk, curb and gutter, storm drainage improvements, retaining walls, and fencing. | C \$1,310,000 | | | | |
| ST-828 | 2011 Neighborhood Pedestrian Improvements - S 164th Street Sidewalk Project (34th Ave S to Military Road) | \$250,000 | \$1,311,000 | | | |
| 4 | This is the 2011 Project in the Annual Pedestrian Improvement Program. Improvements include construction of approximately 0.7 mile of new sidewalk, curb and gutter, storm drainage improvements, retaining walls, and fencing. | D \$250,000 | C \$1,311,000 | | | |
| ST-881 | 2011 Annual Street Overlays | \$400,000 | | | | |
| 5 | Maintain and preserve the integrity of the City's existing roadway surfaces through a combination of repair to major pavement failures, crack sealing of existing pavements to extend their usable life and overlay pavements that are structurally declining. | | | | | |
| ST-065 | Des Moines Memorial Dr & S 200th St Intersection Improvements | \$200,000 | \$750,000 | | | |
| 6 | Widen to provide left turn lanes on all legs, and right turn lane on east leg. Construct traffic signal and channelization improvements. The improvements would be done in partnership with Des Moines. They are needed to facilitate the SR-509 Interim Trail. | D \$200,000 | C \$1,100,000 (Des Moines \$350,000) | | | |
| ST-848 | Lake to Sound Trail (DMMD - City Limit @ SR 509 to S 156th St) | | \$1,650,000 | | | |
| 7 | This portion of the multi-jurisdictional Lake to Sound Trail project is located in SeaTac. A bicycle and pedestrian trail would be extended south from S 156th Street along Des Moines Memorial Drive to SR 509. The improvements are being designed by King County. The Lake to Sound Trail would provide a trail connection from Lake Washington to Puget Sound. | D King County | C \$1,650,000 | | | |
| GE-037 | Transportation Plan Update | \$500,000 | \$500,000 | | | |
| 8 | Conduct Transportation Study to evaluate transportation network. Update transportation model. Identify operational and safety problems. Propose mitigation projects, where necessary. Estimate costs and propose funding measures. | S \$500,000 | S \$500,000 | | | |

RES 10 - ---

Exhibit A

D - DESIGN R/W - RIGHT OF WAY
S - STUDY C - CONSTRUCTION

2011 - 2020 Transportation Improvement Program

Project No.
and
Priority

RES 10 - ---

| Project Title and Description | | 2011 | 2012 | 2013 | 2014-2016 | 2017-2020 |
|-------------------------------|---|--------------------|-----------------|-----------------|-----------------|-----------|
| MP-842 | Rental Car Facility Access Ramp (S 160th St to N Airport Expressway) | | | | | |
| POS | A new one-lane ramp from S 160th St northbound to the North Airport Expressway to provide access for rental car customers to eastbound SR 518 from the future Rental Car Facility. | C POS | | | | |
| MP-847 | S 160th St (28th Ave S to International Blvd) & International Blvd (SR 518 to S 160th St) | | | | | |
| POS | Widen 160th to 5 lanes to accommodate Rental Car Facility. Install curb, gutter on both sides, sidewalk on one side. Underground overhead utility lines. Widen bridge over SR 518 for one additional northbound lane. Improve signal at SR 518 on-ramp to include northbound u-turn. | C POS | | | | |
| ST-850 | I-5 to SR 509 Interim Trail | | | | | |
| WSDOT | Construct an interim shared use trail within the SR-509 extension right-of-way from the trail head in S. 200th Street to S. 188th Street. A portion of this trail would be relocated in conjunction with the future SR-509 Extension. | | D C WSDOT | | | |
| ST-849 | Lake to Sound Trail, (DMMD - 8th Ave S to SR 509) | | | | | |
| Outside City Limits | This portion of the multi-jurisdictional Lakes to Sound Trail project is located in Burien. A bicycle / pedestrian trail would be extended south of SR 509 along Des Moines Memorial Drive to 8th Ave S. The improvements are being designed by King County. The Lakes to Sound Trail would provide a trail connection from Lake Washington to Puget Sound. | C Burien | | | | |
| ST-145 | 24th Ave S (S 208th St to S 216th St) | | | | | |
| Outside City Limits | Segment of the Des Moines Gateway Project. Widen roadway to a five lane urban arterial and provide a continuous center turn lane, bicycle lanes, transit stops, curb and gutter, landscaping and sidewalks. | D, C Des Moines | C Des Moines | | | |
| ST-146 | S 216th Street (19th Ave S to 24th Ave S) | | | | | |
| Outside City Limits | Segment 2 of the Des Moines Gateway Project. Widen roadway to a five lane urban arterial and provide a continuous center turn lane, bicycle lanes, transit stops, curb and gutter, landscaping and sidewalks. | D Des Moines | C Des Moines | C Des Moines | | |
| ST-147 | S 216th Street (24th Ave S to 29th Ave S) | | | | | |
| Outside City Limits | Segment 1A of the Des Moines Gateway Project. Widen roadway to a five lane urban arterial and provide a continuous center turn lane, bicycle lanes, transit stops, curb and gutter, landscaping and sidewalks. | D Des Moines | D Des Moines | C Des Moines | C Des Moines | |
| MP-024C | Link Light Rail (SeaTac/Airport Station to S 200th St) | | | | | |
| ST | Construct separated rail tracks and new station at S 200th St with pedestrian drop-off and bus station facilities. | D ST | D ST | C ST | C ST | |

Exhibit A

D - DESIGN R/W - RIGHT OF WAY
S - STUDY C - CONSTRUCTION

2011 - 2020 Transportation Improvement Program

| Project No. and Priority | Project Title and Description | 2011 | 2012 | 2013 | 2014-2016 | 2017-2020 |
|--------------------------------|---|------|------------------|--------------------|--------------------|-----------|
| ST-829 | 2012 Neighborhood Pedestrian Improvements | | \$250,000 | \$1,342,000 | | |
| 9 | Installation and repair of pedestrian improvements through out the City in the neighborhoods for the purpose of creating a safe pedestrian network. Projects will be selected from the Sidewalk Ad Hoc Committee's Priority Map. | | D \$250,000 | C \$1,342,000 | | |
| ST-882 | 2012 Annual Street Overlays | | \$400,000 | | | |
| 10 | Maintain and preserve the integrity of the City's existing roadway surfaces through a combination of repair to major pavement failures, crack sealing of existing pavements to extend their usable life and overlay pavements that are structurally declining. | | | | | |
| ST-122 | Military Road S Improvements (S 176th St to S 166th St) | | \$450,000 | \$450,000 | \$6,500,000 | |
| 11 | Reconstruct roadway to provide for drainage and bicycle and pedestrian facilities. Improvements include curb, gutter, sidewalk, bicycle lanes, storm drainage, landscaping, street lighting, channelization, paving and undergrounding utility lines. | | D \$450,000 | D \$450,000 | C \$6,500,000 | |
| ST-125 | Military Road S (S 152th St to S 150nd St) | | \$300,000 | \$1,760,000 | | |
| 12 | Widen existing roadway and construct sidewalks, pavement overlay, street lighting, undergrounding aerial utilities, landscaping, and storm drainage. Provide access and circulation improvements for vehicle and pedestrain movements in support of redevelopment of the S 154th Street Station Area. | | D \$300,000 | C \$1,760,000 | | |
| ST-830 | 2013 Neighborhood Pedestrian Improvements | | | \$250,000 | \$1,374,000 | |
| 13 | Installation and repair of pedestrian improvements through out the City in the neighborhoods for the purpose of creating a safe pedestrian network. The Project location will be selected from the Sidewalk Ad Hoc Committee's Priority Map. | | | D \$250,000 | C \$1,374,000 | |
| ST-883 | 2013 Annual Street Overlays | | | \$400,000 | | |
| 14 | Maintain and preserve the integrity of the City's existing roadway surfaces through a combination of repair to major pavement failures, crack sealing of existing pavements to extend their usable life and overlay pavements that are structurally declining. | | | | | |
| ST-142 | S 152nd St Improvements (Military Rd S to International Blvd) | | | \$200,000 | \$880,000 | |
| 15 | Construct right turn lane, curb, gutter, sidewalk to facilitate potential Military Rd closure between S 152nd and International Blvd in accordance with the Station Area Plan. | | | D \$200,000 | C \$880,000 | |
| ST-126 | S 152th Street Improvements (30th Ave. S. to Military Road S) | | | \$800,000 | \$4,600,000 | |
| 16 | Widen existing roadway and construct sidewalks, street lighting, and storm drainage. Provide access and circulation improvements for vehicle and pedestrain movements in support of redevelopment. | | | D \$800,000 | C \$4,600,000 | |

RES 10 - ---

Exhibit A

D - DESIGN R/W - RIGHT OF WAY
S - STUDY C - CONSTRUCTION

2011 - 2020 Transportation Improvement Program

| Project No. and Priority | Project Title and Description | 2011 | 2012 | 2013 | 2014-2016 | 2017-2020 |
|------------------------------------|--|------|------|--------------------|---|--------------------|
| ST-148 | S 154th St Transit Station Area Improvements | | | \$1,000,000 | \$6,500,000 | |
| 17 | Construct new streets as envisioned in the South 154th Street Station Area Plan. Improve and create pedestrian connections. Area generally bounded by S 152nd St, SR 518, 30th Ave S and International Blvd. | | | D \$1,000,000 | C \$6,500,000 | |
| ST-015 | 34th Ave S Improvements (S 160th St to S 176th St) | | | \$450,000 | \$6,650,000 | |
| 18 | Reconstruct roadway install drainage, curb, gutter and sidewalks. Install traffic calming measures Underground utility lines. | | | D \$450,000 | D \$450,000 C \$6,200,000 | |
| ST-831 ST-832 ST-833 | Neighborhood Pedestrian Improvements | | | | \$5,069,000 | |
| 19 | Installation and repair of pedestrian improvements through out the City in the neighborhoods for the purpose of creating a safe pedestrian network. Projects will be selected from the Sidewalk Ad Hoc Committee's Priority Map. | | | | | |
| ST-884 ST-885 ST-886 | Annual Street Overlays | | | | \$1,250,000 | |
| 20 | Maintain and preserve the integrity of the City's existing roadway surfaces through a combination of repair to major pavement failures, crack sealing of existing pavements to extend their usable life and overlay pavements that are structurally declining. | | | | | |
| ST-033 | International Blvd. at SR 518 | | | | \$9,600,000 | \$5,400,000 |
| 21 | Construct interchange improvements consistent with WSDOT's Route Development Plan. Elements may include modification to S 154th St exit ramp and new eastbound exit ramp to northbound International Blvd. | | | | D \$2,000,000 ROW \$1,000,000 C \$6,600,000 | C \$5,400,000 |
| ST-834 ST-835 ST-836 ST-837 | Neighborhood Pedestrian Improvments | | | | | \$7,244,000 |
| 22 | Installation and repair of pedestrian improvements through out the City in the neighborhoods for the purpose of creating a safe pedestrian network. Projects will be selected from the Sidewalk Ad Hoc Committee's Priority Map. | | | | | |

RES 10 - ---

Exhibit A

D - DESIGN R/W - RIGHT OF WAY
S - STUDY C - CONSTRUCTION

2011 - 2020 Transportation Improvement Program

| Project No. and Priority | Project Title and Description | 2011 | 2012 | 2013 | 2014-2016 | 2017-2020 |
|--------------------------------|--|------|------|------|-----------|---|
| ST-887 ST-888 ST-889 ST-890 | Annual Street Overlays | | | | | \$1,800,000 |
| 23 | Maintain and preserve the integrity of the City's existing roadway surfaces through a combination of repair to major pavement failures, crack sealing of existing pavements to extend their usable life and overlay pavements that are structurally declining. | | | | | |
| ST-024 | S 142nd St/S 144th St (Des Moines Memorial Dr S to 24th Ave S) | | | | | \$11,800,000 |
| 24 | Improve existing arterial roads to serve planned north end development. Provide sidewalks and non-motorized path. Signal improvements at S 142nd/Des Moines Memorial Dr. | | | | | D \$1,840,000 ROW \$960,000 C \$10,000,000 (POS \$1,000,000) |
| MP-013 | South Access (Airport Drives to SR 509 Extension) | | | | | \$13,600,000 |
| 25 | Construct new arterial or limited access roadway to connect the south end of the Airport to the new SR 509 extension with at-grade intersection at S 200th St. | | | | | (POS \$88,400,000) |
| ST-004 ST-077 | S 200th St (International Blvd. to South Access and SR 509 Ramps to Des Moines Mem Dr.) | | | | | \$5,500,000 |
| 26 | Widen to a three to five lane urban arterial the areas of S. 200th Street outside the SR 509 Improvements with curb, gutter, sidewalk, bicycle lanes, associated intersection improvements, consolidation of driveways and possible undergrounding of overhead utility improvements. | | | | | D \$500,000 C \$5,000,000 |
| ST-141 | 32nd Ave S (S 170th St to S 176th St) | | | | | \$8,000,000 |
| 27 | Reconstruct roadway, install drainage, curb, gutter and sidewalks. Underground utility lines. | | | | | \$8,000,000 |
| ST-022 | Military Rd S (S 128th St to S 150th St) | | | | | \$12,250,900 |
| 28 | Reconstruct and widen to provide for drainage, bicycle lanes and pedestrian facilities. Provide for left turn lanes at significant intersections. | | | | | D \$1,400,000 C \$10,850,900 |
| ST-022 | Military Rd S & S 160th St (International Blvd to S 166th St) | | | | | \$7,400,000 |
| 29 | Reconstruct and widen to provide for drainage, bicycle lanes and pedestrian facilities. Provide for continuous left turn lanes and underground overhead utilities. | | | | | D \$900,000 C \$6,500,000 |
| ST-018 | Military Road S (S 188th St to I-5 south of S 200th St) | | | | | \$5,858,200 |
| 30 | Reconstruct roadway to provide drainage and pedestrian facilities along the roadway. | | | | | D \$600,000 C \$5,258,200 |

RES 10 - ---

Exhibit A

D - DESIGN R/W - RIGHT OF WAY
S - STUDY C - CONSTRUCTION

2011 - 2020 Transportation Improvement Program

| Project No. and Priority | Project Title and Description | 2011 | 2012 | 2013 | 2014-2016 | 2017-2020 |
|--------------------------------|---|------|------|------|-----------|---|
| ST-112 | Military Road S (S 200th St to S 208th St) | | | | | \$4,419,100 |
| 31 | Reconstruct and widen to provide for drainage, bicycle lanes and pedestrian facilities. Provide for left turn lanes as needed. | | | | | D \$500,000 C \$3,919,100 |
| ST-047 | Military Road S (S 208th St to S 216th St) | | | | | \$3,177,800 |
| 32 | Reconstruct and wide roadway to provide for drainage and pedestrian facilities on both sides of the roadway. | | | | | D \$300,000 C \$2,877,800 |
| ST-031 | Military Rd (South City Limits to S 216th St) | | | | | \$8,853,900 |
| 33 | Reconstruct and widen roadway to provide for drainage and pedestrian facilities on both sides of the roadway. | | | | | D \$1,000,000 C \$7,853,900 |
| ST-072 | Des Moines Memorial Dr. (S 136th St to SR 518) | | | | | \$6,256,000 |
| 34 | Reconstruct and widen roadway to 36 ft. to include storm drainage, landscaping, bicycle lanes, street lighting, channelization, signal modification, paving and modify the overhead utility lines. Install curb, gutter and sidewalk (one side). | | | | | D \$700,000 C \$5,556,000 |
| ST-028 | Des Moines Memorial Dr. (S 128th St to S 136th St) | | | | | \$4,175,600 |
| 35 | Reconstruct and widen roadway to 36 ft. to include storm drainage, curb, gutter, bicycle lanes, landscaping, street lighting, channelization, signal modification, paving and modification of overhead utility lines. | | | | | D \$333,800 R/W \$841,800 C \$3,000,000 |
| ST-029 | Des Moines Memorial Dr. (SR 518 to S 156th St) | | | | | \$4,352,400 |
| 36 | Reconstruct and widen roadway to 36 ft. to include storm drainage, bicycle lanes, landscaping, street lighting, channelization, signal modification, paving and modify the overhead utility lines. Install curb, gutter and sidewalks (one side). | | | | | D \$ 500,000 C \$3,852,400 |
| ST-049 | Des Moines Memorial Dr. (S 156th St to SeaTac City Limits @ SR 509) | | | | | \$5,135,300 |
| 37 | Reconstruct and widen roadway to 36 feet to provide for drainage, bicycle and pedestrian facilities. | | | | | D \$600,000 C \$4,535,300 |
| ST-051 | Des Moines Memorial Dr. (S 194th St to S 208th St) | | | | | \$5,180,200 |
| 38 | Reconstruct and widen roadway to 36 feet to provide for drainage, bicycle and pedestrian facilities. | | | | | D \$650,000 C \$4,530,200 |
| ST-079 | S 144th St (24th Ave S to Military Rd S) | | | | | \$3,400,000 |
| 39 | Reconstruct roadway to provide for drainage and pedestrian facilities. Improvements include curb, gutter, sidewalk, storm drainage, landscaping, street lighting, channelization, paving and undergrounding of utility lines. | | | | | D \$400,000 C \$3,000,000 |

RES 10 - ---

Exhibit A

D - DESIGN R/W - RIGHT OF WAY
S - STUDY C - CONSTRUCTION

2011 - 2020 Transportation Improvement Program

| Project No. and Priority | Project Title and Description | 2011 | 2012 | 2013 | 2014-2016 | 2017-2020 |
|--------------------------------|---|------|------|------|-----------|---|
| ST-041 | S 170th St (Military Road S to 51st Ave S) | | | | | \$2,487,400 |
| 40 | Reconstruct roadway to 36 feet to provide for drainage and pedestrian facilities Improvements could include curb, gutter, sidewalk, storm drainage, landscaping, street lighting, channelization, paving, signalization and undergrounding of utilities. | | | | | D \$400,000 C \$2,078,400 |
| ST-084 | 40th Ave S (S 176th St to S 166th St) | | | | | \$2,993,400 |
| 41 | Reconstruct roadway to 36 feet to provide for drainage and pedestrian facilities Improvements could include curb, gutter, sidewalk, storm drainage, landscaping, street lighting, channelization, paving, signalization and undergrounding of utilities. | | | | | D \$500,000 C \$2,493,400 |
| ST-140 | S 216th St (I-5 to 35th Ave S) | | | | | \$350,000 |
| 42 | Reconstruct roadway, install drainage, curb, gutter and sidewalks. Underground utility lines. | | | | | |
| ST-139 | 16th Ave S (S 188th St to S 192nd St) | | | | | \$750,000 |
| 43 | Reconstruct roadway, install drainage, curb, gutter and sidewalks. Underground utility lines. | | | | | |
| ST-150 | 8th Ave S (S 186th St to S 188th St) | | | | | \$800,000 |
| 44 | Reconstruct roadway, install drainage, curb, gutter and sidewalks. Underground utility lines. | | | | | |
| ST-044 | S 195th Street (International Blvd. to 28th/24th St) | | | | | \$1,734,100 |
| 45 | Construct a new three lane roadway to provide an additional access point to the Aviation Business Center. | | | | | D \$300,000 R/W \$450,000 |
| ST-069 | S 208th Street (International Blvd. to 28th/24th St) | | | | | \$1,116,500 |
| 46 | Widen roadway to three to five lanes depending on the existing and proposed level of development in the Aviation Business Center. | | | | | D \$200,000 C \$916,500 |
| ST-136 | 32nd Ave S (S 200th St to S 204th St) | | | | | \$1,500,000 |
| 47 | This is a City project in conjunction with the SR 509 Extension. Install sidewalks and neighborhood traffic calming measures. | | | | | D \$200,000 C \$1,300,000 |
| ST-131 | 28th/24th Ave S Arterial (S 202nd St to S 208th St) Phase 2 | | | | | |
| 48 | To improve connections to SR 509, construct a four to five lane arterial including bicycle lanes, curb, gutter, sidewalk, storm drainage, street lighting, signalization, channelization, landscaping, utilities, undergrounding of utility lines and paving. Funded by the adjacent property development or LID | | | | | D \$3,000,000 R/W \$1,000,000 C \$19,000,000 LID |
| MP-043 | SR 509 Extension (Des Moines Memorial Dr. S to I-5) | | | | | |
| WSDOT | Construct new 4 lane full access control freeway to connect existing SR 509 freeway terminus with I-5. | | | | | \$1,500,000,000 WSDOT |

RES 10 - ---

Exhibit A

D - DESIGN R/W - RIGHT OF WAY
S - STUDY C - CONSTRUCTION

2011 - 2020 Transportation Improvement Program

| Project No. and Priority | Project Title and Description | 2011 | 2012 | 2013 | 2014-2016 | 2017-2020 |
|--------------------------------|---|-------------|-------------|-------------|--------------|---|
| ST-132 | S 208th St (International Blvd to SR 509 & SR 509 to 34th Ave S | | | | | |
| WSDOT | In conjunction with the extension of SR 509, terminate roadway either side of SR 509. Widen roadway to 36 feet and construct sidewalks both sides on eastern portion and west cul-de-sac. | | | | | \$1,000,000 WSDOT |
| ST-133 | 34th Ave S (S 204th St to S 211th St) | | | | | |
| WSDOT | In conjunction with SR 509 Extension, construct new 36 foot wide roadway with sidewalk on one side. | | | | | \$4,500,000 WSDOT |
| ST-134 | S 204th St (32nd Ave S to 34th Ave S) | | | | | |
| WSDOT | In conjunction with SR 509 Extension, widen roadway to 36 feet. Construct sidewalks on both sides. | | | | | \$650,000 WSDOT |
| ST-056 | Military Road S at S 200th St/I-5 SB Ramps | | | | | |
| WSDOT | Widen I-5 south bound off ramp to provide for a left turn lane. Reconstruct west leg to provide left, thru and right turn lanes. Modify signal to facilitate lane changes. | | | | | WSDOT |
| ST-052 | Des Moines Memorial Dr. (S 208th St to Marine View Dr.) | | | | | |
| Outside City Limits | Reconstruct and widen roadway to 36 feet to include storm drainage, bicycle lanes, landscaping, street lighting, channelization, paving, modification to overhead utility lines, curb, gutter and sidewalks (one side). | | | | | D \$824,000 R/W \$364,000 C \$4,553,000 Des Moines |
| ST-050 | Des Moines Memorial Dr. (SeaTac City Limit to Normandy Park Rd) | | | | | |
| Outside City Limits | Reconstruct and widen roadway to 36 feet to provide for drainage, bicycle and pedestrian facilities. | | | | | BURIEN \$1,103,000 |
| | TOTAL | \$4,760,000 | \$5,611,000 | \$6,652,000 | \$42,423,000 | \$143,534,800 |

LID LOCAL IMPROVEMENT DISTRICT
POS PORT OF SEATTLE
TIB TRANSPORTATION IMPROVEMENT BOARD
FED FEDERAL GRANT
WSDOT WASHINGTON STATE DEPARTMENT OF TRANSPORTATION
ST SOUND TRANSIT
TBD TO BE DETERMINED

Project adds Sidewalks

ORDINANCE NO. 10-1012

AN ORDINANCE of the City Council of the City of SeaTac, Washington, establishing an operating budget for the SeaTac Center, and amending the 2010 Annual City Budget for the related estimated revenues and expenditures.

WHEREAS, the SeaTac City Council approved the purchase of the SeaTac Center property on December 31, 2009, located directly across International Boulevard from the new Tukwila International Boulevard light rail station; and

WHEREAS, at the February 9, 2010 Regular Council Meeting, the SeaTac City Council authorized the City Manager to execute an agreement with Colliers International Real Estate Management Services to provide property management for the SeaTac Center; and

WHEREAS, Colliers has been working with staff to develop an operating budget for the year 2010 for the SeaTac Center; and

WHEREAS, a final budget has been developed for the SeaTac Center, and now requires an amendment to the City's 2010 Annual City Budget to provide the necessary revenue and expenditure budgetary estimates;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SEATAC, WASHINGTON, DO ORDAIN as follows:

Section 1. A 2010 operating budget for the SeaTac Center shall be established.


Section 2. The 2010 Annual City Budget shall be amended to increase the total Building Management Fund #108 revenues by \$1,201,888.

Section 3. The 2010 Annual City Budget shall be amended to increase the total Building Management Fund #108 expenditures by \$580,274.

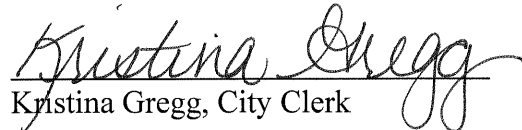
Section 4. This Ordinance shall be in full force and effect five (5) days after passage and publication as required by law.

ADOPTED this 23rd day of March, 2010, and signed in authentication
thereof on this 23rd day of March, 2010.

CITY OF SEATAC


Terry Anderson, Mayor

ATTEST:


Kristina Gregg, City Clerk

Approved as to Form:


Mary E. Mirante Bartolo, City Attorney

[Effective Date: 4-03-10]

[Establishment of an operating budget for the SeaTac Center and 2010 Budget Amendment]

ORDINANCE NO. 10-1013

An ORDINANCE of the City Council of the City of SeaTac,
Washington, amending portions of the City of SeaTac
Comprehensive Plan.

WHEREAS, pursuant to the requirements of the Washington State Growth Management Act, the City of SeaTac is required to develop and adopt a Comprehensive Plan, which plan is required to include various elements for land use, housing, transportation, capital facilities and utilities, and which may include other elements such as, community image, economic vitality, environmental management, parks, recreation and open space, and human services; and

WHEREAS, the City adopted its Comprehensive Plan in December, 1994, after study, review, community input and public hearings; and

WHEREAS, the State Growth Management Act (RCW 36.70A.130) requires that each comprehensive land use plan and development regulations be subject to continuing review and evaluation by the county or city that adopted them; and

WHEREAS, the State Growth Management Act provides for amendments to the Comprehensive Plan no more than once per year; and

WHEREAS, the City Council authorized, by Resolution No. 97-001, a process for amending the Comprehensive Plan; and

WHEREAS, it is necessary to update the Comprehensive Plan Capital Facilities Element, 6-year Capital Facilities Plan, and other sections as identified through public process; and

WHEREAS, procedures for amending the Plan have been implemented in 2009, including efforts to solicit public input, acceptance of proposals for Comprehensive Plan

amendments, evaluation according to preliminary and final criteria; and

WHEREAS, the environmental impacts of the proposed amendments have been assessed, and a Determination of Nonsignificance, File No. SEP09-00009, was issued October 26, 2009; and

WHEREAS, after a public hearing on October 26, 2009, which was continued to November 9, November 16, November 23, 2009, and February 16, 2010 to consider proposed amendments to the Comprehensive Plan, the Planning Commission recommended adoption of proposed amendments to the Comprehensive Plan, and made its recommendation to the to the City Council; and

WHEREAS, the City's SEPA determination (DNS) was appealed, and the appeal was heard by the Hearing Examiner on February 4, 2010, with the Hearing Examiner finding in the City's favor, thus resolving said appeal; and

WHEREAS, after consideration of testimony received at the Public Hearing sessions, the Department of Planning and Community Development has recommended to the City Council adoption of the proposed amendments to the Comprehensive Plan as shown in the Final Docket Staff Report; and

WHEREAS, copies of these proposed amendments were filed with the Washington Department of Commerce not less than sixty days prior to final action, pursuant to RCW 36.70A.106 and WAC 365-195-620; and

WHEREAS, all of the foregoing recitals are deemed by the City Council to be findings of fact;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SEATAC,
WASHINGTON DO ORDAIN as follows:

Section 1. The City of SeaTac Comprehensive Plan, adopted on December 20, 1994, and amended annually in subsequent years, is hereby amended as set forth in Exhibit A. A copy of the amendments shall be maintained on file with the Office of the City Clerk for public inspection.

Section 2. The City Clerk is directed to transmit a complete and accurate copy of this Ordinance to the Washington Department of Commerce, Growth management Services Division within ten days after final adoption, pursuant to RCW 36.70A.106 and WAC 365-195-620. The City Clerk is also directed to transmit a complete and accurate copy of this Ordinance to the Puget Sound Regional Council (PSRC), pursuant to RCW 36.70A.100 and RCW 36.70A.210. The Clerk is further directed to transmit a copy of this Ordinance, together with copies of other Ordinances amending development regulations adopted within the preceding twelve months, to the King County Assessor by the ensuing 31st day of July, pursuant to RCW 35A.63.260.


Section 3. If any provision of this act or its application to any person or circumstance is held invalid, the remainder of the act or the application of the provision to other persons or circumstances shall not be affected.

Section 4. This Ordinance shall be in full force and effect five (5) days after passage and publication.

ADOPTED this 13th day of April, 2010 and signed in authentication thereof this

13th day of April, 2010.

CITY OF SEATAC


Terry Anderson, Mayor

ATTEST:


Kristina Gregg, City Clerk

Approved as to Form:


Mary Mirante-Bartolo, City Attorney

[Effective Date: 4-24-10]

[2009 Comprehensive Plan Amendments]

Exhibit A

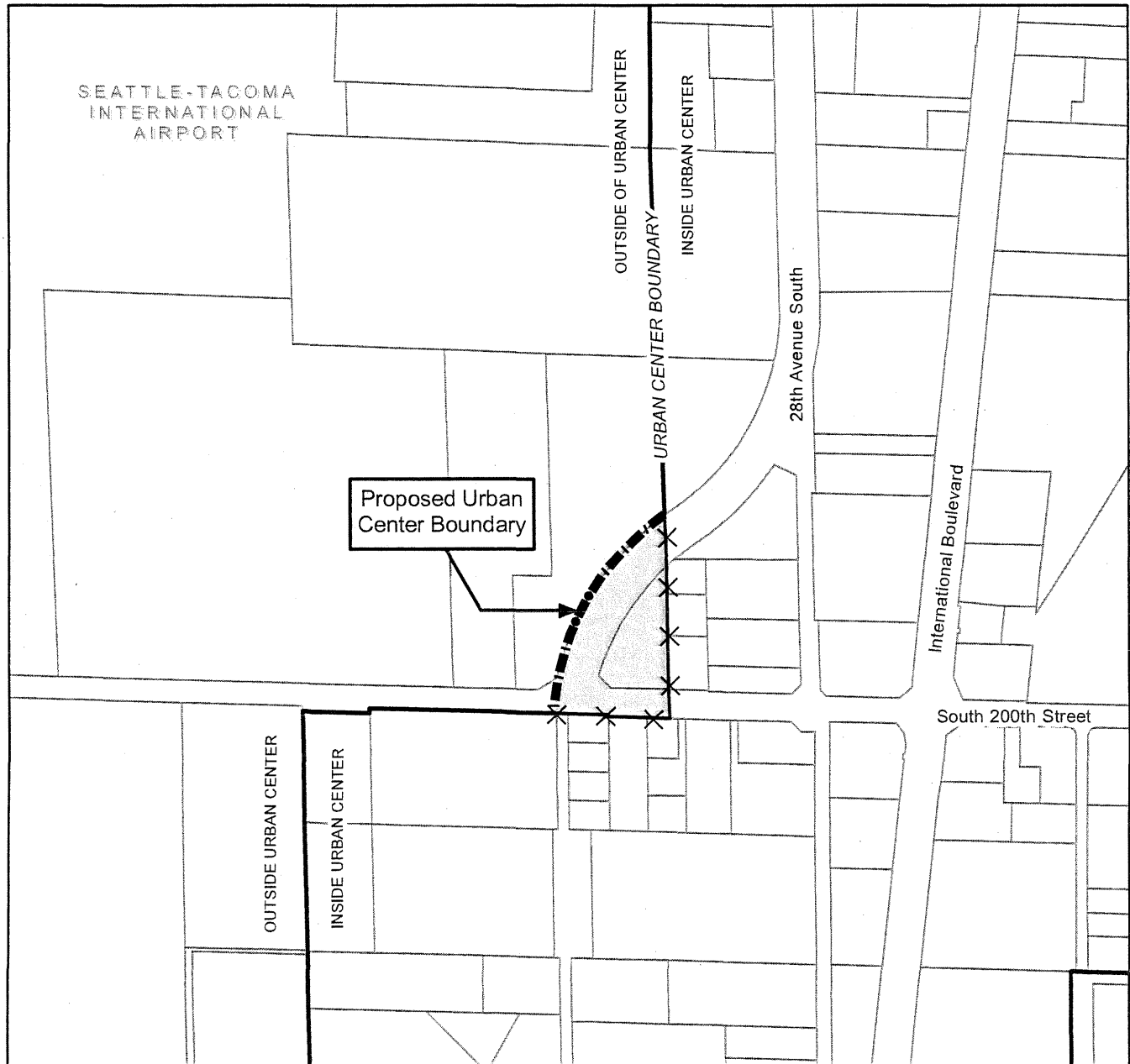
2009 Comprehensive Plan Amendments

Map Amendment #A-1

2009 Proposed Amendments to the Comprehensive Plan Land Use Plan Map

Map Amendment #A-1

Shaded Area Proposed for Map Change



Current Land Use Designation:
AIRPORT

Current Zoning Designation:
AVIATION OPERATIONS (AVO)

Proposed Land Use Designation:
AIRPORT

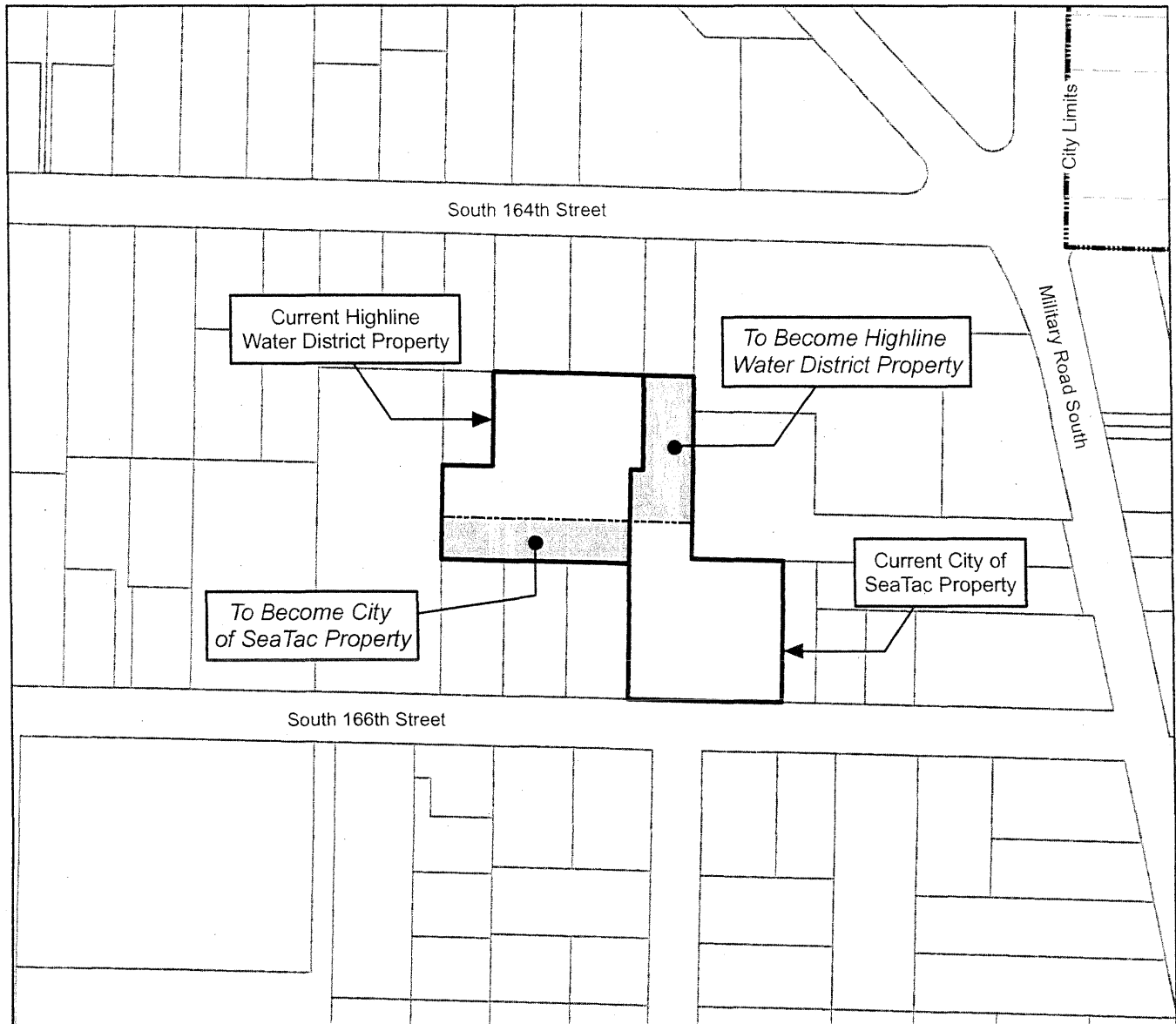
Proposed Zoning Designation:
AVIATION COMMERCIAL (AVC)

Map Amendment #A-2

2009 Proposed Amendments to the Comprehensive Plan Land Use Plan Map

Map Amendment #A-2

Shaded Area Proposed for Map Change



To Become City of SeaTac Property:

Current Land Use Designation:
RESIDENTIAL LOW DENSITY

Current Zoning Designation:
UL-7200

Proposed Land Use Designation:
PARK

Proposed Zoning Designation:
PARK

To Become Highline Water District Property:

Current Land Use Designation:
PARK

Current Zoning Designation:
PARK

Proposed Land Use Designation:
RESIDENTIAL LOW DENSITY

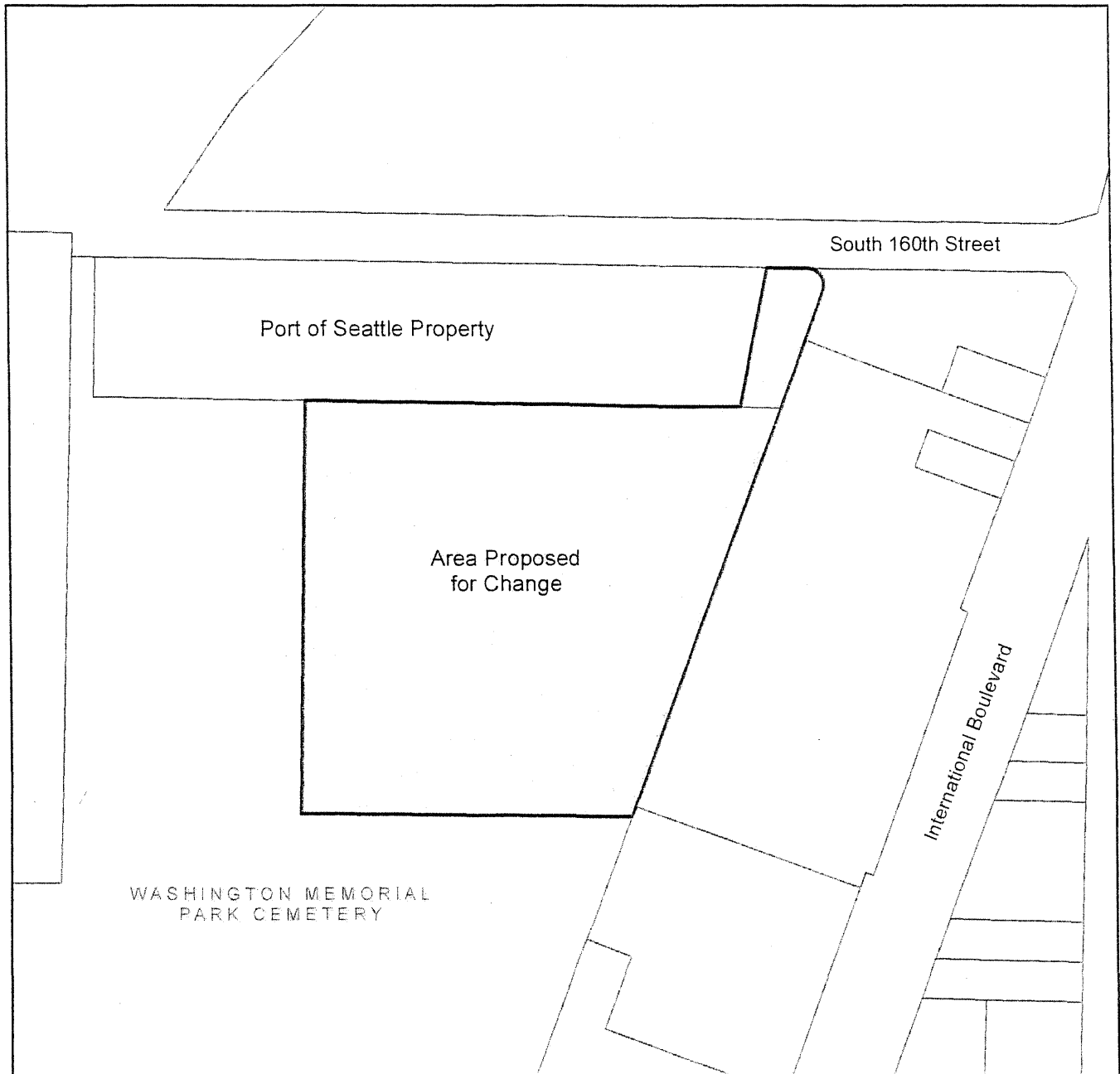
Proposed Zoning Designation:
UL-7200

Map Amendment #A-3

2009 Proposed Amendments to the Comprehensive Plan Land Use Plan Map

Map Amendment #A-3

Shaded Area Proposed for Map Change



Current Land Use Designation:

PARK

Current Zoning Designation:

PARK

Proposed Land Use Designation:

COMMERCIAL HIGH DENSITY

Proposed Zoning Designation:

COMMUNITY BUSINESS (CB)

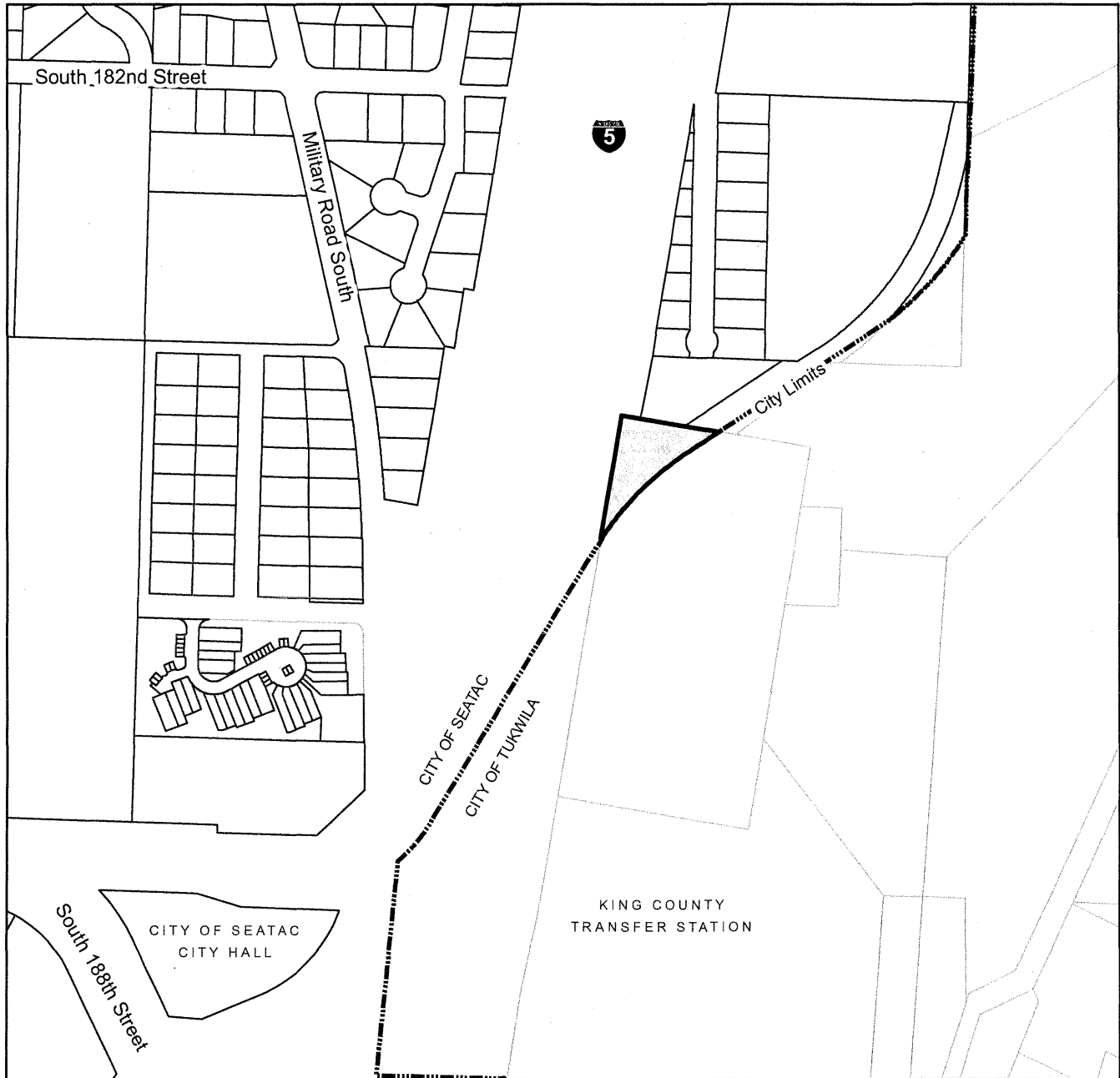
(Individual Rezone To Be Pursued By Applicant,
Subject To Hearing Examiner Approval)

Map Amendment #A-4

2009 Proposed Amendments to the Comprehensive Plan Land Use Plan Map

Map Amendment #A-4

Shaded Area Proposed for Map Change



Current Land Use Designation:

NONE

Current Zoning Designation:

NONE

Proposed Land Use Designation:

Residential Low Density

Proposed Zoning Designation:

UL-9600

Map Amendment #A-5

- Add Residential High-Mixed Use Category
- Apply Residential High Density Color to parcels with Zoning or Potential Zone of UH-900 or UH-1800
- Delete Note Identifying the Zones Indicated by the Residential Medium Density Land Use designation
- Reduce Extent of the SeaTac/Airport Station Area to the Dimensions of the SeaTac/Airport Overlay Zoning District

City of SeaTac Comprehensive Plan

Land Use Classifications:

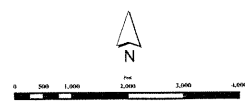
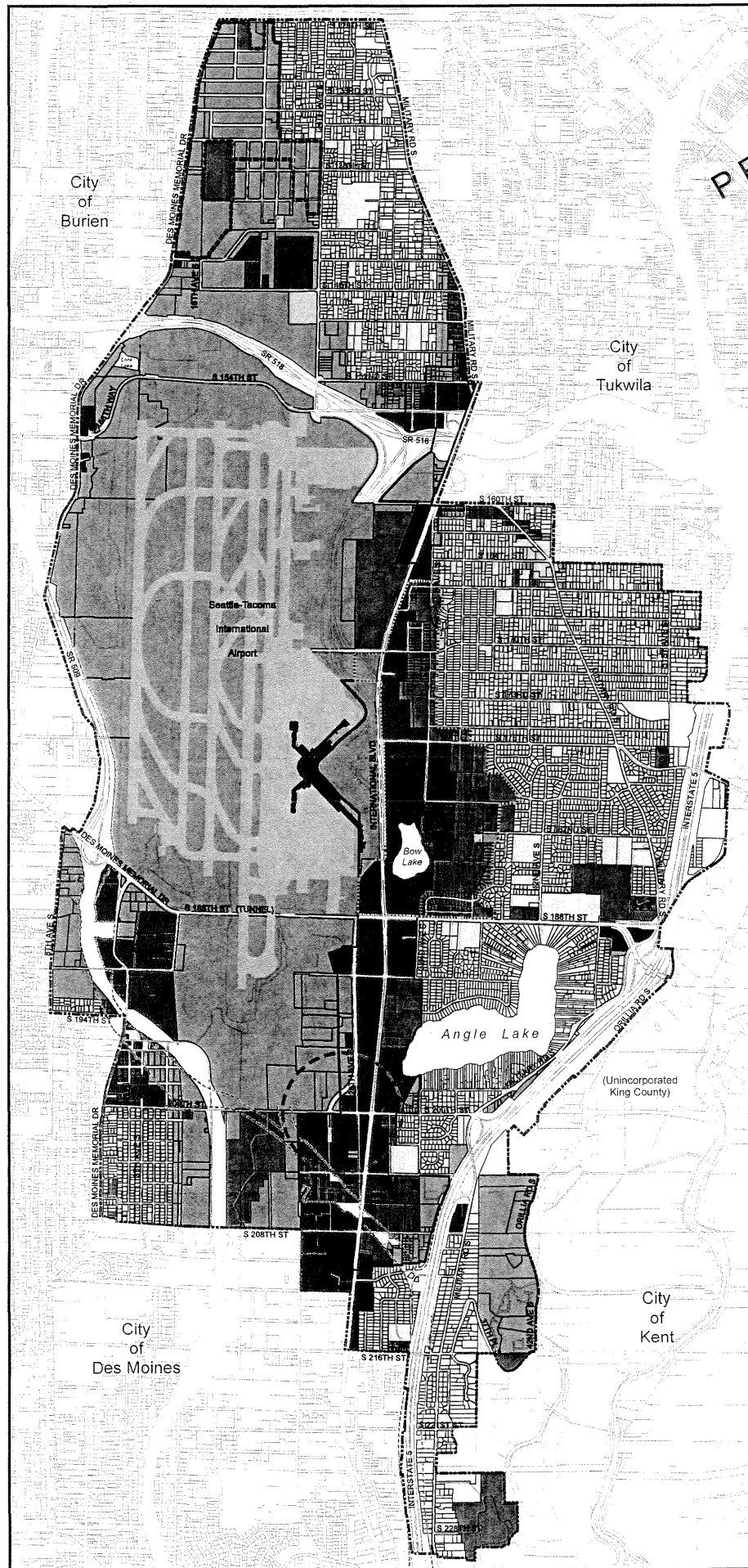
- Residential Low Density
- Townhouse
- Residential Medium Density
- Residential High Density
- Residential High Mixed Use
- Commercial Low Density
- Commercial Medium Density
- Commercial High Density
- Office/Commercial/Mixed Use
- Aviation Business Center
- Airport[†]
- Business Park
- Industrial
- Park
- Urban Center Boundary
- City Center Boundary
- HCT District[■]
- North SeaTac Park^{*}
- Future SR 509 Right-of-Way

[†] The Land Use Plan Map utilizes a single designation ("Airport") for all properties owned or to be owned by the Port of Seattle under the Airport Master Plan as updated August 1, 1996.

[■] Conceptual location of high capacity transit station and support development. Actual location will be determined through environmental review and coordination with Sound Transit.

^{*} North SeaTac Park is covered under the "Tri-Party Agreement" between King County, the City of SeaTac, and the Port of Seattle, dated July 9, 1991, which ensures its use as park for at least 50 years.

~~NOTES:
The following Zoning Classifications are indicated by the Residential Medium Density Comprehensive Plan Land Use Designation:
UM-3,600
UM-2,400
UM-1,600
UM-1,200~~



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No warranty is expressed or implied as to accuracy, completeness,
or fitness for any specific use. Not to be used for purposes of legal
description or definition. Not a substitute for a professional survey.
Requester is solely liable for the accuracy and lawful use of this data.
Date of preparation: August 2009

Map Amendment #B-1





















(Update “Existing Land Use” Map with current information)

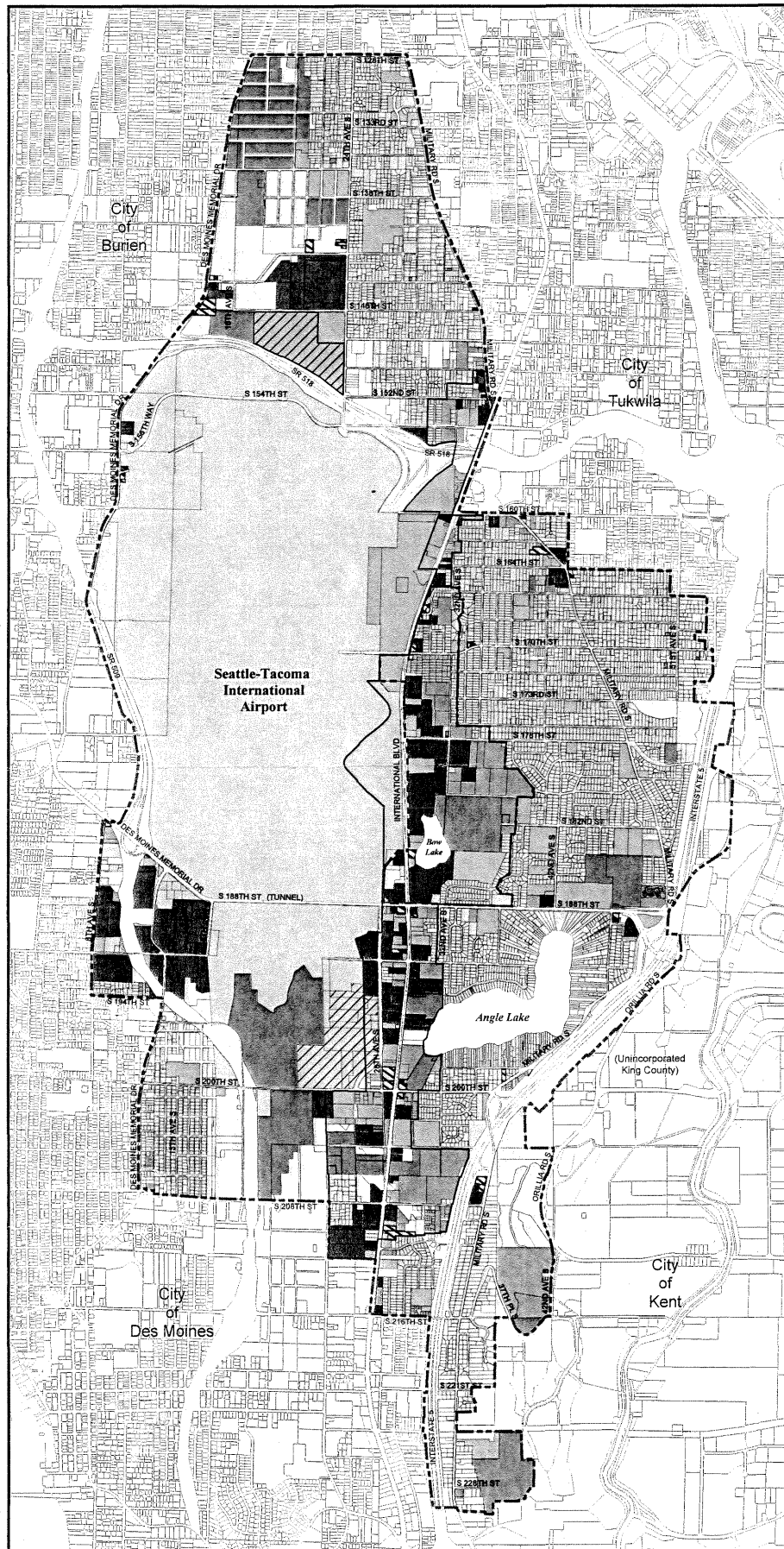
Updates Include:

- Change to “Industrial” for Pro Logis site
- Change to “Multi-family” for Soundview Apartments site
- Change to “Public/Quasi-Public Facility” for YMCA site
- Change to “Single Family” for newly built, formerly vacant residential sites

CITY OF SEATAC Existing Land Use

Land Use Classifications:

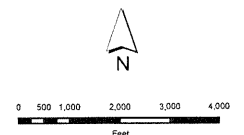
-  Agriculture
-  Airport
-  Airport Transition
-  Commercial Parking/
Auto Rental Sales
-  Employee Parking
-  Hotel/Motel
-  Industrial
-  Institutional
-  Mobile Home
-  Multi-Family
-  Office/Professional
-  Open Space/
Park/Recreation
-  Public/
Quasi-Public Facility
-  Retail
-  Service Activity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



CITY OF SEATAC COMPREHENSIVE PLAN

Map 1.4

EXISTING LAND USE



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No warranty is expressed or implied as to accuracy, completeness,
or fitness for any specific use. Not to be used for purposes of legal
description or definition. Not a substitute for a professional survey.
Requestor is solely liable for the accuracy and lawful use of this data.
Date of preparation: November 2003
Revised: September 2009

Map Amendment #B-2

(Update “Wetland and Stream Classifications” Map with current information)

Updates Include:

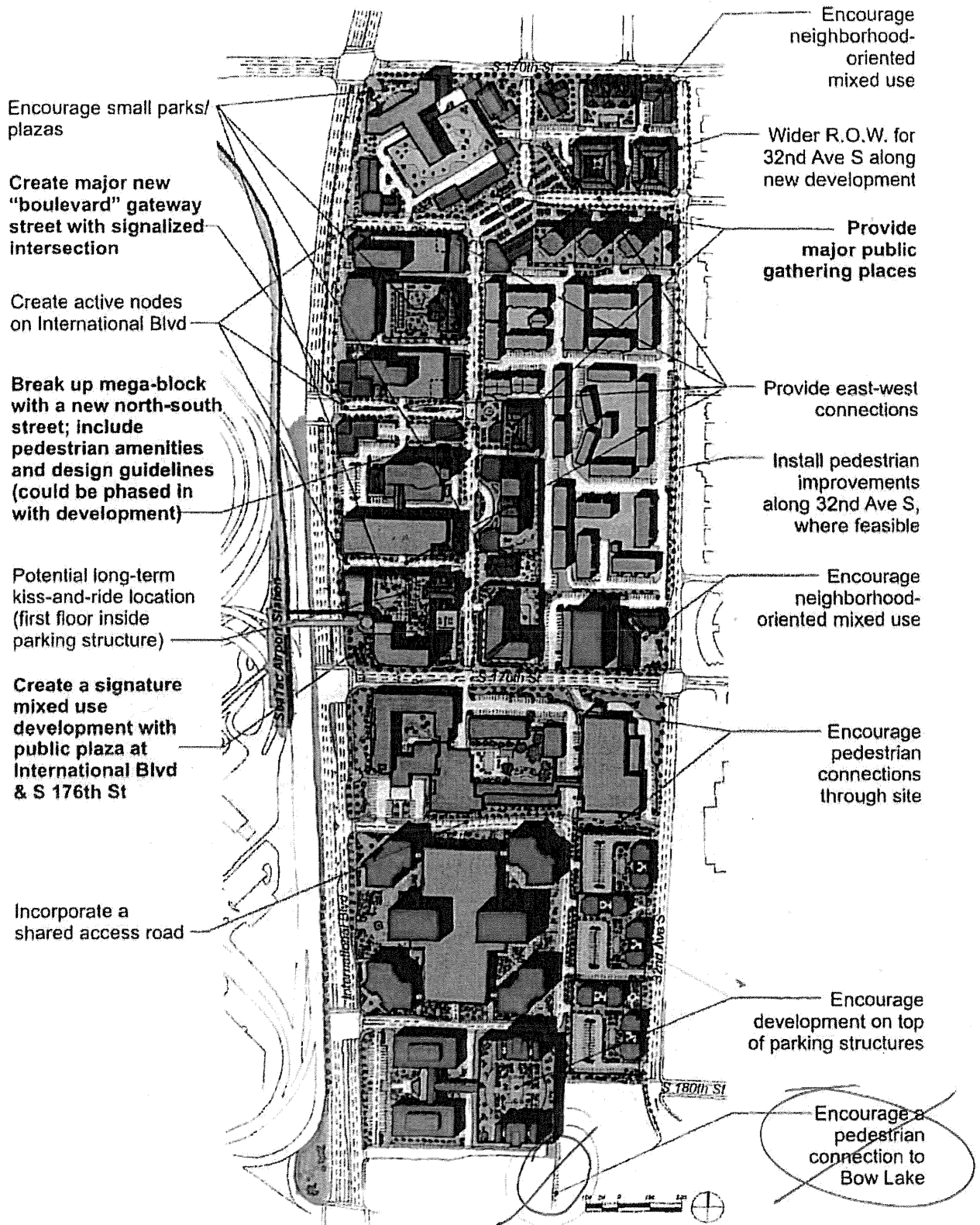
- Change classification of Angle Lake from “Class Two Wetland” to “Aquatic;”
- Update small wetlands on YMCA site based on new delineations

Map Amendment C-1

(Specify City's preferred Light Rail Transit alignment between S. 200th St. Station and City's southern boundary)

Subarea Plan Amendment #1
(Remove Pedestrian
Connections to Bow Lake)

SeaTac/Airport Station Area Concept Plan



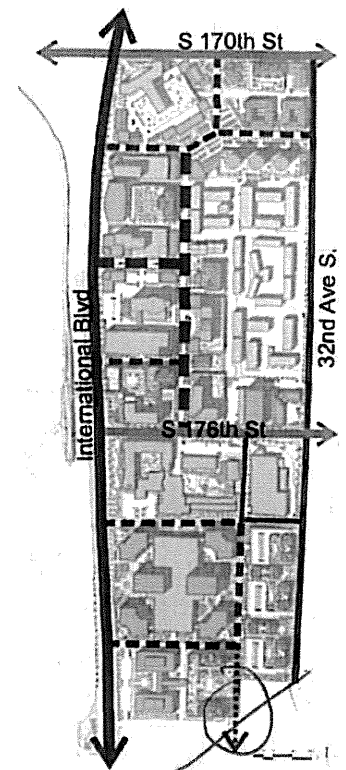
• Circulation

Pedestrian and vehicular circulation in the SeaTac/Airport Station Area is currently difficult due to the "mega-block," which provides very limited access. The development concept proposes new pedestrian-friendly roadways to break up the mega-block to improve pedestrian and vehicular circulation, and also to improve development opportunities in the area.

The concept also proposes new pedestrian connections in the southern portion of the area where vehicular connections are not feasible or desirable.

International Blvd. would remain a major arterial, but would be further enhanced with moderate pedestrian amenities. The pedestrian environment along 32nd Ave. S. would also be improved, where feasible.

Because of the area's close proximity to the airport, some airport users currently attempt to use neighborhood streets for long term parking. This "hide-and-fly" parking and the potential for "hide-and-ride" parking by light rail users should be discouraged. Parking management practices in the station area should address and seek to ameliorate these types of parking issues.



- Existing major arterial
- Existing pedestrian connection
- New pedestrian connection
- - - New pedestrian-friendly streets
- - - New pedestrian-friendly roadways per City Center Plan standards and as development warrants
- Improved neighborhood streets

Figure 38. Proposed circulation in the SeaTac/Airport Station Area development concept.

Text Amendment #1

ESSENTIAL PUBLIC FACILITIES

GOAL 1.7

To address the siting of essential public facilities.

Policy 1.7A

Administer a process consistent with both the GMA and the Countywide Planning Policies to address the siting of essential public facilities (EPF). Pursuant to the State EPF process, any EPF facility must be consistent with the City's goals and policies. Light Rail Transit facilities must be consistent with the City's preferred routes ~~and alignment~~ and must include three (3) ~~stations~~ station locations

1. The Tukwila International Boulevard Station, located at S. 154th St (Southcenter Blvd. in Tukwila) & International Boulevard;
2. The SeaTac/Airport Station, located at S. 176th St. & International Boulevard; and
3. The S. 200th St. Station, located at S. 200th St. and 28th Ave. S.

Text Amendment #1

The City's preferred alignment is established from the Tukwila International Boulevard Station to the SeaTac/Airport Station, running primarily on Port of Seattle property, after crossing SR 518. From the SeaTac/Airport Station the preferred alignment runs south to S. 188th St. on Port property and along the east side of 28th Ave. S. From S. 188th St. it continues south to the S. 200th St. Station on the east side of 28th Ave. S.

Continuing south from the S. 200th St. Station, the City's preferred alignment runs along the west side of 28th Ave. S. and along the west side of International Boulevard (SR 99) within the City of SeaTac to the City's boundary at S. 216th St.

The City's preferred route ~~and alignment~~ and station locations are ~~specified~~ shown on Map 1.2.

Discussion: The Washington Growth Management Act (GMA) requires that city comprehensive plans include a process for identifying and siting essential public facilities. The GMA defines essential public facilities as being "those facilities that are typically difficult to site..." King County's Comprehensive Plan defines an essential public facility as a facility that either: (a) meets the GMA's definition of an essential public facility; (b) is on a State, County or local community list of essential public facilities; (c) serves a significant portion of the County or metropolitan region or is part of a Countywide service system; or (d) is difficult to site or expand. While the GMA authorizes municipalities to have some input into the siting process, it does not grant cities the right to prohibit essential public facilities. In fact, the Act states that "no local comprehensive plan or development regulations may preclude the siting of essential public facilities." Puget Sound Regional Council (PSRC) and Countywide Planning Policies require a link between land use and transportation. Specifically, the PSRC policy states: "Connect and serve urban communities with an efficient, transit-oriented, multimodal transportation system." (**Policy RG-1**)

An initial list of essential public facilities for SeaTac includes, but is not limited to: airports; State and local correction facilities; State educational facilities; State and regional transportation facilities; landfills; solid waste handling facilities; sewage treatment facilities; major communication facilities and antennas (excluding wireless telecommunication facilities); and in-patient facilities, such as group homes (excluding those facilities covered by the Washington Housing Policy Act), mental health facilities, Secure Community Transition Facilities (SCTF), and substance abuse facilities. Differing levels of review and City involvement will be applied to different types of essential public facilities. The administrative details of SeaTac's essential public facilities siting process are outlined in the "implementation strategies" section and described in the Land Use Background Report.

Text Amendment #2

INTRODUCTION

The City of SeaTac is a relatively new municipality, having incorporated in February, 1990. Prior to this date, the SeaTac area was part of unincorporated King County, and was addressed in a number of County planning studies. Soon after incorporation, the City Council adopted three existing documents as its interim Comprehensive Plan. The interim plan was later modified and updated at several different points in time. While considerable planning accomplishments have been achieved in the City's first few years of existence, this document, the "City of SeaTac Comprehensive Plan," is the first complete plan to be prepared and adopted by the SeaTac City Council. As such, it provides a comprehensive and cohesive direction for SeaTac that will guide this vibrant community into the next century.

WHAT IS A COMPREHENSIVE PLAN?

A comprehensive plan is a document that indicates how a City wants to grow and function within a designated future time frame. It should contain broad statements of community goals and policies, as well as specific steps for achieving them, and a future land use map.

As Cities make plans for specific areas of their City, they often adopt Subarea Plans. Subarea Plans are similar in form to Comprehensive Plans in that they contain a future land use map, statements of community goals and policies, and specific steps for achieving them, but these are specific to the particular area of the City, or "subarea." In other words, a Subarea Plan is like a smaller Comprehensive Plan addressing a particular subarea. Subarea Plans should fit within the vision articulated by the Comprehensive Plan, but add detail for the given subarea, and as such, should be considered to be part of the Comprehensive Plan.

Text Amendment #2

The City of SeaTac has adopted three Subarea Plans:

1. The City Center Plan was adopted in December of 1999. The City Center Plan adds detail for the City Center subarea;
2. The South 154th St. Station Area Action Plan was adopted in December of 2006; and
3. The SeaTac/Airport Station Area Action Plan was also adopted in December of 2006.

All three of these subareas are identified on the City of SeaTac Comprehensive Plan Land Use Plan Map, and each Plan provides detail for the given subarea in terms of articulating specific policies, design provisions and street sections. Each of these Subarea Plans fits within the

vision articulated by the SeaTac Comprehensive Plan and, as such are components of the SeaTac Comprehensive Plan.

REASONS FOR HAVING A COMPREHENSIVE PLAN

It is important for SeaTac, like most businesses and households, to have a plan for its future. Without such a plan, it would be difficult to determine what the long-term direction and goals of the City should be.

Although there are several reasons for having a comprehensive plan, three major reasons are summarized below:

- The City of SeaTac Comprehensive Plan will serve as a "blueprint" for how SeaTac can achieve its vision for itself over the next 20 years.
- The Comprehensive Plan will provide the legal basis for future zoning and other implementation measures.
- The Washington Growth Management Act (GMA) mandates that cities in high growth areas, like the Puget Sound region, prepare and adopt comprehensive plans that are consistent with the GMA.

Text Amendment #3

FUTURE LAND USE DESIGNATIONS

The land use plan is depicted on the City of SeaTac's Land Use Plan Map(see Map 1.5 in the Land Use Element). There are several different land use designations on the Future Land Use Map, which fall into one of the following broad categories:

- Residential
- Commercial
- Business Park/Industrial/Airport Industrial
- Park/Other

RESIDENTIAL LAND USE DESIGNATIONS

Residential – Low Density (Single Family)

Land within the Residential – Low Density areas are, and will continue to be, primarily single family in nature. The intent of this designation is to stabilize and protect existing single family residential neighborhoods.

Accessory units (sometimes called “mother-in-law units”) will be allowed in single family designations in order to provide additional housing opportunities and income sources for homeowners.

Single family areas will be served by bus and a growing network of sidewalks and bicycle paths. Open space will be provided at schools and neighborhood parks, with larger facilities located within North SeaTac and Angle Lake Parks. The single family designations will be buffered from higher intensity uses by landscaping/buffering and “transitional” residential uses, including townhouses and small scale, residentially oriented, mixed use development. This will promote the stabilization and enhancement of single family neighborhoods.

Townhouse

Townhouse designated areas are residential areas creating a buffer between adjacent Residential – Low Density areas and more intensely developed higher density residential or commercial/mixed use areas. These areas will be residential in character, with design features intended to help foster a sense of community: a good relationship to the street, unobtrusive parking arrangements, requirements for open space to be used by residents, attention to detail in building design, and minimum site size requirements to minimize neighborhood fragmentation. Heights will be limited to three stories. These development characteristics are intended to result in a building type that has single-family characteristics at densities that support transit ridership and nearby commercial activities.

Residential – Medium Density

Residential – Medium Density areas are residential areas to be located between higher density uses and single family residences, or Townhouses in some cases. These areas will be primarily residential in character, with some supporting residentially oriented commercial uses. Building heights will be limited to four or five stories, with possible height bonuses through a conditional use process or special administrative/staff review. Examples of the types of uses that would be found in this designation are two- to four-story apartments and

townhouses. Some mixed use residential-commercial buildings containing services like dry cleaning, doctor's offices, hair salons, coffee shops and video stores will also be allowed at specific sites. Careful attention will be given to the amount and type of commercial uses to ensure project feasibility and maximize the positive impacts of these business uses in residential areas. In Residential – Medium Density areas, a range of different types of open space will be provided, from decks and balconies, to small yards and pocket parks. Parking will be integrated into the site plan to reduce its visual impact. Where possible, alleys should be used to separate service access and parking from the street frontage.

Residential - High Density

Residential - High Density areas are residential areas to be located between Residential High-Mixed Use areas and Residential Medium Density areas. In some cases Residential – High Density uses may be located adjacent to Residential – Low Density areas, but in these cases additional buffering, building setbacks or upper story step backs may be required. These areas will be primarily residential in character, with some supporting residentially oriented commercial uses. Building heights will be limited to four or five stories, with possible height bonuses through a conditional use process, special administrative/staff review or an incentive program. Examples of the types of uses that would be found in this designation are two to four story apartments and townhouses. Some mixed-use residential-commercial buildings containing services like dry cleaning, doctor's offices, hair salons, coffee shops and video stores will also be allowed at specific sites. Careful attention will be given to the amount and type of commercial uses to ensure project feasibility and maximize the positive impacts of these business uses in residential areas. In Residential-High Density areas, a range of different types of open space will be provided, from decks and balconies, to small yards and pocket parks. Parking will be integrated into the site plan to reduce its visual impact. Where possible, alleys should be used to separate service access and parking from the street frontage.

The intent of the Residential – High Density designation is to promote the development of a high density residential area that complements the bordering high density commercial area. Together, these areas will form the core of SeaTac's Urban Center.

Heights will be limited only by FAA requirements, and building setbacks on the ground floors will be minimal. Public open space will be provided in neighborhood pocket parks and plazas. Private open space will be provided through terraces, courtyards, and private balconies. In this designation, commercial uses will be allowed on the first floors of buildings. Such commercial activities will be primarily oriented toward serving the needs of the residents.

Residential High – Mixed Use ~~Residential – High Density~~

The intent of the Residential High – Mixed Use ~~High Density~~ designation is to promote the development of a high density residential area that complements the bordering high density commercial area. Together, these areas will form the core of SeaTac's Urban Center.

Heights will be limited only by FAA requirements, and building setbacks on the ground floors will be minimal. Public open space will be provided in neighborhood pocket parks and plazas. Private open space will be provided through terraces, courtyards, and private balconies. In this designation, commercial uses will be allowed on the first floors of

buildings. Such commercial activities will be primarily oriented toward serving the needs of the residents.

COMMERCIAL LAND USE DESIGNATIONS

Commercial Mixed Use – Low Intensity

Some areas along International Boulevard will be outside the one-quarter to one-half mile radius from the planned light rail station location and will not be within easy walking distance to the station. Consequently, these areas would not benefit from high intensity, transit-supportive land uses. These areas could, however, potentially be served by the personal rapid transit (PRT) system if feasible. The areas designated as Commercial Mixed Use – Low Intensity will provide opportunities to retain many of the necessarily auto-oriented, small scale uses that make up the present character of International Boulevard.

Examples of this type of development include nurseries, hardware and home supply stores, car sales, automotive repair garages, and department stores. Guidelines for businesses in these areas will be directed at improving their function and visual appearance. It is expected that there will be minimal housing in these designated areas. Transit service would consist of bus service and possible PRT.

Commercial Mixed Use – Medium Intensity

The Commercial Mixed Use – Medium Intensity designation anticipates a lower intensity of development than the High Intensity designation. Building heights will be around five to seven stories with additional stories (up to 12) allowed through a bonus system.

Typical activities will include dense corporate parks, individual office buildings, smaller hotels and restaurants, and relatively dense retail developments. Developers will be encouraged to mix uses, either within an individual building, or within different buildings on a multiple building development site. Mid-rise apartments or mixed, residential/commercial developments could be built within this area.

Structured parking will also be encouraged in this area, but may not be as feasible due to the lower intensity of development. As with the high intensity designation, developers will be encouraged to locate surface parking in a way that allows for redevelopment as structured parking becomes feasible.

Commercial Mixed Use – High Intensity

The Commercial Mixed Use – High Intensity designation allows the highest concentration of development. The building heights in this area will be limited only by FAA height limits. Activities within this designation will include hotels, office towers and high density housing. Retail and service-oriented businesses will be encouraged to locate within the first floors of large scale, multi-story developments. Some of these commercial activities would be oriented toward employees, providing them with convenience shopping, eating establishments and places to complete daily errands without having to drive. Other commercial activities such as specialty shops, restaurants, and movie theaters could be oriented to serve City residents and travelers staying at hotels. Some opportunities may also exist for convention center activities. The SeaTac Office Center and the Red Lion Hotel are

some examples of the types of development that are envisioned for the Commercial Mixed Use – High Intensity designation.

Structured parking will be encouraged as land values make this feasible. In the interim, while surface parking is still necessary, developers will be encouraged to orient their site plans to allow for redeveloping the surface parking at a later date.

Developers will be encouraged to provide open spaces, eating and sitting areas within their projects. The City will also work to encourage the provision of small pocket parks. The SeaTac/Airport Station area will include bus and paratransit service at the plaza/“kiss and ride” to provide a high level of convenient multi-modal transit service. The Personal Rapid Transit (PRT) system could eventually link development within these areas to the Airport and other large developments. Sound Transit’s two station areas will provide an efficient transit link to the rest of the region.

Aviation Business Center

The Aviation Business Center (ABC) land use designation reflects the existing/potential ABC zoning and related development standards. One purpose of the designation is to promote a major center supporting high concentrations of customers, visitors, employees, and pedestrian activity to create a quality development area in which people can work, shop and access child care. A second related purpose is to create a development area with a business orientation to the Airport and compatible with Airport operations.

This designation will encourage flexible development programs to improve the design, character, and quality of new development, facilitate the provision of streets and utilities, and preserve natural and scenic features. The ABC area also establishes minimum lot sizes to encourage projects of sufficient scale to increase the viability of high capacity transit and PRT in this area.

BUSINESS PARK/INDUSTRIAL LAND USE DESIGNATIONS

Business Park

The Business Park designation would allow non-polluting business, such as biotechnology, non-polluting light manufacturing, electronics, computer technology or communications equipment establishments. Land uses with significant impacts, such as truck terminals, would be expressly prohibited. Land uses with the following impacts or effects will be prohibited from Business Park areas:

- Emit significant quantities of dust, dirt, cinders, smoke, gases, fumes, odors or vapors into the atmosphere;
- Emit any liquid or solid wastes or other matter into any stream, river, or other waterway;
- Emit radiation or discharges glare or heat, or emits electromagnetic, microwave, ultrasonic, laser or other radiation levels over what is considered safe by the FCC;

- Emit radiation or discharges glare or heat, or emits electromagnetic, microwave, ultrasonic, laser or other radiation levels that would adversely impact electronic equipment of residences or businesses outside of the boundaries of the property the business is located;
- Heavy trucking as a principal use such as truck terminals;
- Produce excessive noise or ground vibration perceptible without instruments at any point exterior to any lot; and
- Utilize open storage.

Design and lot coverage standards for Business Park areas will be implemented to foster high quality development and to minimize the impacts of such development.

Airport

This designated area provides for the Seattle-Tacoma International Airport and high intensity Airport-related facilities and activities. The Land Use Plan Map utilizes a single designation (“Airport”) for all properties owned or to be owned by the Port of Seattle under the Airport Master Plan as updated August 1, 1996. Development of the Airport shall be in accordance with the ILA, which shall resolve any conflicts with other provisions of this Comprehensive Plan. To the extent the ILA establishes development standards as defined in RCW 36.70B.170 et seq., the ILA also constitutes a “development agreement.” The Airport designation provides for Airport-related facilities and activities associated with Seattle-Tacoma International Airport that are related to either “Aviation Operations” or “Aviation Commercial” uses.

Aviation Operations shall include only those uses listed in Attachment A-2 to the ILA. The Aviation Operations zone (AVO) is designated for development of the range of facilities that provide for safe and efficient commercial operations and support, together with security, access, the needs and convenience of the traveling public, and handling of air cargo.

Aviation Commercial shall include those uses listed in Attachment A-2 to the ILA. The Aviation Commercial zone (AVC) is designated for development that provides support to operations of the Airport, the traveling public, and air cargo, and for other development that provides economic benefit to the Airport and community while maintaining compatibility with Airport operations and activities.

Industrial

The purpose of this designation is to provide for the location and grouping of industrial enterprises and activities involving manufacturing, assembly, fabrication, processing, bulk handling, storage, warehousing and heavy trucking. These areas could be served by both automobiles.

PARK/OTHER LAND USE DESIGNATIONS

Park

This designation identifies park and open space areas to be used for outdoor passive and active recreation uses, conservation and protection of municipal watersheds, wildlife corridors and habitats.

HCT (High Capacity Transit) District

HCT Districts include the areas within a one-quarter-mile radius around the two planned and one proposed Sound Transit light rail stations. These HCT Districts are intended to encourage transit-supportive, mixed use development and to discourage inappropriate uses and development patterns. Public infrastructure financing and regulatory incentives will be directed to the HCT Districts in the station areas.

RELATIONSHIP BETWEEN THE LAND USE PLAN MAP AND THE ZONING MAP

The designations on the Land Use Plan Map depict both existing and future land uses within the City of SeaTac. In some cases, such as with “Residential – Low Density,” ~~and~~ “Residential – Medium Density,” ~~and~~ “Residential – High Density,” the Comprehensive Plan’s land use designations are general categories that encompass more than one zoning classification on the City’s Zoning Map. For example, the “Residential – Medium Density” designation includes several Urban Medium ~~and Urban High~~ zoning classifications, as well as the Mobile Home Park zone. In such cases, it is the Official Zoning Map that will determine the actual “potential zone” classification that emanates from a parcel’s Land Use Plan Map designation. The following chart lists the zoning classifications that correspond to the Comprehensive Plan designations.

[See table on next page]

| <u>Comprehensive Plan Designations</u> | <u>Zoning Classifications</u> |
|--|--|
| Residential Low Density: | UL-15,000 |
| | UL-9,600 |
| | UL-7,200 |
| | UL-5,000 <u>Floating Overlay</u> |
| | |
| Townhouse | Townhouse |
| | |
| Residential Medium Density: | UM-3,600 |
| | UM-2,400 |
| | UH-1,800 |
| | UH-900 |
| | MHP |
| | |
| Residential High Density: | UH-UCR <u>UH-1,800</u> |
| | <u>UH-900</u> |
| | |
| Residential High – Mixed Use | <u>UH-UCR</u> |
| | |
| Commercial Low Density: | NB (Neighborhood Business) |
| | |
| Office/Commercial/Mixed Use: | O/C/MU (Office/Commercial/Mixed Use) |
| | |
| Commercial Medium Density: | OCM (Office/Commercial Medium) |
| | |
| Commercial High Density: | CB (Community Business)and CB-C (Community Business in the Urban Center) |
| | |
| Aviation Business Center: | Aviation Business Center (ABC) |
| | |
| Business Park: | BP |
| | |
| Industrial (I) | Industrial (I) |
| | |
| Airport | AVC (Aviation Commercial) |
| | AVO (Aviation Operations) |
| | |
| Park | Park |

Text Amendment #4

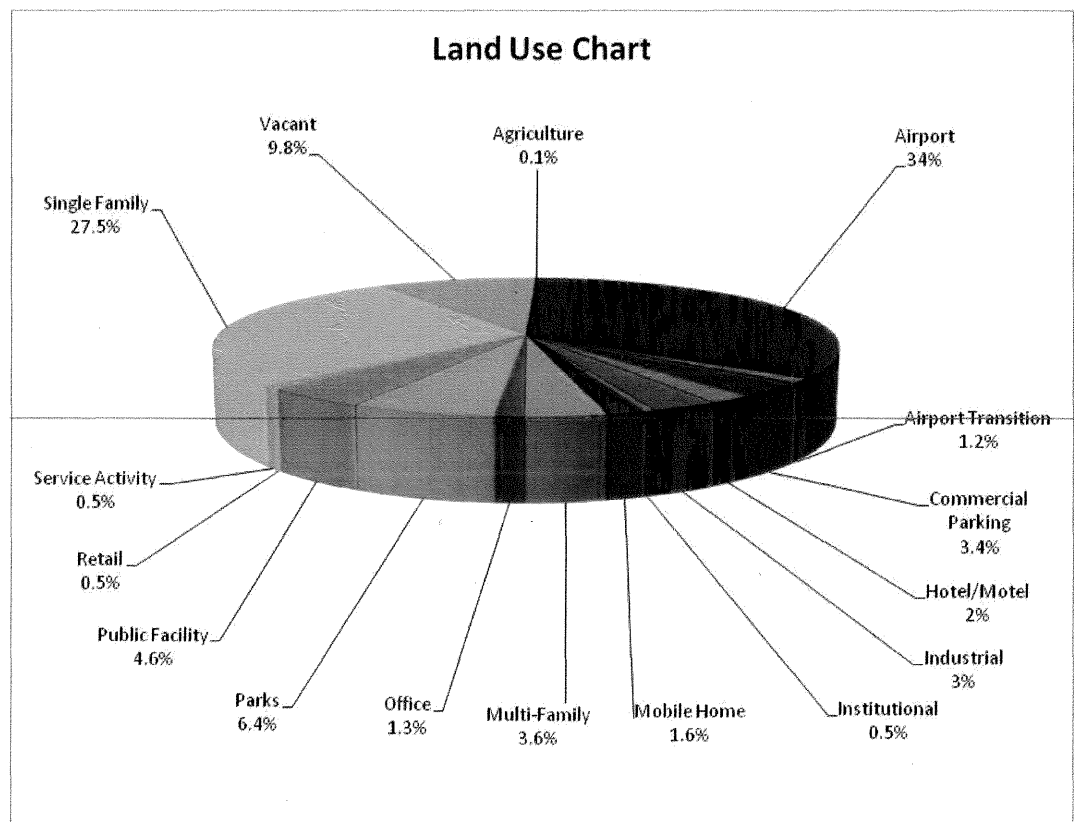
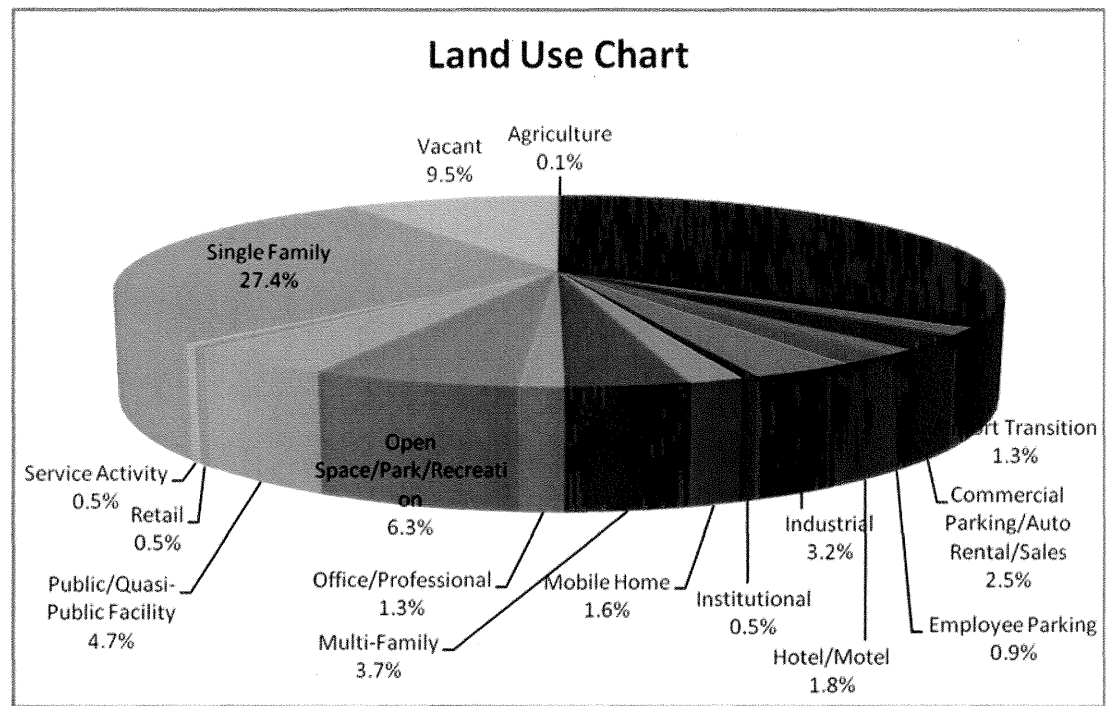
EXISTING LAND USE PATTERNS

Text Amendment #4

Land uses in SeaTac reflect the general range of land uses that are found in an urban environment, such as residential, commercial and industrial development. Several prominent features of the study area include Sea-Tac International Airport, Angle and Bow Lakes and the several highways and major arterials that intersect SeaTac.

The City of SeaTac currently contains 8,072 acres, or 12.6 square miles, of land within its borders (this includes all streets, roads, highways, and other rights-of-way not shown in figures A1.1 and A1.2). As shown in Figures A1.1 and A1.2 below, this land acreage consists primarily of airport-related, single-family residential, and commercial/retail land uses, ~~and vacant land~~. The percentages cited below are based on a SeaTac acreage subtotal (~~5,408~~ 5,387 acres) that excludes right-of-ways from the total amount. If included into the percentage breakdowns, rights-of-way would be among the single largest land use category with ~~2,684~~ 2,685 acres (33% of the total land area). Map #1.4 illustrates the existing land use distribution in the City.

Figure A1.1
Land Use Summary Chart
 [Draft New 2009 Chart]



[Old Chart (above)-To Be Deleted]

Figure A1.2
Land Use Summary Tab

The existing land use categories are described below.

[Draft New 2009 Table]

| Land Use Summary Table | | | |
|--------------------------------------|--------------------|--------------|-------------------|
| Land Use | Square Feet | Acres | % of Total |
| Agriculture | 350,004 | 8 | 0.1% |
| Airport | 79,772,795 | 1,831 | 34.0% |
| Airport Transition | 3,056,123 | 70 | 1.3% |
| Commercial Parking/Auto Rental/Sales | 5,833,779 | 134 | 2.5% |
| Employee Parking | 2,198,644 | 50 | 0.9% |
| Hotel/Motel | 4,337,531 | 100 | 1.8% |
| Industrial | 7,603,858 | 175 | 3.2% |
| Institutional | 1,162,738 | 27 | 0.5% |
| Mobile Home | 3,802,308 | 87 | 1.6% |
| Multi-Family | 8,750,480 | 201 | 3.7% |
| Office/Professional | 2,991,894 | 69 | 1.3% |
| Open Space/Park/Recreation | 14,893,344 | 342 | 6.3% |
| Public/Quasi-Public Facility | 11,070,951 | 254 | 4.7% |
| Retail | 1,165,700 | 27 | 0.5% |
| Service Activity | 1,076,886 | 25 | 0.5% |
| Single Family | 64,300,238 | 1,476 | 27.4% |
| Vacant | 22,278,829 | 511 | 9.5% |
| TOTAL | 234,646,101 | 5,387 | 100.0% |

| Land Use Summary Table | | | |
|--------------------------------------|--------------------|--------------|---------------|
| Land Use | Square Feet | Acres | % of Total |
| Agriculture | 350,004 | 8 | 0.1% |
| Airport | 80,164,788 | 1,840 | 34% |
| Airport Transition | 2,781,810 | 64 | 1.2% |
| Commercial Parking/Auto Rental/Sales | 7,926,573 | 182 | 3.4% |
| Hotel/Motel | 4,697,022 | 108 | 2% |
| Industrial | 6,990,180 | 160 | 3% |
| Institutional | 1,228,746 | 28 | 0.5% |
| Mobile Home | 3,826,412 | 88 | 1.6% |
| Multi-Family | 8,497,566 | 195 | 3.6% |
| Office/Professional | 2,997,933 | 69 | 1.3% |
| Open Space/Park/Recreation | 15,051,952 | 346 | 6.4% |
| Public/Quasi-Public Facility | 10,878,751 | 250 | 4.6% |
| Retail | 1,171,793 | 27 | 0.5% |
| Service Activity | 1,133,916 | 26 | 0.5% |
| Single Family | 64,590,704 | 1,483 | 27.5% |
| Vacant | 22,957,402 | 527 | 9.8% |
| TOTAL | 235,245,552 | 5,400 | 100.0% |

[OLD TABLE-TO BE DELETED]

RESIDENTIAL LAND USES

A majority (54 percent) of SeaTac's residential units are **single-family** homes (2000 US Census). In fact, ~~27.5~~27.4 percent (~~1,483~~1,476 acres) of the City's acreage is single-family residential. This situation represents the area's historic development trend, which initially was focused primarily on residential and agricultural land uses. It wasn't until the construction of S.R. 99 and, later, Seattle-Tacoma International Airport that significant commercial development started to appear within the community.

Much of the newer residential development in SeaTac has been **multi-family** in nature, including an 80-unit senior housing facility at 4040 S. 188th St, completed in 2004. While there are pockets of multiple family housing in numerous sections of the City, two areas of major concentration are located in the vicinity of:

- A. S. 176th and S. 180th Streets between 32nd and 38th Avenues South; and
- B. S. 204th and 211th Streets between International Boulevard and I-5.

Multi-family development consumes less land per housing unit than single-family housing. For example, multi-family residential units make up 37 percent of the total residential units in SeaTac, but only consume ~~3.63~~3.7 percent of the City's area and ~~10~~

11 percent of the residentially used land.

SeaTac has a relatively large number of **mobile homes** (~~746~~ 610 units, according to the ~~2008-2009~~ OFM Housing Unit and Population Estimate Report), which make up ~~over 87~~ percent of the City's housing units. ~~In comparison, only 5 percent of Tukwila's housing stock and 1 percent of Burien's housing consists of mobile home units.~~ Most of the mobile homes are located in mobile home parks, which include the following (unit counts for the individual Mobile Home Parks are from the City's 2008 OFM Housing Unit and Population Estimate Report):

- Bow Lake Mobile Home Park ~~403~~ 404 Units
18030 32nd Avenue S.
- Town and Country ~~Villa~~ Mobile Home Parks ~~113~~ 60 Units
2701 S. 205th Street
- Firs MHP 73 Units
20440 International Boulevard
- Angle Lake Mobile Home Park 63 Units
2916 S. 200th Street
- ~~Town & Country Estates~~ ~~57~~ Units
~~2424 S. 204th Street~~
- ~~Town and Country Lane~~ ~~30~~ Units
~~20425 28th Avenue S.~~

The mobile home parks west of International Boulevard are within the 65+ Ldn noise impact contour areas. Because of this noise factor and their close proximity to the Airport, many of the affected mobile home units are expected to convert to nonresidential uses. Since there is no cost-effective method for providing sound insulation to mobile homes in the 65+ Ldn areas, the Port of Seattle and Federal Aviation Administration have developed a program that will use federal funds to assist in the relocation of these mobile home units, in the event of a mobile home park closure.

COMMERCIAL LAND USES

Due to the presence of Seattle-Tacoma International Airport, the City has a substantial number of **hotels, motels and restaurants**. There are 32 hotels with more than 5,500 hotel rooms. The type of establishment ranges from high end, national hotel chains like Hilton and Marriott to lower cost chains like Days Inn and Motel 6. Most of the City's hotels and motels are located along International Boulevard, with a concentration near the Airport, between S. 176th and S. 188th

Streets. Many of the hotels have one or more restaurants located on their premises. There are also other restaurants in SeaTac, serving both ends of the market, ranging from sit-down restaurants to fast-food establishments.

The City's major **office** facility is the SeaTac Office Center, with two 13-story buildings and one 4-story office/structured parking building. A four building office complex is located just south of Angle Lake Park, and the SeaTac City Hall, and other tenants presently occupy a 3 story office building at 4800 S. 188th Street. Alaska Airlines has a large amount of office space within SeaTac, including its corporate headquarters building, a telephone reservations facility, a training facility, and an office building for its subsidiary business, Horizon Airlines. Washington Mutual Bank's national corporate training center is located in SeaTac at 18501 36th Ave. S. This facility features conference and meeting space as well as lodging facilities and an internal trail system.

Most of SeaTac's **retail** establishments are relatively small in scale, especially when compared to the regional retail businesses located in Tukwila's Southcenter Mall area. As a result, the retailers within SeaTac are oriented primarily to residents of the City and adjacent neighborhoods.

The demand for **parking and rental cars** generated by Sea-Tac International Airport has resulted in a proliferation of such establishments in SeaTac. In many instances, a parcel of land will have both types of activities taking place on it.

The Airport itself has a major parking structure, with direct access to the terminal building and a total capacity of 9,000 vehicles (of which 8,000 stalls are for public use and 1,000 are used by car rental agencies). It also has several surface parking lots that are primarily used for airport-related employee parking. The Airport's high parking fees has created a demand for less expensive, off-site parking spaces. These private "park 'n fly" parking lots are located mainly along International Boulevard.

Most visitors interested in renting a car can pick up their leased vehicle at a dedicated section of the Airport's parking garage. Since this space can contain only a small number of rental cars, the car rental agencies use off-site parking lots for vehicle storage. Some of the car rental agencies also use some of the off-site land for the sale of older rental cars.

In most cases, the park 'n fly parking and rental car land uses do not require the construction of major buildings. This situation allows the property owners to derive income from their land with a minimal investment, while reserving the ability to more intensively develop their property in the future.

AIRPORT/AIRPORT-RELATED

One of the most significant land uses in SeaTac is the **Airport**. Of the 24.3 million passengers served by the airport in 1996, 70 percent were Puget Sound residents or visitors (with the remaining 30 percent being "pass-through" travelers). The direct impact of the facility is estimated at \$2 billion a year, with direct jobs numbering

some 15,000. Figure A1.3 summarizes the growth that has occurred between 1980 and 2000, in total passengers served (domestic and international), total operations (air carrier, commuter, general aviation, and military), and total air cargo (domestic and international air freight, as well as air mail).

Figure A1.3
Seattle-Tacoma International Airport 20-Year Air Travel Trends

| | 1980 | 1990 | 2000 | 1980 - 2000 % Increase |
|---|-------|-------|-------|---------------------------|
| Passengers (Millions) | 9.2 | 16.2 | 27.4 | 197.8% |
| Operations (Thousands) | 212.7 | 355.0 | 409.0 | 92.3% |
| Air Cargo (Thousand Metric tons) | 211.2 | 313.5 | 510.0 | 141.5% |

Source: Sea-Tac International Airport, Planning Department, 1997

The Airport's Comprehensive Development Plan (CDP), the plan for airport growth to accommodate up to 45 Million Annual Passengers (MAP) was adopted in 2007. Master Plan for the next 20 years was recently updated, including preparation of a detailed Environmental Impact Statement and Supplemental Environmental Impact Statement. The Airport Master Plan update was adopted by the Federal Aviation Administration in their Record of Decision issued July 3, 1997. The City also entered into the ILA with the Port on September of 1997.

The ILA provides for a cooperative process to create a Westside Subarea Plan. This Subarea Plan will focus on a detailed identification of the specific land uses and their locations within the Westside. The process for creating the Westside Subarea Plan will provide opportunities for public involvement and cooperation and coordination with adjacent cities and the POS.

INDUSTRIAL LAND USES

The City of SeaTac does not have a large amount of **industrial and manufacturing** activity at the present time. Instead, most of the City's industrially zoned land, other than the Airport, is used for warehousing and distribution. One example of SeaTac's warehousing and distribution is the Boeing Spares Distribution Facility, located at 2301 S. 144th Street. This large facility was sited in order to take advantage of the proximity to the Airport. Its highly automated systems capitalize on its location, focusing on rapid and efficient turnaround of replacement part orders.

PARK/RECREATION LAND AND OPEN SPACE

The City of SeaTac contains several **parks**. They range in scale from small neighborhood parks, like Bow Lake Park, to a regional park, like North SeaTac Park. More information on parks may be found in the Parks, Recreation and Open Space

Background Report, and the Capital Facilities Background Report.

PUBLIC FACILITY/INSTITUTION

There are several buildings that are used for City of SeaTac purposes, including three fire stations, two community centers, City Hall, and a maintenance facility. The City of SeaTac contains several elementary schools, one middle school, and one high school. Several additional school structures are either being used for non-educational purposes or are vacant. The City also contains several churches, sewer and water district properties, and other public facility/institutional land uses.

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Text Amendment #5

Text Amendment #5

Projects Outside the 2010 – 2015 Capital Facilities Planning Time Frame

Capital projects needed to implement the Station Area Plans will be managed by various departments: the City Manager's Office, the Public Works department, and the Parks and Recreation Department. Some of those projects will be implemented after 2015. This section of the Capital Facilities Background Report tracks these projects. Some long term projects are included in other City documents (e.g., the ten-year Transportation Improvement Program, or TIP), and those are not duplicated here. This section includes projects not tracked in other City documents. Detailed planning for these projects has not been done, so cost estimates are "order of magnitude" in 2008 dollars.

| | PROJECT TITLE | LOCATION | COST |
|----|---|--|---------------------|
| - | <u>154th Streets & Sidewalks</u> | - | - |
| 1 | <u>Pedestrian improvements at intersection of IB/S. 154th St.</u> | <u>IB and 154th</u> | <u>\$ 250,000</u> |
| 2 | <u>New 33rd Ave S.</u> | <u>154th to 152nd</u> | <u>\$ 4,221,390</u> |
| 3 | <u>New S. 153rd West</u> | <u>33rd to 32nd</u> | <u>\$ 2,328,300</u> |
| 4 | <u>New S. 153rd East</u> | <u>IB to 33rd</u> | <u>\$ 2,241,150</u> |
| 5 | <u>S. 152nd St. Improvement</u> | <u>Military to 30th</u> | <u>\$ 5,056,000</u> |
| 6 | <u>Pedestrian improvements at intersection of IB/S. 152nd St.</u> | <u>IB and 152nd</u> | <u>\$ 250,000</u> |
| 7 | <u>30th Ave. S. Streetscape Improvement</u> | <u>152nd to 154th</u> | <u>\$ 2,314,331</u> |
| 8 | <u>32nd Ave. S. Streetscape Improvement</u> | <u>152nd to 154th</u> | <u>\$ 3,078,000</u> |
| - | <u>154th Parks & Public Open Space</u> | - | - |
| 9 | <u>Riverton Heights Fire House Park</u> | <u>Riverton Heights Fire Station</u> | <u>\$ 1,000,000</u> |
| - | <u>154th Facilities & Property Acquisition</u> | - | - |
| 10 | <u>Public parking in structured garage (50 stalls)</u> | <u>TBD</u> | <u>\$ 1,000,000</u> |
| 11 | <u>Art and signage amenities</u> | <u>Throughout 154th station area</u> | <u>\$ 500,000</u> |
| 12 | <u>Pedestrian bridge</u> | <u>IB and 154th</u> | <u>\$ 3,000,000</u> |
| 13 | <u>Property acquisition - 2nd round</u> | <u>Land assemblage for redevelopment</u> | <u>\$ 1,000,000</u> |
| - | <u>176th Streets & Sidewalks</u> | - | - |
| 14 | <u>New S. 174th</u> | <u>I.B. to 30th</u> | <u>\$ 4,231,895</u> |
| 15 | <u>Direct pedestrian connection between Sound Transit ped bridge and 30th</u> | <u>TBD</u> | <u>\$ 1,000,000</u> |
| 16 | <u>Pedestrian connection from neighborhood east of 32nd to 30th</u> | <u>TBD</u> | <u>\$ 1,000,000</u> |
| 17 | <u>New 30th Ave S Phase II</u> | <u>S. 173rd St. to S. 170th St.</u> | <u>\$ 8,400,000</u> |
| 18 | <u>New S. 171st</u> | <u>IB to 32nd</u> | <u>\$ 6,720,000</u> |
| - | <u>176th Parks & Public Open Space</u> | - | - |

| | <u>PROJECT TITLE</u> | <u>LOCATION</u> | <u>COST</u> |
|----|---|-----------------------------------|-----------------------------|
| 19 | Major open space/North end of station area | Along 30th Phase II | \$ 3,750,000 |
| - | <u>176th Facilities & Property Acquisition</u> | - | - |
| 20 | Art and signage amenities (4) | Throughout 176th station area | \$ 1,000,000 |
| 21 | Atrium on 30th Ave | TBD | \$ 3,000,000 |
| 22 | Landmark signage/art feature | TBD | \$ 1,000,000 |
| 23 | Property acquisition - 2nd round | Land assemblage for redevelopment | \$ 5,000,000 |
| 24 | Classroom space construction and furnishing | TBD | \$ 1,500,000 |
| 25 | Satellite library | TBD | \$ 1,000,000 |
| 26 | Visitors' center | TBD | \$ 1,000,000 |
| 27 | Chamber of commerce office/ economic engine room | TBD | \$ 1,000,000 |
| - | <u>Citywide Parks & Public Open Space</u> | - | - |
| 28 | Angle Lake Park, Phase II | Angle Lake Park | \$ 1,451,430 |
| | <u>Total</u> | | <u>\$ 67,292,496</u> |

Text Amendment #6

CHAPTER 4

Text Amendment #6

CAPITAL FACILITIES BACKGROUND REPORT

SUMMARY

The Capital Facilities Element, also referred to as the Capital Facilities Plan (CFP), is one of the elements of the City of SeaTac's Comprehensive Plan that is required by Washington's Growth Management Act (GMA). Capital facilities are public facilities with a minimum cost of \$25,000 and an expected useful life of at least 10 years. Capital facilities require special advanced planning because of their significant costs and long lives.

CAPITAL FACILITIES PLAN SUPPORT DOCUMENTS

The City of SeaTac's CFP consists of this Capital Facilities Element of the Comprehensive Plan, and 2 support documents:

- 1. Capital Facilities Requirements:** An analysis of the need for additional facility capacity to serve current and future development. Multiple scenarios use different levels of service (for example, current LOS vs. recommended LOS) to quantify the capacity needs and to estimate the cost of meeting those needs.
- 2. Revenue Sources for Capital Facilities:** Analysis of each source of revenue that the City can legally use for capital facilities, including sources now in use as well as other sources the City does not now use.

GROWTH ASSUMPTION

This CFP is based on the following established and projected population data:

| Year | City-Wide |
|------|--------------------------|
| 2001 | 25,380 |
| 2002 | 25,320 |
| 2003 | 25,100 |
| 2004 | 25,130 |
| 2005 | 25,140 |
| 2006 | 25,230 |
| 2007 | 25,530 |
| 2008 | 25,720 |
| 2009 | 26,193 25,730 |
| 2010 | 27,250 |
| 2011 | 27,610 |
| 2012 | 27,970 |
| 2013 | 28,330 |
| 2014 | 28,690 |
| 2015 | 29,050 |

CAPITAL COSTS

The cost of capital improvements for ~~2009~~ 2010 through ~~2014~~ 2015 is:

Figure A4.1
Capital Improvement Costs, ~~2009-2014~~ 2010-2015
 (All Amounts are times \$1,000)

| TYPE OF FACILITY | City* Cost | Non-City** Cost | Total Cost |
|---------------------------|-------------------|-------------------|-------------------|
| City Hall | \$1,105.7 | \$0.0 | \$1,105.7 |
| Parks and Park Facilities | \$5,225.0 | \$1,283.6 | \$6,508.6 |
| Fire Services | \$5,179.4 | \$0.0 | \$5,179.4 |
| Surface Water Management | \$600.0 | \$0.0 | \$600.0 |
| Transportation | \$31,488.3 | \$9,332.9 | \$40,821.2 |
| Station Areas | \$42,451.0 | \$691.0 | \$43,142.0 |
| Total | \$86,049.4 | \$11,307.5 | \$97,356.9 |

FINANCING

The financing plan for these capital improvements includes:

Figure A4.2
~~2009-2014~~ **2010-2015 Revenue**
 (All amounts are x \$1,000)

| Revenue Source | City* | Non-City* | Total |
|-------------------|-------------------|-------------------|-------------------|
| Existing Revenues | \$32,075.6 | \$4,621.8 | \$36,697.4 |
| New Revenues | \$53,973.8 | \$6,685.7 | \$60,659.5 |
| TOTAL | \$86,049.4 | \$11,307.5 | \$97,356.9 |

* City Sources include bonds, the General Fund, the City Arterial and City Street Funds, the SWM Fund, the Capital Reserve Fund, and parking taxes.

** Non-city sources include grants, donations, impact fees and contributions from outside agencies /jurisdictions toward joint projects.

LEVEL OF SERVICE CONSEQUENCES OF THE CFP

The CFP will enable the City of SeaTac to accommodate over 11% growth during the next 6 years (from 25,720 to 28,690 people) while maintaining the ~~2008~~2009 level of service (LOS) for the following public facilities:

Figure A4.3
Facilities With Non-Population Growth-Based LOS

| Facility | LOS Units | Existing 2008 2009 LOS | Adopted LOS Standard |
|--------------------------|-----------------------|--------------------------------------|-------------------------------|
| Surface Water Management | Storm Cycle/Duration | 100 Yr.-24 Hr. | 100 Yr.-24 Hr. |
| Transportation | Volume/Capacity Ratio | LOS D/E; Some intersections F | LOS D/E; Some intersections F |

Figure A4.4
Facilities With Population Growth-Based LOS

| Facility | LOS Units | Existing 2008 2009 LOS | Adopted LOS Standard | Page(s) |
|------------------------------------|----------------------------------|--------------------------------------|-------------------------|------------------|
| City Hall | Gross Sq. Ft./City Hall Employee | 387.68 402.26 | 256.00 | A4-23 – A4-25 |
| Community Center | Sq. Ft./1,000 population | 1,170.65 1,170.19 | 1020.00 | A4-62 – A4-64 |
| Fire Services | Svc. Units | 0.12 | 0.100 | A4-65 – A4-70 |
| Community Parks | Acres | 2.50 | 1.70 | A4-30 – A4-31 |
| Neighborhood Parks | Acres | 0.39 | 0.27 | A4-32 – A4-34 |
| Pocket/Mini Parks | Sq. Ft. | 2,276 2,275 | 500.00 | A4-36 – A4-37 |
| Trails/Linear Parks | Lineal Ft. | 879.9 879.5 | 251.60 | A4-38 – A4-39 |
| Badminton Courts | Courts | 0.12 | 0.10 | A4-40 |
| Baseball/Softball Fields, adult | Fields | 0.16 | 0.08 | A4-41 |
| Baseball/Softball Fields, youth | Fields | 0.23 | 0.15 | A4-42 |
| Basketball Courts, indoor | Courts | 0.04 | 0.04 | A4-43 |
| Basketball Courts, outdoor | Courts | 0.43 | 0.23 | A4-44 |
| BMX Track | Tracks | 0.04 | 0.03 | A4-45 |
| Boat Launch | Launches | 0.04 | 0.03 | A4-46 |
| Botanical Garden | Gardens | 0.04 | 0.01 | A4-47 |
| Fishing Pier | Piers | 0.04 | 0.03 | A4-48 |
| Football/Soccer Fields | Fields | 0.27 | 0.18 | A4-49 |
| Pickleball Courts, indoor | Courts | 0.12 | 0.10 | A4-50 |
| Picnic Shelters | Shelters | 0.08 | 0.06 | A4-51 |
| Picnic Table Areas | Table Areas | 0.08 | 0.03 | A4-52 |
| Playgrounds | Playgrounds | 0.27 | 0.24 | A4-53 |
| Roller Hockey | Rinks | 0.04 | 0.03 | A4-54 |
| Skateboard Parks | Parks | 0.04 | 0.03 | A4-55 |
| Tennis Courts | Courts | 0.39 | 0.30 | A4-56 |
| Theater, outdoor | Theaters | 0.04 | 0.03 | A4-57 |
| Volleyball Courts | Courts | 0.12 | 0.12 | A4-58 |
| Weight/Fitness Rooms | Courts | 0.04 0.08 | 0.04 | A4-59 |

NOTE: The City does not intend to reduce the facilities available to the community. An adopted LOS that is lower than the existing LOS means that the City is currently providing a level of service higher than its commitment, and that as population increases over time, the existing LOS will decline to approach the adopted LOS.

In addition, improvements made to existing facilities may increase their capacity to serve the community, and prevent the existing LOS from declining.

INTRODUCTION

DEFINITION AND PURPOSE OF CAPITAL FACILITIES PLAN

The CFP is a 6-year plan for capital improvements that support the City of SeaTac's current and future population and economy. The capital improvements are fully funded, not a "wish list". One of the principal criteria for identifying needed capital improvements is standards for levels of service (LOS). The CFP contains LOS standards for each public facility, and requires that new development be served by adequate facilities (for example, the "concurrency" requirement). The CFP also contains broad goals and specific policies that guide and implement the provision of adequate public facilities.

The purpose of the CFP is to use sound fiscal policies to provide adequate public facilities consistent with the land use element and concurrent with, or prior to the impacts of development in order to achieve and maintain adopted standards for levels of service, and to exceed the adopted standards, when possible.

WHY PLAN FOR CAPITAL FACILITIES?

There are at least three reasons to plan for capital facilities: growth management, good management, and eligibility for grants and loans.

Growth Management

A CFP is required by the GMA. The CFP is one of five required elements of the City of SeaTac's Comprehensive Plan:

- Land Use
- Housing
- Transportation
- Utilities
- Capital Facilities Plan

Capital facilities plans are required in the Comprehensive Plan in order to:

- Provide capital facilities for land development that is envisioned or authorized by the land use element of the Comprehensive Plan.
- Maintain the quality of life for existing and future development by establishing and maintaining standards for the level of service of capital facilities.
- Coordinate and provide consistency among the many plans for capital improvements, including:
 - Other elements of the Comprehensive Plan (for example, transportation and utilities elements),
 - Master plans and other studies of the local government,
 - Plans for capital facilities of state and/or regional significance,
 - Plans of other adjacent local governments, and
 - Plans of special districts.
- Insure the timely provision of adequate facilities as required in the GMA.
- Document all capital projects and their financing (including projects to be financed by impact fees and/or real estate excise taxes that are authorized by GMA).

The CFP is the element that makes the rest of the Comprehensive Plan real. By establishing levels of service as the basis for providing capital facilities and for achieving concurrency, the CFP determines the quality of life in the community. The requirement to fully finance the CFP (or revise the land use plan) provides a reality check on the vision set forth in the Comprehensive Plan. The capacity of capital facilities that are provided in the CFP affects the size and configuration of the urban growth area.

Good Management

Planning for major capital facilities and their costs enables the City of SeaTac to:

- demonstrate the need for facilities and the need for revenues to pay for them;
- estimate future operation/maintenance costs of new facilities that will impact the annual budget;
- take advantage of sources of revenue (for example, grants, impact fees, real estate excise taxes) that require a CFP in order to qualify for the revenue; and
- get better ratings on bond issues when the City borrows money for capital facilities (thus reducing interest rates and the cost of borrowing money).

Eligibility for Grants and Loans

The Department of Community, Trade and Economic Development's (DCTED) Public Works Trust Fund requires that local governments have some type of CFP in order to be eligible for loans. Some other grants and loans have similar requirements, or give preference to governments that have a CFP.

STATUTORY REQUIREMENTS FOR CAPITAL FACILITIES PLANS

The GMA requires the CFP to identify public facilities that will be required during the six years following adoption of the new plan (2009 through ~~2014~~2015). Each year the CFP is amended to reflect the subsequent six-year time frame. Thus, this CFP addresses the Capital needs of the City for the ~~2009-2014~~2010-2015 time frame. The CFP must include the location and cost of the facilities, and the sources of revenue that will be used to fund the facilities. The CFP must be financially feasible; in other words, dependable revenue sources must equal or exceed anticipated costs. If the costs exceed the revenue, the City must reduce its level of service, reduce costs, or modify the land use element to bring development into balance with available or affordable facilities.

Other requirements of the GMA mandate forecasts of future needs for capital facilities, and the use of standards for levels of service of facility capacity as the basis for public facilities contained in the CFP (see RCW 36.70A.020 (12)). As a result, public facilities in the CFP must be based on quantifiable, objective measures of capacity, such as traffic volume capacity per mile of road, and acres of park per capita.

One of the goals of the GMA is to have capital facilities in place concurrent with development. This concept is known as concurrency (also called "adequate public facilities"). In the City of SeaTac, concurrency requires (1) facilities to serve the development to be in place at the time of development (or for some types of facilities, that a financial commitment is made to provide the facilities within a specified period of time) and (2) such facilities have sufficient capacity to serve development without decreasing levels of service below minimum standards adopted in the CFP. The GMA requires concurrency for transportation facilities. GMA also requires all other public facilities to be "adequate" (see RCW 19.27.097, 36.70A.020, 36.70A.030, and 58.17.110). Concurrency management procedures will be developed to ensure that sufficient public facility capacity is available for each proposed development.

After the CFP is completed, and adopted as part of the Comprehensive Plan, the City must adopt development regulations to implement the plan. The development regulations must be completed within one year of the adoption of the Comprehensive Plan. The development regulations will provide detailed regulations and procedures for implementing the requirements of the plan.

Each year the CFP will likely need to be updated. The annual update should be completed before the City's budget is adopted in order to incorporate the capital improvements from the updated CFP in the City's annual budget.

Traditional Capital Improvement Programs (CIP) vs. New CAPITAL Facilities Plans (CFP)

Traditional capital improvements programs, which are often "wish lists," will not meet these requirements. Figure A4.5 compares traditional CIPs to the new CFP.

Figure A4.5
Traditional CIP vs. New CFP

| Feature of Plan | Capital Improvements Program | Capital Facilities Plan |
|--------------------------|-------------------------------------|--|
| Which facilities? | None Required | All Facilities Required |
| What priorities? | Any Criteria (or None) | Level of Service Standards |
| Financing Required? | None Required | Financing Plan Required |
| Implementation Required? | None Required | Concurrency Required for Identified Facilities |

There are traditional and non-traditional approaches to developing capital facilities plans. Two traditional approaches (used to develop CIP's) are needs-driven, and revenue-driven.

- Needs-driven: first develop needed capital projects, then try to finance them. This approach is sometimes called a "wish list."
- Revenue-driven: first determine financial capacity, then develop capital projects that do not exceed available revenue. This approach is also called "financially constrained."

Because of the non-traditional requirements of capital facilities planning under the GMA, the traditional approaches to developing capital improvements can cause problems.

The needs-driven approach may exceed the City's capacity to pay for the projects. If the City cannot pay for needed facilities to achieve the adopted level of service standards, the City must impose a moratorium in order to comply with the concurrency requirement.

The revenue-driven approach may limit the City to capital projects that provide a lower level of service than the community desires. The City may be willing to raise more revenue if it knows that the financial constraints of existing revenues limit the levels of service.

A hybrid approach that overcomes these problems is scenario-driven.

- Scenario-driven: develop two or more scenarios using different assumptions about needs (levels of service) and revenues. Use the scenarios to identify the best combination of level of service and financing plan.

The development of multiple scenarios allows the community and decision makers to review more than one version of the City's future. Each version is like a choice on a menu in a restaurant: the most desirable choices are often the most expensive and the most affordable choices are often not as appealing.

The same is true with the City's CFP: the highest levels of service provide the best quality of life,

but the greatest cost (and the greatest risk of a development moratorium if the cost is not paid), while the lowest cost provide less desirable quality of life. The scenario-driven approach enables the City to balance its desire for high levels of service with its willingness and ability to pay for those levels of service.

Other advantages of the scenario-driven approach include:

- Helping the City analyze which approach achieves the best balance among GMA goals;
- Helping prepare analyses required by SEPA (State Environmental Policy Act); and
- Evaluating scenarios for the land use element.

The scenario-driven approach also provides a non-traditional method of policy development. The other approaches begin by setting policies (for example, needs or revenues) then building a plan to implement the policies. The scenario-driven approach uses alternative potential policy assumptions as the basis for different scenarios.

The establishment of City policies is accomplished by reviewing all scenarios. The City Council selects the preferred scenario, and then policies are written to implement the preferred scenario.

The scenarios are used to test alternative policies, and lead to selection of the policy that the community believes they can achieve. The formal language of policies is written after the scenarios are evaluated and the preferred scenarios (and accompanying policies) have been identified.

LEVEL OF SERVICE (SCENARIO-DRIVEN) METHOD FOR ANALYZING CAPITAL FACILITIES

Explanation of Levels of Service

Levels of service are usually quantifiable measures of the amount of public facilities that are provided to the community. Levels of service may also measure the quality of some public facilities.

Typically, measures of levels of service are expressed as ratios of facility capacity to demand (for example, actual or potential users). Figure A4.6 lists examples of levels of service measures for some capital facilities:

Figure A4.6
Sample Level of Service Measurements

| Type of Capital Facility | Sample Level of Service Measure |
|--------------------------|---|
| Corrections | Beds per 1,000 population |
| Fire and Rescue | Average response time |
| Hospitals | Beds per 1,000 population |
| Law Enforcement | Officers per 1,000 population |
| Library | Collection size per capita Building square feet per capita |
| Parks | Acres per 1,000 population |
| Roads and Streets | Ratio of actual volume to design capacity |
| Schools | Square feet per student |
| Sewer | Gallons per customer per day Effluent quality |
| Solid Waste | Tons (or cubic yards) per capita or per customer |
| Surface Water | Design storm (for example, 100-year storm) |
| Transit | Ridership |
| Water | Gallons per customer per day Water quality |

Each of these level of service measures needs one additional piece of information: the specific quantity that measures the current or proposed level of service. For example, the *standard* for parks might be 5 acres per 1,000 population, but the *current* level of service may be 2.68 acres per 1,000, which is less than the standard.

In order to make use of the level of service method, the City selects the way in which it will measure each facility (for example, acres, gallons, etc.), and it identifies the amount of the current and proposed level of service for each measurement.

There are other ways to measure the level of service of many of these capital facilities. The examples in Figure A4.7 are provided in order to give greater depth to the following discussion of the use of levels of service as a method for determining the City's need for capital facilities.

Method for Using Levels of Service: The level of service method answers two questions in order to develop a financially feasible CFP. The GMA requires the CFP to be based on standards for service levels that are measurable and financially feasible for the six fiscal years following adoption of the plan. The CFP must meet the City's capital needs for the fiscal years ~~2009-2014~~2010-2015.

There are two questions that must be answered in order to meet the GMA requirements:

- What is the quantity of public facilities that will be required by the end of the 6th year?
- Is it financially feasible to provide the quantity of facilities that are required by the end of the 6th year?

The answer to each question can be calculated by using objective data and formulas. Each type of public facility is examined separately (for example, roads are examined separately from parks). The costs of all the types of facilities are then added together in order to determine the overall financial feasibility of the CFP. One of the CFP support documents, "Capital Facilities Requirements" contains the results of the use of this method to answer the two questions for the City of SeaTac.

Question 1: What is the quantity of public facilities that will be required by the end of the 6th year?

Formula 1.1 Demand x Standard = Requirement

Where Demand is the estimated year ~~2014~~2015 population or other appropriate measure of need (for example, dwelling units),

And Standard is the amount of facility per unit of demand (for example, acres of park per capita)

The answer to this formula is the total amount of public facilities that are needed, regardless of the amount of facilities that are already in place and being used by the public.

Formula 1.2 Requirement - Inventory = Surplus or Deficiency

Where Requirement is the result of Formula 1.1,

and Inventory is the quantity of facilities available as of December 31, ~~2008~~2009 (the beginning of the six years covered by the plan).

This formula uses the inventory of existing public facilities, plus facilities that will be completed by December 31, ~~2008~~2009, to offset the total requirement of Formula 1.1. The answer to Formula 1.2 is the net surplus of public facilities, or the net deficit that must be eliminated by additional facilities before December 31, ~~2014~~2015. If a net deficiency exists, it represents the combined needs of existing development and anticipated new development. Detailed analysis will reveal the portion of the net deficiency that is attributable to current development compared to the portion needed for new development (see the CFP support document "Capital Facilities Requirements" for the delineation between current development and new development).

Question 2: Is it financially feasible to provide the quantity of facilities that are required by the end of the 6th year?

A "preliminary" answer to Question 2 is prepared in order to test the financial feasibility of tentative or proposed standards of service. The preliminary answers use "average costs" of facilities, rather than specific project costs. This approach avoids the problem of developing detailed projects and costs that would be unusable if the standard proved to be financially unfeasible. If the standards are feasible at the preliminary level, detailed projects are prepared for the "final" answer to Question 2. If, however, the preliminary answer indicates that a standard of service is not financially feasible, six options are available to the City:

1. Reduce the standard of service, which will reduce the cost, or
2. Increase revenues to pay for the proposed standard of service (higher rates for existing revenues, and/or new sources of revenue), or
3. Reduce the average cost of the public facility (for example, alternative technology or alternative ownership or financing), thus reducing the total cost, and possibly the quality, or
4. Reduce the demand by restricting population (for example, revise the land use element), which may cause growth to occur in other jurisdictions, or
5. Reduce the demand by reducing consumption (for example, transportation demand management techniques, recycling solid waste, water conservation, etc.) which may cost more money initially, but may save money later, or
6. Any combination of options 1-5.

The preliminary answer to Question 2 is prepared using the following formulas (P = preliminary):

$$\text{Formula 2.1P} \quad \text{Deficiency} \times \text{Average Cost/Unit} = \text{Deficiency Cost}$$

Where Deficiency is the Result of Formula 1.2,

and Average Cost/Unit is the usual cost of one unit of facility (for example, mile of road, acre of park, etc.)

The answer to Formula 2.1P is the approximate cost of eliminating all deficiencies of public facilities, based on the use of an "average" cost for each unit of public facility that is needed.

$$\text{Formula 2.2P} \quad \text{Deficiency Cost} - \text{Revenue} = \text{Net Surplus or Deficiency}$$

Where Deficiency Cost is the result of Formula 2.1P,

and Revenue is the money currently available for public facilities.

The result of Formula 2.2P is the preliminary answer to the test of financial feasibility of the standards of service. A surplus of revenue in excess of cost means the standard of service is affordable with money remaining (the surplus), therefore the standard is financially feasible. A deficiency of revenue compared to cost means that not enough money is available to build the facilities, therefore the standard is not financially feasible. Any standard that is not financially feasible will need to be adjusted using the 6 strategies listed after Question 2.

One of the CFP support documents, "Capital Facilities Requirements" contains the scenarios for the City of SeaTac.

The "final" demonstration of financial feasibility uses detailed costs of specific capital projects in lieu of the "average" costs of facilities used in the preliminary answer, as follows (F = final):

Formula 2.1F Capacity Projects + Non-capacity Projects = Project Cost

Where Capacity Projects is the cost of all projects needed to eliminate the deficiency for existing and future development (Formula 1.2), including upgrades and/or expansion of existing facilities as well as new facilities,

and Non-capacity Projects is the cost of remodeling, renovation or replacement needed to maintain the inventory of existing facilities.

Formula 2.2F. Project Cost - Revenue = Net Surplus or Deficiency

Where Project Cost is the result of Formula 2.1F,

and *Revenue* is the money available for public facilities from current/proposed sources.

The "final" answer to Question 2 validates the financial feasibility of the standards for levels of service that are used for each public facility in the CFP and in the other elements of the Comprehensive Plan. The financially feasible standards for levels of service and the resulting capital improvement projects are used as the basis for policies and implementation programs in the final Capital Facilities Plan.

Setting the Standards for Levels of Service

Because the need for capital facilities is largely determined by the levels of service that are adopted, the key to influencing the CFP is to influence the selection of the level of service standards. Level of service standards are measures of the quality of life of the community. The standards should be based on the community's vision of its future and its values.

Traditional approaches to capital facilities planning rely on technical experts, including staff and consultants, to determine the need for capital improvements. In the scenario-driven approach, these experts play an important advisory role, but they do not control the determination. Their role is to define and implement a process for the review of various scenarios, to analyze data and make suggestions based on technical considerations.

The final, legal authority to establish the levels of service rests with the City Council because

they enact the level of service standards that reflect the community's vision. Their decision should be influenced by recommendations of the 1.) Planning Commission; 2.) providers of public facilities including local government departments, special districts, private utilities, the State of Washington, tribal governments, etc.; 3.) formal advisory groups that make recommendations to the providers of public facilities (for example, CPSC); and 4.) the general public through individual citizens and community civic, business, and issue-based organizations that make their views known or are sought through sampling techniques.

An individual has many opportunities to influence the level of service (and other aspects of the Growth Management Plan). These opportunities include attending and participating in meetings, writing letters, responding to surveys or questionnaires, joining organizations that participate in the CFP process, being appointed/elected to an advisory group, making comments/presentation/testimony at the meetings of any group or government agency that influences the level of service decision and giving input during the SEPA review process.

The scenario-driven approach to developing the level of service standards provides decision-makers and anyone else who wishes to participate with a clear statement of the outcomes of various levels of service for each type of public facility. This approach reduces the tendency for decisions to be controlled by expert staff or consultants, and opens up the decision-making process to the public and advisory groups, and places the decisions before the City Council.

Selection of a specific level of service to be the "adopted standard" was accomplished by a 10-step process:

1. The "current" actual level of service was calculated in 1993, at the beginning of the Capital Facilities Planning Process.
2. Departmental service providers were given national standards or guidelines and examples of local LOS from other local governments.
3. Departmental service providers researched local standards from City studies, master plans, ordinances and development regulations.
4. Departmental service providers recommended a standard for the City of SeaTac's CFP.
5. The first draft of the Capital Facilities Requirements support document forecast needed capacity and approximate costs of two levels of service, the 1993 actual LOS and the department's recommended LOS.
6. The City Council reviewed and commented on the first draft Capital Facilities Requirements report.
7. Departmental service providers prepared specific capital improvements projects to support the 1993 LOS (unless the Council workshop indicated an interest in a different LOS for the purpose of preparing the first draft CFP). In 2002 the City Council adopted LOS standards for individual park and recreation facilities to better reflect the City's commitment to providing improvements to parks without adding to parks acreage.

8. The first draft CFP was prepared using the 1993 LOS (unless the City Council indicated an interest in a different LOS). The LOS in the first draft CFP served as the basis of capital projects, their costs, and a financing plan necessary to pay for the costs.
9. The draft CFP was reviewed/discussed during City Council-Planning Commission joint workshop(s) prior to formal reading/hearing of CFP by the City Council.
10. The City Council formally adopted levels of services as part of the Comprehensive Plan. The final standards for levels of service are adopted in Policy 4.3. The adopted standards (1) determine the need for capital improvements projects (see Policy 4.4 and the Capital Improvements section) and (2) are the benchmark for testing the adequacy of public facilities for each proposed development pursuant to the "concurrency" requirement (see Policy 4.3). The adopted standards can be amended, if necessary, once each year as part of the annual amendment of the Comprehensive Plan.

Because the CFP is a rolling 6-year plan, it must be revised annually and the revision constitutes one component of the Comprehensive Plan amendment process. Step 1 above indicates the use of the current LOS in the process of adopting service standards, and references 1993 as the base year. In the process of amending the CFP, the current LOS is calculated using the current population, in this case the year ~~2008~~2009.

DEFINITIONS

This section defines specialized terms used throughout the Capital Facilities Element.

Capital Improvement

Buildings, land or equipment with a minimum cost of \$25,000 and an expected useful life of at least 10 years.

Capital Facility

A public facility with a minimum cost of \$25,000 and an expected useful life of at least 10 years.

Capital Facilities Plan

A plan for capital improvements to public facilities necessary to support the City's current and future population and economy. The Capital Facilities Plan typically looks at a 6-year time-frame. Background documents for this CFP also analyze a longer 21-year time-frame.

Category 1 Public Facilities

Facilities owned or operated by the City of SeaTac that are subject to a "no new development" trigger ("concurrency") if established levels of service are not met for existing and new development concurrent with the impacts of new development.

Category 2 Public Facilities

Facilities owned or operated by the City of SeaTac that are not subject to concurrency.

Category 3 Public Facilities

Facilities owned or operated by jurisdictions other than the City of SeaTac, including Federal, State, County and City governments, independent districts and private organizations, that are subject to concurrency.

Category 4 Public Facilities

Facilities owned or operated by jurisdictions other than the City of SeaTac that are not subject to concurrency.

Certificate of Capacity

Certificate issued by the City assuring that adequate public facilities are available to serve a proposed development.

Concurrency

A requirement of the Growth Management Act that "adequate public facilities" to serve a development be in place or planned and financed before the development is permitted.

Concurrency Management System

A system integrated into the development regulations and permit review process which assures that adequate public facilities to serve a development are in place or planned and financed before the development is permitted.

Development Permit

A building permit, or any other development permit, which results in an immediate and continuing impact upon public facilities.

Land Use Approval

A rezone, plat, planned unit development, conditional use permit, shoreline substantial development permit, or any other official action by the City's Department of Planning and Community Development which has the effect of authorizing development of land or changing the conditions under which land can be developed.

Level of Service Standard

A benchmark for measuring the provision of a public service; the amount or quality of a public service that the City of SeaTac adopts and agrees to provide to its residents.

Public Facility

Public facilities are facilities provided by a government, district, or private company for public use. Examples include:

City government (including administrative offices, municipal court and maintenance facilities)

Fire protection and emergency medical services

Law enforcement

Libraries

Parks and recreation facilities

Roads (including related sidewalks and lighting)

Sanitary Sewers

Schools

Solid Waste

Storm Water

Transit

Water

CAPITAL IMPROVEMENTS

INTRODUCTION

This section of the CFP presents capital improvements projects and the financing plan to pay for those projects. It also contains the inventory of existing facilities, a map of existing and planned facilities, the level of service (LOS) standard, concurrency requirements, estimates of future operating and maintenance costs of new capital projects, and non-capital alternatives to achieving the LOS standard.

Each type of public facility is presented in a separate section which follows a standard format. In each section, tables of data are identified with abbreviations that correspond to the type of facility: Table FS-1 refers to Table 1 for FS (Fire Services). Each abbreviation corresponds to the name of the type of facility. Each section provides an overview of the data, with subsections devoted to Current Facilities, Level of Service, Capital Facilities Projects and Financing, Operating Impact of Level of Service Projects, and Concurrency.

INVENTORY OF CURRENT FACILITIES (TABLE 1 OF EACH SUBSECTION)

A list of existing capital facilities, including the name, capacity (for reference to levels of service) and location.

LEVEL OF SERVICE CAPACITY ANALYSIS (TABLE 2 OF EACH SUBSECTION)

A table analyzing facility capacity requirements is presented for each type of public facility. The analysis begins with the same analytical technique and format as the support document "Capital Facilities Requirements." The statistical table at the top calculates the amount of facility capacity that is required to achieve and maintain the standard for level of service. The capital improvements projects that provide the needed capacity are listed below the requirements table, and their capacities are reconciled to the total requirement in the table.

CAPITAL PROJECTS AND FINANCING PLAN (TABLE 3 OF EACH SUBSECTION)

A list of capital improvements that will eliminate existing deficiencies, make available adequate facilities for future growth and repair or replace obsolete or worn out facilities through December 31, ~~2014~~2015. Each list of capital improvements begins with a financing plan, then itemizes the individual projects.

Financing Plan. Specific sources and amounts of revenue are shown which will be used to pay for the proposed capital projects. The amounts shown for each funding source represent only the amount needed to finance the proposed capital projects, and not the total amount available from that source. The amounts of the revenue forecasts are based on data from two support

documents "Revenue Sources for Capital Facilities," and "Financial Capacity Analysis."

The "Financial Capacity Analysis" forecasts existing revenue and expenditures to determine the City's overall financial position, and identify existing City of SeaTac revenue that can be used for future capital facility projects.

"Revenue Sources for Capital Facilities" forecasts new sources of revenue that the City could generate for capital facilities projects.

Capital Projects. Each capital improvement project is named, and briefly described. Project locations are specified in the name or description of the project. The cost for each of the next six fiscal years is shown in thousands of dollars (\$1,000). All cost data is in current dollars; no inflation factor has been applied because the costs will be revised as part of the annual review and update of the Capital Facilities Plan.

All capital improvements projects were prepared by the department that provides the public facility.

Operating Impact of Capital Projects (Table 4 each subsection)

A forecast of future operating/maintenance costs of capital improvement projects. The impacts are presumed to begin in the year after the project is completed. Since it is not possible to forecast the completion date of each project, no attempt has been made to identify impacts for any portion of the year in which the project is completed.

The costs reflect the amount by which each future year's operating budget will increase compared to the current (~~2009~~2010) budget. In other words, once a project is completed and it impacts the next year's operating budget, that same project is shown to have the same annual impact on each succeeding year's operating budget.

The forecast of operating impacts is not required by GMA, but is included because the substantial cost impacts of some facilities may be a factor in the City's decision to construct the project (and to adopt the level of service that causes the need for the project). No "financing plan" is offered for the operating costs, and the City will be obliged to find revenue to pay for such costs. (Some of the revenue may come from increases to the tax base that accompanies new development that created the need for the capital facility. There is no assurance, however, that increased tax revenue from new development will be sufficient to pay for the cost of operating new facilities.)

The total of all operating costs of all capital projects is calculated as the sum of all the tables with a "-4" suffix. The annual totals are:

Figure A4-7
Annual Impact
Year (x \$1,000)

| | |
|-------------------------|---------|
| 2009 | 1,519.4 |
| 2010 | 1,519.4 |
| 2011 | 1,344.9 |
| 2012 | 2,230.5 |
| 2013 | 2,574.0 |
| <u>2014</u> <u>2015</u> | 698.6 |
| <u>2016</u> | 230.4 |

SELECTING REVENUE SOURCES FOR THE FINANCING PLAN

One of the most important requirements of the Capital Facilities Plan is that it must be financially feasible; GMA requires a balanced capital budget. The following are excerpts from GMA pertaining to financing of capital improvements.

GMA requires "a six-year plan that will finance capital facilities within projected funding capacities and clearly identifies sources of public money for such purposes." For roads, GMA allows development when "a financial *commitment* is in place to complete the improvements...within six years" (emphasis added).

The City must be able to afford the standards of service that it adopts, or "if probable funding falls short of meeting existing needs" the City must "reassess the land use element" (which most likely will cause further limits on development).

In keeping with these requirements, the City's CFP Policy 4.1 requires "conservative estimates of revenues from sources that are available to the City pursuant to current statutes, and which have not been rejected by referendum, if a referendum is required to enact a source of revenue."

Sources of revenue are analyzed in two support documents "Financial Capacity Analysis," and "Revenue Sources for Capital Facilities."

The "Financial Capacity Analysis" forecasts existing revenue and expenditures to determine the City's overall financial position, and identify existing City of SeaTac revenue that can be used for future capital facility projects.

"Revenue Sources for Capital Facilities" forecasts new sources of revenue that the City of SeaTac could generate for capital facilities projects.

The process of identifying specific revenues for the financing plan was as follows:

1. Calculate total costs for each type of public facility.
2. Match existing restricted revenue sources to the type of facility to which they are restricted.
3. Subtract existing restricted revenues from costs to identify unfunded "deficit." ($1 - 2 = 3$).
4. Apply new restricted revenues to the type of facility to which they are restricted.
5. Subtract new restricted revenues from costs to identify remaining unfunded "deficits" ($3 - 4 = 5$).
6. Allocate new unrestricted revenue to unfunded deficits. Two new unrestricted revenues are potentially available to meet deficits:
 - a. new bond issues (either councilmanic, or voted, or a combination), and
 - b. the second 1/44 real estate excise tax.

Decision makers can choose which of the two (bonds or REET) to assign to specific capital projects for the final CFP.

CITY HALL

CURRENT FACILITIES

In 2002, the City purchased and renovated an existing building to serve as the new City Hall. This building is located at 4800 S. 188th Street, SeaTac WA 98188. It contains over 81,000 square feet, of which the City uses approximately 53,500 square feet. The balance is leased but available for expansion, should the City need additional space.

LEVEL OF SERVICE (LOS)

The adopted LOS of 256 gross square feet (gsf) per city hall employee (gross square feet includes offices and other work areas, the City Council Chamber, Courtroom, restrooms and other common areas) requires approximately ~~36,352~~ 37,120 gsf of space through the year ~~2014~~ 2015 (See Table CH-2). Through the year ~~2024~~ 2025, the City will need approximately 41,000gsf of space to maintain this LOS. In addition, there may be other public (non-employee) spaces that must be accommodated in the City Hall. Accordingly, the City has purchased a building with its long-term needs in mind.

CAPITAL FACILITIES PROJECTS AND FINANCING

There are five (5) non-capacity capital projects planned ~~With the renovation of the new City Hall building, completed in 2003, the City anticipates no new capital projects through the year 2014~~2015 (See Table CH-3).

CAPITAL FACILITIES PROJECTS COMPLETED IN ~~2008~~2009

No capital projects completed in ~~2008~~2009.

OPERATING IMPACT OF LOS CAPITAL IMPROVEMENTS

The net operating impact during ~~2010-2015~~ 2011-2016 of the capital improvement projects required to maintain the adopted level of service standard is shown on Table CH-4.

City Hall

The inventory of current City Hall administrative offices includes the following.

Table CH-1
CURRENT FACILITIES INVENTORY
City Hall

| <u>Name</u> | <u>Capacity (Net Sq. Ft.)</u> | <u>Location</u> |
|-------------|-----------------------------------|----------------------------------|
| City Hall | 53,500 | 4800 S. 188 th Street |

Table CH-2
CAPITAL PROJECTS LOS CAPACITY ANALYSIS
City Hall

| City LOS = 256 gross square feet per employee | | | | |
|---|--|---|---|---|
| (1) <u>Time Period</u> | (2) <u>City Hall Employment</u> | (3) <u>Sq. Ft. Required @ 256 Per Employee</u> | (4) <u>Current Sq. Ft. Available</u> | (5) <u>Net Reserve or Deficiency</u> |
| 2008 2009 Actual Employment | 138 133 | 35,328 34,048 | 53,500 | 18,172 19,452 |
| 2009-2014 2010-2015 Growth | 4 12 | 1,024 3,072 | 0 | 1,024 -3,072 |
| TOTAL AS OF 2014 2015 | 142 145 | 36,352 37,120 | 53,500 | 17,148 11,772 |
| CAPACITY PROJECTS: No <u>capacity</u> projects | | | | |

Table CH-3
CFP PROJECTS AND FINANCING PLAN
Sources and Uses of Funds
City Hall

| (All Amounts Are Times \$1,000) | | | | | | | | |
|---------------------------------|-------------|--------------|-------------|-------------|--------------|--------------|-------------|----------------|
| (1) | <u>(2)</u> | <u>(3)</u> | <u>(4)</u> | <u>(5)</u> | <u>(6)</u> | <u>(7)</u> | <u>(8)</u> | |
| SOURCES/USES | <u>2009</u> | 2010 | 2011 | 2012 | 2013 | 2014 | <u>2015</u> | TOTAL |
| SOURCES OF FUNDS | | | | | | | | |
| Existing Revenue: | | | | | | | | |
| Fund Balance #108 | | <u>375.6</u> | <u>25.9</u> | <u>26.7</u> | <u>284.8</u> | <u>299.4</u> | <u>93.3</u> | <u>1,105.7</u> |
| Total Sources | 0.0 | 375.6 | 25.9 | 26.7 | 284.8 | 299.4 | 93.3 | 1,105.7 |
| USES OF FUNDS | | | | | | | | |
| Non-Capacity Projects: | | | | | | | | |
| 1. Heat Pump Replacement | | <u>25.1</u> | <u>25.9</u> | <u>26.7</u> | <u>27.5</u> | <u>28.3</u> | <u>29.1</u> | <u>162.6</u> |
| 2. Roof Replacement | | <u>0.0</u> | <u>0.0</u> | <u>0.0</u> | <u>0.0</u> | <u>271.1</u> | <u>0.0</u> | <u>271.1</u> |
| 3. Carpet Replacement | | <u>0.0</u> | <u>0.0</u> | <u>0.0</u> | <u>257.3</u> | <u>0.0</u> | <u>0.0</u> | <u>257.3</u> |
| 4. Elevator Upgrade | | <u>0.0</u> | <u>0.0</u> | <u>0.0</u> | <u>0.0</u> | <u>0.0</u> | <u>64.2</u> | <u>64.2</u> |
| 5. Cooling Tower | | <u>350.5</u> | <u>0.0</u> | <u>0.0</u> | <u>0.0</u> | <u>0.0</u> | <u>0.0</u> | <u>350.5</u> |
| Total Costs | 0.0 | 375.6 | 25.9 | 26.7 | 284.8 | 299.4 | 93.3 | 1,105.7 |
| BALANCE | | | | | | | | |
| Surplus or (Deficit) | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |

Table CH 4
OPERATING IMPACT OF LEVEL OF SERVICE CAPITAL IMPROVEMENTS
City Hall

There are no operating impacts associated with capital projects through ~~2015~~ 2016

PARKS AND RECREATION

CURRENT FACILITIES

The parks inventory has identified approximately 400 acres of community, neighborhood and regional parks within the SeaTac city limits. ~~153-154~~ acres of that parkland is developed; the remainder is undeveloped. Much of the park land is operated by the City, while some is operated by other jurisdictions. The City currently owns and operates ~~102-98~~ acres of community parks, 18.3 acres of neighborhood parks, and more than 22,600 lineal feet of trails. The City is served by 58,548 square feet of pocket/mini parks which are owned by private businesses and other agencies, but are open to the public. Additionally, the city operates 80 acres of North SeaTac Park and has developed a small community park around the North SeaTac Community Center. Regional parkland (North SeaTac Park, and Des Moines Creek Park) will serve not only SeaTac residents but people from surrounding areas as well; as such, the City will seek funds outside the City for operations. Pocket parks will primarily serve the daytime public in commercial areas of the City; these parks will be encouraged as part of new developments and will typically be owned and maintained by commercial establishments. Mini parks are envisioned as small recreation areas to be located within residential developments, especially in higher density areas. Linear parks/trails will help to link different areas of the city and provide enjoyment of natural features; after such trails are developed, they will be owned and maintained by the City. Table 1 of each section, the "Current Facilities Inventory," lists each park facility separately along with its current capacity and street location. Map A4.1 shows the geographic location of each facility.

In terms of multi-purpose outdoor facilities, the City currently has two playfields, one at Sunset Park and the other at Valley Ridge Park, that are programmed for multiple sports year round. These two multi-purpose sports fields accommodate the following programmed activities: adult and youth baseball, adult and youth softball, football and soccer. Additionally, North SeaTac Park has baseball/softball fields and separate soccer fields.

LEVEL OF SERVICE (LOS)

SeaTac uses two methods of measuring its level of service: acreage-based and facilities-based. In the past, the City measured its LOS solely by the amount of acreage per thousand residents devoted to a particular parks category, such as regional park, neighborhood park, etc. That approach does not directly take into account facilities available for recreation; it assumes that the demand will be met by providing a specified number of acres per City resident. Under an acreage-based LOS, as the number of residents increase, the amount of park land must increase to keep pace.

In SeaTac, however, very little land is left for additional parks. As the City's population grows, residents' need for recreational opportunities must be met by adding or upgrading facilities to most parks. Four types of parks will still be evaluated by an acreage-based standard: Community, Neighborhood, Pocket/Mini parks and Trails/Linear. All other types of parks use a facilities-based LOS to measure how well the City is meeting the recreational needs of SeaTac residents.

As those needs increase, the City has the option of adding new facilities, or adding capacity to existing ones, by improving the facilities themselves. For example, the Parks Department proposes to make playing surface and outdoor lighting improvements on field 4 ~~two baseball/football fields at Sunset Park, and has already completed new lights and new synthetic turf at Valley Ridge Park.~~ Improvements of this nature nearly double the capacity of baseball/football fields in the City, without actually adding any new fields.

While not reflected in either LOS standard, the City will also consider equity of location, to further ensure that all residents have access to recreation. Map A4.1 shows the locations of parks in SeaTac and the immediate surrounding areas.

Parks Description and Acreage-based LOS

Only land currently developed for recreational activities is counted as "capacity" for the purpose of calculating park LOS. Counting only developed acres as capacity allows the City to focus on its targeted need: more *developed* park land. As land is developed or as facilities are added, land will be transferred from the undeveloped to the developed category, showing progress toward the City's adopted LOS standard. In some cases, acreage that appears to be developed may be classified as undeveloped because it lacks facilities typical of parks in its category. In these cases, an acre value is assigned to a needed facility, for instance .5 acres for a child's play area. The following figure lists developed, undeveloped and total land within each park category.

Figure A4.8
Summary of Park Land, ~~2008~~2009

| Park Category | Developed | Undeveloped | Total |
|----------------------------|--------------------|---------------|--------------------|
| Community Parks | 63 acres | 35 acres | 98 acres |
| Neighborhood Parks | 10 acres | 8.3 acres | 18.3 acres |
| Regional Park | 80 acres | 211.4 acres | 291.4 acres |
| Pocket/Mini Parks | 58,548 sq. ft. | N.A. | 58,548 sq. ft. |
| Trails/Linear Parks | 22,630 lineal feet | 0 lineal feet | 22,630 lineal feet |

The current LOS provided by the park system within the City is based on the current inventory of developed park acres divided by the actual ~~2008~~2009 SeaTac population. This equates to 2.5 acres per 1,000 population for community parks; 0.4 acres per 1,000 population for neighborhood parks; ~~2,320.6~~ 2,275 square feet per 1,000 population for pocket/mini parks; and ~~611.6~~ 879.5 lineal feet per 1,000 population for trails/linear parks.

The City adopted LOS is 1.7 acres per 1,000 population for community parks; 0.27 acres per 1,000 population for neighborhood parks; 500 square feet per 1,000 population for pocket/mini parks; and 251.6 lineal feet per 1,000 population for trails/linear parks.

Each City LOS will enable the City to respond to the need for additional developed park acreage and facilities, and trail miles as the City population continues to increase over time.

~~Several capacity projects are proposed which will address park land deficiencies. For instance, the City is working with local schools to upgrade and enhance shared recreational areas that add further park capacity to the City's inventory.~~

CAPITAL FACILITIES PROJECTS COMPLETED IN ~~2008~~2009

In ~~2008~~2009, the City completed the irrigation improvements at the Sunset Park soccer fields ~~four projects at Angle Lake including improved access, irrigation, a new parking lot, and landscaping were completed.~~

CAPITAL FACILITIES PROJECTS AND FINANCING

Parks and Recreation facilities include ~~four capacity five specific capital projects and four non capacity capital other park projects at unspecified locations throughout the City at a cost of \$6,340,400-\$4,677,500.~~ The proposed financing plans are shown on Tables PRC-3, ~~PRN-3, PRR-3, PRP-3, PRT-3, and PRG-3.~~ Capacity projects and financing plans for facilities with a facilities-based LOS are shown in and Table PRF-3.

OPERATING IMPACT OF LOS CAPITAL IMPROVEMENTS

The net operating impact during ~~—2010-2015~~ 2011-2016 of the capital improvement projects required to maintain the adopted level of service standards is shown on Table PR-4.

MAP A4.1

PARKS AND RECREATION FACILITIES

COMMUNITY PARKS

Community parks within the City are primarily highly developed and used for active recreation. They include amenities from picnic tables, and a boat launch at Angle Lake Park to courts and fields for tennis, softball, and soccer. Typically, community parks serve population within a mile radius of the park.

The inventory of current Community Parks includes the following:

Table PRC-1
PARKS INVENTORY
Community Parks

| <u>Name</u> | <u>Developed*</u> | <u>Undeveloped</u> | <u>Total</u> | <u>Location</u> |
|----------------------|-------------------|--------------------|-----------------|--|
| Angle Lake Park | 10.5 acres | 0 acres | 10.5 acres | 19408 International Blvd. |
| Grandview Park | 14.0 acres | 24.0 acres | 38.0 acres | 3600 S. 228 th Street |
| Sunset Playfield | 14.4 acres | 0 acres | 14.4 acres | 13659 – 18 th Ave. S. |
| Valley Ridge Park | 21 acres | 0 acres | 21 acres | 4644 S. 188 th St. |
| NST Community Park | 0.6 acres | 11.0 acres | 11.6 acres | S. 128 th St. & 20 th Ave. S |
| Tyee H.S. Playfields | 2.5 acres | 0 acres | 2.5 acres | 4424 S. 188 th St. |
| Total | 63 acres | 35 acres | 98 acres | |

* Developed acres are used to calculate current capacity.

Table PRC-2
CAPITAL PROJECTS LOS CAPACITY ANALYSIS
Community Parks

| LOS = 1.7 acres per 1,000 population | | | | |
|---|-----------------------------|--|-----------------------------|----------------------------------|
| (1) | (2) | (3) | (4) | (5) |
| <u>Time Period</u> | <u>City Population</u> | <u>Dev. Acres Required @ 0.0017 per Capita</u> | <u>Dev. Acres Available</u> | <u>Net Reserve Or Deficiency</u> |
| 2008 <u>2009</u> Actual Pop. | 25,720 <u>25,730</u> | 43.7 | 63.0 | 19.3 |
| 2009 – 2014 <u>2010 - 2015</u> Growth | 2,970 <u>3,320</u> | 5.0 <u>5.6</u> | 0 <u>1.5</u> | -5.0 <u>-4.1</u> |
| Total as of 2014 <u>2015</u> | 28,690 <u>29,050</u> | 48.7 <u>49.3</u> | 63.0 <u>64.5</u> | 14.3 <u>15.2</u> |
| No projects 1. Gathering Space (SeaTac/Airport Station Area), 2. Military Triangle Plaza (S. 154 th St. Station Area), and 3. P-Patch at Riverton Heights School site. | | | | |
| CAPACITY PROJECTS: | | | | |

Table PRC-3
CPF PROJECTS AND FINANCING PLAN
Sources and Uses of Funds
Community Parks

| (All Amounts Are Times \$1,000) | | | | | | | | |
|--|--------------|--------------|----------------|----------------|----------------|------------|------------|----------------|
| (1) | (2) | (2) | (3) | (4) | (5) | (6) | (7) | (8) |
| SOURCES/USES | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | TOTAL |
| SOURCES OF FUNDS | | | | | | | | |
| Existing Revenue: | | | | | | | | |
| Construction Sales Tax | 0.0 | 455.4 | 1,185.4 | 1,094.2 | 36.1 | 0.0 | 0.0 | 2,771.1 |
| REET 2 | 0.0 | 138.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 138.0 |
| Fund Balance #308 | | 0.0 | 82.5 | 17.5 | 0.0 | 0.0 | 0.0 | 100.0 |
| Valley Ridge Park Field Rentals | 0.0 | 80.0 | 90.0 | 0.0 | 0.0 | 0.0 | - | 170.0 |
| Debt Retirement Funds | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 630.0 | - | 630.0 |
| Available Capital Funds | 0.0 | 0.0 | 505.9 | 0.0 | 0.0 | 0.0 | - | 505.9 |
| Subtotal | 0.0 | 593.4 | 1,267.9 | 1,111.7 | 36.1 | 0.0 | 0.0 | 3,009.1 |
| NEW FUNDS | | | | | | | | |
| Grant: King Conservation Dist. | - | 60.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 60.0 |
| Community Relief Funds | - | 0.0 | 0.0 | 220.9 | 1,002.7 | 0.0 | 0.0 | 1,223.6 |
| REET 1 | 275.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | - | 275.0 |
| Investment Interest | 0.0 | 0.0 | 341.6 | 0.0 | 0.0 | 0.0 | - | 341.6 |
| Subtotal | 275.0 | 60.0 | 0.0 | 220.9 | 1,002.7 | 0.0 | 0.0 | 1,283.6 |
| Total Sources | 275.0 | 653.4 | 1,267.9 | 1,332.6 | 1,038.8 | 0.0 | 0.0 | 4,292.7 |
| USES OF FUNDS | | | | | | | | |
| Capacity Projects | | | | | | | | |
| 1. Gathering Place Plaza (30th Ave. S) | 0.0 | 593.4 | 1,185.4 | 1,002.6 | 1,002.7 | 0.0 | 0.0 | 3,784.1 |
| 2. Plaza/pedestrian connection at Military triangle (S. 154th St. Station Area) | 100 | 0.0 | 82.5 | 330.0 | 0.0 | 0.0 | 0.0 | 412.5 |
| 3. Community Garden (Riverton School Site) | | 60.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 60.0 |
| Subtotal | 100.0 | 653.4 | 1,267.9 | 1,332.6 | 1,002.7 | 0.0 | 0.0 | 4,256.6 |
| Non-Capacity Projects: | | | | | | | | |
| 4. Ornamental Fence Replacement (Angle Lake Pk) | | 0.0 | 0.0 | 0.0 | 36.1 | 0.0 | 0.0 | 36.1 |
| 3. Valley Ridge Spray Park | 175.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | - | 175.0 |
| 4. Valley Ridge Park (New restrooms, snack bar and storage) | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 630.0 | - | 630.0 |
| Subtotal | 175.0 | 0.0 | 0.0 | 0.0 | 36.1 | 0.0 | 0.0 | 36.1 |
| Total Costs | 275.0 | 653.4 | 1,267.9 | 1,332.6 | 1,038.8 | 0.0 | 0.0 | 4,292.7 |
| BALANCE | | | | | | | | |
| Surplus or (Deficit) | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |

Because the City tracks its facilities separately from its parks, improvements to the facilities at Sunset Valley Ridge Park, Angle Lake Park, and North SeaTac Community Park, as well as funding for these projects, are shown in Tables PRF-3, PRF bsa-2, PRF bsy-2, and PRF fs-2. Funding for all of these facilities is shown in Table PRF 3 on page A4-60.

NEIGHBORHOOD PARKS

Neighborhood parks are typically located within a residential area and provide passive, multi-use space, as well as opportunities for active recreation. They typically serve the population within a 1/2 mile radius of the park. Elementary school playfields and other school outdoor facilities (e.g., Tyee High School tennis courts) are counted in the City's inventory of parks facilities because they are available for the community's use. The City is not obligated to pay for maintenance or replacement of these facilities, except in cases where the City has entered into specific agreements with the Highline School District for provision or maintenance of specific facilities.

The inventory of current Neighborhood Parks includes the following:

**Table PRN-1
PARKS INVENTORY
Neighborhood Parks**

| | <u>Developed*</u> | <u>Undeveloped</u> | <u>Total</u> | <u>Location</u> |
|-------------------------------------|-------------------|--------------------|-------------------|--|
| McMicken Heights Park | 2.5 acres | 0 acres | 2.5 acres | S. 166 th St. & 40 th Ave. S. |
| Bow Lake Park | 3.5 acres | .5 acres | 4 acres | S. 178 th St. at 51 st Ave. S. |
| McMicken Hts. School* | 1 acre | 0 acres | 1 acre | 3708 S. 168 th St. |
| Valley View Elem. School* | 1 acre | 0 acres | 1 acre | 17622 46 th Ave. So. |
| Madrona Elem. School* | 1 acre | 0 acres | 1 acre | 3030 S. 204 th St. |
| Bow Lake Elem. School* | 1 acre | 0 acres | 1 acre | 18237 42 nd Ave. So. |
| <u>Riverton Heights Elem School</u> | <u>0 acres</u> | <u>7.8 acres</u> | <u>7.8 acres</u> | <u>150th & 30th Ave S.</u> |
| Total | 10 acres | 8.3 acres | 18.3 acres | |

*Developed acres are used to calculate current capacity.

*School playfields also serve as neighborhood parks for local residents.

**Table PRN-2
CAPITAL PROJECTS LOS CAPACITY ANALYSIS
Neighborhood Parks**

| City LOS = 0.27 acres per 1,000 | | | | |
|---------------------------------------|-----------------------------|---|---------------------------------|----------------------------------|
| (1) | (2) | (3) | (4) | (5) |
| <u>Time Period</u> | <u>City Population</u> | <u>Dev. Acres Required @ 0.00027 per Capita</u> | <u>Current. Acres Available</u> | <u>Net Reserve Or Deficiency</u> |
| 2008 <u>2009</u> Actual Pop. | 25,720 <u>25,730</u> | 6.9 | 10.0 | 3.1 |
| 2009 – 2014 <u>2010 - 2015</u> Growth | 2,970 <u>3,320</u> | 0.8 <u>0.9</u> | 0.0 | -0.8 <u>-0.9</u> |
| Total as of 2014 <u>2015</u> | 28,690 <u>29,050</u> | 7.7 <u>7.8</u> | 10.0 | 2.3 <u>2.2</u> |
| CAPACITY PROJECTS: | No projects | | | |

Table PRN-3
CFP PROJECTS AND FINANCING PLAN
Sources and Uses of Funds
Neighborhood Parks

There are no Capital projects planned through 2015

*The City is working with the YMCA on a joint project to build a full-service facility in a central location in SeaTac. The project will contain a weight and fitness room, an indoor basketball court, and a volleyball court, among other facilities and amenities.

Regional Parks

Regional/District parks typically serve a 10+ mile radius. They may include active recreational facilities, as well as passive open space areas.

North SeaTac Park

Due to its wide service area extending beyond the City of SeaTac, North SeaTac Park has not been treated as a typical SeaTac park. The City, in working with King County has established policies for park jurisdiction and maintenance.

The City has a Master Plan for the whole park, and approximately 80 acres have been developed with facilities for active recreation. No projects for additional development are proposed for the six-year CFP.

Des Moines Creek Park

Des Moines Creek Park is a wooded, natural area of 95 acres surrounding Des Moines Creek that was purchased with Forward Thrust funds for preservation as open space and recreation. Currently the area is underdeveloped and contains dirt bike trails. A connecting trail was completed along Des Moines Creek in 1997. Some additional improvements may be planned after discussion and master planning in conjunction with the community. However, the park will continue to offer passive recreational opportunities. Its large size and proximity at the southern end of the City contribute to its classification as a regional park. It will play a key role in the future, as additional trails are developed to form a linked network of natural areas in the Puget Sound.

Table PRR-1
CURRENT FACILITIES INVENTORY
Regional Parks

| | <u>Developed*</u> | <u>Undeveloped</u> | <u>Total</u> | <u>Location</u> |
|-----------------------|-------------------|--------------------|--------------------|-------------------------|
| North SeaTac Park | 80.0 acres | 116.4 acres | 196.4 acres | City's Northwest Corner |
| Des Moines Creek Park | 0.0 acres | 95.0 acres | 95.0 acres | City's South End |
| Total | 80.0 | 211.4 acres | 291.4 acres | |

*Developed acres are used to calculate current capacity.

Pocket/Mini Parks

“Pocket parks” are envisioned as small parks, near workplaces. They are characterized by urban plazas with hardscape surfaces, benches, lighting, and other pedestrian amenities. They may also include special interest areas such as the Flag Pavilion that highlights unique features of SeaTac, adding variety and interest to the commercial environment. City standards also encourage the inclusion of pocket parks within new developments, especially in the Urban Center.

Mini parks are small parks of 1/4 to 1/2 acre serving residential developments. Smaller than neighborhood parks, mini parks allow recreation areas to be accessible to children without the need to cross major streets. Such parks are especially needed in several existing multi-family areas that lack access to neighborhood parks.

The inventory of current pocket/mini parks includes the following.

**Table PRP-1
PARKS INVENTORY
Pocket/Mini Parks**

| <u>Name</u> | <u>Capacity (Developed Sq. Ft.)</u> | <u>Location</u> |
|----------------------------|---|-----------------------------------|
| <u>Pocket Parks</u> | | |
| Flag Pavilion | 2,500 square feet | Intl. Blvd. at Airport entrance |
| SeaTac Office Center Plaza | 8,500 square feet | 18000 International Blvd. |
| Hilton Plaza | 45,748 square feet | 17620 International Blvd. |
| <u>Mini Parks</u> | | |
| Eagle Scout Park | 1,800 square feet | 196 th & Military Road |
| Total | 58,548 square feet | |

None of the pocket parks listed is owned or maintained by the City. They are accessible to the public through the desire of property owners to create urban amenities that will enhance commercial areas. Both the City and local business can benefit from such parks which typically remain under the commercial property owner's operation. Currently there are no guidelines for the use of such parks nor guarantees that they will remain as parks. The City would like to encourage creation of additional parks in conjunction with guidelines for their use. Guidelines can serve both to protect property owners and to ensure the long term availability of pocket parks for the public.

The zoning code currently gives density bonuses to developers for including open space or park in their development, or for dedicating land for park development. Additionally, within the Urban Center, pedestrian plazas can count toward the landscaping requirements in certain situations. These zoning code provisions are intended to encourage the creation of pocket parks as the City grows.

The City has recently identified the need for mini parks in existing residential developments, and will continue to work with the community to identify opportunities to develop such parks.

Table PRP-2
CAPITAL PROJECTS LOS CAPACITY ANALYSIS
Pocket/Mini Parks

| City LOS = 500 square feet per 1,000 population | | | | | |
|---|------------------------------------|--|------------------------------|------------------------------------|-------------------------|
| (1) | (2) | (3) | (4) | (5) | |
| <u>Time Period</u> | <u>Citywide Population</u> | <u>Square Feet Required @ 0.5 per Capita</u> | <u>Square Feet Available</u> | <u>Net Reserve Or Deficiency</u> | |
| 2008 <u>2009</u> Actual Pop. | <u>25,720</u> <u>25,730</u> | <u>12,860</u> <u>12,865</u> | 58,548 | <u>45,688</u> | <u>45,683</u> |
| 2009 — 2014 <u>2010 - 2015</u> Growth | <u>2,970</u> <u>3,320</u> | <u>1,485</u> <u>1,660</u> | 0 | <u>-1,485</u> | <u>-1,660</u> |
| Total as of 2014 <u>2015</u> | <u>28,690</u> <u>29,050</u> | <u>14,345</u> <u>14,525</u> | 58,548 | <u>44,203</u> <u>44,023</u> | (Approx. 1 acre) |
| CAPACITY PROJECTS | No projects | | | | |

Table PRP-3
CFPPROJECTS AND FINANCING PLAN
Sources and Uses of Funds
Pocket/Mini Parks

There are currently no capital projects planned through 20142015.

Trails/Linear Parks

Recreational trails create pedestrian linkages between existing parks and enhance public enjoyment of natural features.

The inventory of current Trails includes the following:

**Table PRT-1
CURRENT FACILITIES INVENTORY
Trails**

| <u>Name</u> | <u>Capacity</u> (Lineal feet) | <u>Location</u> |
|-----------------------------|----------------------------------|-------------------------------------|
| North SeaTac Park Trails | 12,430 | City's Northwest Corner |
| Des Moines Creek Park Trail | 3,000 | City's South End |
| West Side Trail | 7,200 | Adjacent to DMMD, NSTP to Sunnydale |
| Total | 22,630 Lineal Feet | |

**Table PRT-2
CAPITAL PROJECTS LOS CAPACITY ANALYSIS
Trails/Linear Parks**

| City LOS = 251.6 lineal feet per 1,000 population | | | | |
|---|---|---|--------------------------------------|--|
| (1) | (2) | (3) | (4) | (5) |
| <u>Time Period</u> | <u>Citywide Population</u> | <u>Feet @ 0.2516 Per Capita</u> | <u>Lineal Feet Available</u> | <u>Net Reserve Or Deficiency</u> |
| 2008 <u>2009</u> Actual Pop. | 25,720 <u>25,730</u> | 6,471 <u>6,474</u> | 22,630 | 46,159 <u>16,156</u> |
| 2009 — 2014 <u>2010 - 2015</u> Growth | 2,970 <u>3,320</u> | 747 <u>835</u> | 03,200 | -747 <u>2,365</u> |
| Total as of 2014 <u>2015</u> | 28,690 <u>29,050</u> | 7,218 <u>7,309</u> | 22,630 <u>25,830</u> | 45,412 <u>18,521</u> |
| CAPITAL PROJECTS: | <u>Westside Trail Phase II, 3,200 lineal feet. See Table TR-3, Transportation Sources and Uses of Funds, for schedule, cost and revenue detail.</u> | | | |

Table PRT-3
CFP PROJECTS AND FINANCING PLAN
Sources and Uses of Funds
Trails/Linear Parks

No Trail/Linear Park projects are planned through 2015.*

* Phase II of the Westside Trail is being tracked through the Transportation budget. See Table TR-3.

Facilities-based LOS

The LOS provided by recreational facilities in the City is based on the number of each facility divided by the estimated number of people each one can serve annually. Table PRF-2 in each category analyzes capacity through the year ~~2014~~ 2015. Several projects are planned to increase capacity, including various sportsfield improvements. Capacity projects and financing plans for facilities with a facilities-based LOS are shown in Table PRF-3.

**Table PRF-bd-1
CURRENT FACILITIES INVENTORY
Badminton Courts**

| <u>Park</u> | <u>Location</u> | <u>Number of Facilities</u> |
|--------------------|---|-----------------------------|
| NST Community Park | 13735 24 th Ave. S. (Community Center Gym) | 3 |
| Total | | 3 |

**Table PRF-bd-2
CAPITAL PROJECTS LOS CAPACITY ANALYSIS
Badminton Courts**

| City LOS = 0.1 courts per 1,000 population | | | | |
|--|---------------------------------|---|-------------------------------------|----------------------------------|
| [1] | [2] | [3] | [4] | [5] |
| <u>Time Period</u> | <u>City-wide Population</u> | <u>Facilities Required @ 0.00010 per capita</u> | <u>Current Facilities Available</u> | <u>Net Reserve or Deficiency</u> |
| 2008 2009 Actual Pop. | 25,720 <u>25,730</u> | 2.6 | 3.0 | 0.4 |
| 2009 — 2014 2010 - 2015 Growth | 2,970 <u>3,320</u> | 0.3 | 0.0 | -0.3 |
| Total as of 2014 <u>2015</u> | 28,690 <u>29,050</u> | 2.9 | 3.0 | 0.1 |
| CAPACITY PROJECTS: | No projects | | | |

**Table PRF-bsa-1
INVENTORY
Baseball/softball Fields, adult**

| <u>Park</u> | <u>Location</u> | <u>Number of Facilities</u> |
|--------------------|---|-----------------------------|
| Valley Ridge Park | 4644 S. 188 th Street | 2 |
| NST Community Park | S. 128 th Street & 20 th Avenue South | 2 |
| Total | | 4 |

**Table PRF-bsa-2
CAPITAL PROJECTS LOS CAPACITY ANALYSIS
Baseball/Softball Fields, Adult**

| Adopted City LOS = 0.08 fields per 1,000 population | | | | | |
|--|---------------------------------|---|---|---|--|
| [1] | [2] | [3] | [4] | [5] | [6] |
| <u>Time Period</u> | <u>City-wide Population</u> | <u>Facilities Required @ 0.00008 per capita</u> | <u>Current Facilities Available</u> | <u>Added Capacity to Facilities</u> | <u>Net Reserve or Deficiency</u> |
| 2008 2009 Actual Pop. | 25,720 25,730 | 2.1 | 4.0 | 0.0 | 1.9 |
| 2009—2014 <u>2010 - 2015</u> Growth | 2,970 3,320 | 0.2 0.3 | 0.0 | 0.5 | 0.3 0.2 |
| Total as of 2014 <u>2015</u> | 28,690 29,050 | 2.3 2.4 | 4.0 | 0.5 | 2.2 2.1 |
| CAPACITY PROJECTS: Improved surface and outdoor lighting on field #4 at Valley Ridge Park * | | | | | |

* Column [5] refers to these improvements.

**Table PRF-bsy-1
INVENTORY
Baseball/softball Fields, youth**

| <u>Park</u> | <u>Location</u> | <u>Number of Facilities</u> |
|-------------------|-----------------------------------|-----------------------------|
| Sunset Playfield | 13659 18 th Ave. South | 2 |
| Valley Ridge Park | 4644 S. 188 th Street | 4 |
| Total | | 6 |

**Table PRF-bsy-2
CAPITAL PROJECTS LOS CAPACITY ANALYSIS
Baseball/softball Fields, youth**

City LOS = 0.15 fields per 1,000 population

| [1] | [2] | [3] | [4] | [5] | [6] |
|-------------------------------------|--|---|---|---|--|
| <u>Time Period</u> | <u>City-wide Population</u> | <u>Facilities Required @ 0.00015 per capita</u> | <u>Current Facilities Available</u> | <u>Capacity Added to Facilities</u> | <u>Net Reserve or Deficiency</u> |
| 2008 <u>2009</u> Actual Pop. | 25,720 <u>25,730</u> | 3.9 | 6.0 | 0.0 | 2.1 |
| 2009—2014 <u>2010 - 2015</u> Growth | 2,970 <u>3,320</u> | 0.4 <u>0.5</u> | 0.0 | 0.5 | 0.4 <u>0.0</u> |
| Total as of 2014 <u>2015</u> | 28,690 <u>29,050</u> | 4.3 <u>4.4</u> | 6.0 | 0.5 | 2.2 <u>2.1</u> |
| CAPACITY PROJECTS: | Improved surface and outdoor lighting on field #4 at Valley Ridge Park.* | | | | |

* Column [5] refers to these improvements.

**Table PRF-bbi-1
INVENTORY
Basketball Courts, indoor**

| <u>Park</u> | <u>Location</u> | <u>Number of Facilities</u> |
|--------------------|---|-----------------------------|
| NST Community Park | 13735 24 th Ave. S. (Community Center Gym) | 1 |
| YMCA | 3595 S. 188 th St. | <u>1</u> |
| Total | | <u>12</u> |

**Table PRF-bbi-2
CAPITAL PROJECTS LOS CAPACITY ANALYSIS
Basketball Courts, indoor**

| City LOS = 0.04 courts per 1,000 population | | | | |
|---|---|---|-------------------------------------|----------------------------------|
| [1] | [2] | [3] | [4] | [5] |
| <u>Time Period</u> | <u>City-wide Population</u> | <u>Facilities Required @ 0.00004 per capita</u> | <u>Current Facilities Available</u> | <u>Net Reserve or Deficiency</u> |
| 2008 <u>2009</u> Actual Pop. | 25,720 <u>25,730</u> | 1.0 | <u>12</u> | <u>0.01.0</u> |
| 2009—2014 <u>2010 - 2015</u> Growth | 2,970 <u>3,320</u> | 0.1 | <u>40</u> | <u>0.9-0.1</u> |
| Total as of 2014 <u>2015</u> | 28,690 <u>29,050</u> | 1.1 | 2 | 0.9 |
| CAPACITY PROJECTS: | Anticipated YMCA facility expected to have an indoor basketball court in 2009 | | | |

**Table PRbbo-1
INVENTORY
Basketball Courts, outdoor**

| <u>Park</u> | <u>Location</u> | <u>Number of Facilities</u> |
|--------------------|---|-----------------------------|
| Valley Ridge Park | 4644 S. 188 th Street | 3 |
| NST Community Park | S. 128 th Street & 20 th Avenue South | 2 |
| Bow Lake School | 18237 42 nd Ave. Street | 2 |
| Madrona School | 440 S. 186 th Street | 4 |
| Total | | 11 |

**Table PRF-bbo-2
CAPITAL PROJECTS LOS CAPACITY ANALYSIS
Basketball Courts, outdoor**

City LOS = 0.23 courts per 1,000 population

| <u>[1]</u> | <u>[2]</u> | <u>[3]</u> | <u>[4]</u> | <u>[5]</u> |
|--|---------------------------------|---|---|--|
| <u>Time Period</u> | <u>City-wide Population</u> | <u>Facilities Required @ 0.00023 per capita</u> | <u>Current Facilities Available</u> | <u>Net Reserve or Deficiency</u> |
| 2008 <u>2009</u> Actual Pop. | 25,720 <u>25,730</u> | 5.9 | 11 | 5.1 |
| 2009 — 2014 <u>2010 - 2015</u> Growth | 2,970 <u>3,320</u> | 0.7 <u>0.8</u> | 0.0 | -0.7 <u>-0.8</u> |
| Total as of 2013 <u>2014 2015</u> | 28,690 <u>29,050</u> | 6.6 <u>6.7</u> | 11 | 4.4 <u>4.3</u> |
| CAPACITY PROJECTS: | No Projects | | | |

**Table PRF-bmx-1
INVENTORY
BMX Track**

| <u>Park</u> | <u>Location</u> | <u>Number of Facilities</u> |
|--------------------|--|-----------------------------|
| NST Community Park | S. 128 th St. & 20 th Ave. S | 1 |
| Total | | 1 |

**Table PRF-bmx-2
CAPITAL PROJECTS LOS CAPACITY ANALYSIS
BMX Track**

Adopted City LOS = 0.03 tracks per 1,000 population

| <u>[1]</u> | <u>[2]</u> | <u>[3]</u> | <u>[4]</u> | <u>[5]</u> |
|------------------------------|---------------------------------|---|---|--|
| <u>Time Period</u> | <u>City-wide Population</u> | <u>Facilities Required @ 0.00003 per capita</u> | <u>Current Facilities Available</u> | <u>Net Reserve or Deficiency</u> |
| 2008 2009 Actual Pop. | <u>25,720 25,730</u> | 0.8 | 1 | 0.2 |
| 2009—2014 2010 - 2015 Growth | <u>2,970 3,320</u> | 0.1 | 0 | -0.1 |
| Total as of 2014 2015 | <u>28,690 29,050</u> | 0.9 | 1 | 0.1 |
| CAPACITY PROJECTS: | No projects | | | |

**Table PRF-bl-1
INVENTORY
Boat Launch**

| <u>Park</u> | <u>Location</u> | <u>Number of Facilities</u> |
|-----------------|-------------------------------|-----------------------------|
| Angle Lake Park | 19408 International Boulevard | 1 |
| Total | | 1 |

**Table PRF-bl-2
CAPITAL PROJECTS LOS CAPACITY ANALYSIS
Boat Launch**

Adopted City LOS = 0.03 launches per 1,000 population

| <u>[1] Time Period</u> | <u>[2] City-wide Population</u> | <u>[3] Facilities Required @ 0.00003 per capita</u> | <u>[4] Current Facilities Available</u> | <u>[5] Net Reserve or Deficiency</u> |
|---|---|---|---|--|
| 2008 <u>2009</u> Actual Pop. | 25,720 <u>25,730</u> | 0.8 | 1 | 0.2 |
| 2009 — 2014 <u>2010 - 2015</u> Growth | 2,970 <u>3,320</u> | 0.1 | 0 | -0.1 |
| Total as of 2014 <u>2015</u> | 28,690 <u>29,050</u> | 0.9 | 1 | 0.1 |
| CAPACITY PROJECTS: No projects | | | | |

**Table PRF-bg-1
INVENTORY
Botanical Garden**

| <u>Park</u> | <u>Location</u> | <u>Number of Facilities</u> |
|---------------------------|----------------------------------|-----------------------------|
| Highline Botanical Garden | 13735 24 th Avenue S. | 1 |
| Total | | 1 |

**Table PRF-bg-2
CAPITAL PROJECTS LOS CAPACITY ANALYSIS
Botanical Garden**

City LOS = 0.01 gardens per 1,000 population

| <u>[1] Time Period</u> | <u>[2] City-wide Population</u> | <u>[3] Facilities Required @ 0.00001 per capita</u> | <u>[4] Current Facilities Available</u> | <u>[5] Net Reserve or Deficiency</u> |
|--|---|---|---|--|
| 2008 2009 Actual Pop. | 25,720 25,730 | 0.3 | 1 | 0.7 |
| 2009 — 2014 <u>2010 - 2015</u> Growth | 2,970 3,320 | 0.0 | 0 | 0.0 |
| Total as of 2014 <u>2015</u> | 28,690 29,050 | 0.3 | 1 | 0.7 |
| CAPACITY PROJECTS | No projects | | | |

**Table PRF-f-1
INVENTORY
Fishing Pier**

| <u>Park</u> | <u>Location</u> | <u>Number of Facilities</u> |
|-----------------|-------------------------------|-----------------------------|
| Angle Lake Park | 19408 International Boulevard | 1 |
| Total | | 1 |

**Table PRF-f-2
CAPITAL PROJECTS LOS CAPACITY ANALYSIS
Fishing Pier**

City LOS = 0.03 piers per 1,000 population

| <u>[1] Time Period</u> | <u>[2] City-wide Population</u> | <u>[3] Facilities Required @ 0.00003 per capita</u> | <u>[4] Current Facilities Available</u> | <u>[5] Net Reserve or Deficiency</u> |
|--|---|---|---|--|
| 2008 2009 Actual Pop. | 25,720 25,730 | 0.8 | 1 | 0.2 |
| 2009 — 2014 2010 - 2015 Growth | 2,970 3,320 | 0.1 | 0 | -0.1 |
| Total as of 2014 2015 | 28,690 29,050 | 0.9 | 1 | 0.1 |
| CAPACITY PROJECTS: No projects | | | | |

**Table PRF-fs-1
INVENTORY
Football/soccer Fields**

| <u>Park</u> | <u>Location</u> | <u>Number of Facilities</u> |
|--------------------|---|-----------------------------|
| Sunset Playfield | 13659 18 th Ave. South | 1 |
| Valley Ridge Park | 4644 S. 188 th Street | 4 |
| NST Community Park | S. 128 th Street & 20 th Avenue South | 2 |
| Total | | 7 |

**Table PRF-fs-2
CAPITAL PROJECTS LOS CAPACITY ANALYSIS
Football/soccer Fields**

City LOS = 0.18 fields per 1,000 population

| [1] | [2] | [3] | [4] | [5] | [6] |
|--|---------------------------------|---|---|---|--|
| <u>Time Period</u> | <u>City-wide Population</u> | <u>Facilities Required @ 0.00018 per capita</u> | <u>Current Facilities Available</u> | <u>Added Capacity to Facilities</u> | <u>Net Reserve or Deficiency</u> |
| 2008-2009 Actual Pop. | 25,720 25,730 | 4.6 | 7 | 0.0 | 2.4 |
| 2009-2014 2010 - 2015 Growth | 2,970 3,320 | 0.5 0.6 | 0 | 0.5 | 0.0 -0.1 |
| Total as of 2014 2015 | 28,690 29,050 | 5.1 5.2 | 7 | 0.5 | 2.4 2.3 |
| CAPACITY PROJECTS: Improved surface and outdoor lighting on field #4 at Valley Ridge Park | | | | | |

* Column [5] refers to these improvements.

**Table PRF-pb-1
INVENTORY
Pickleball Courts, Indoor**

| <u>Park</u> | <u>Location</u> | <u>Number of Facilities</u> |
|--------------------|---|-----------------------------|
| NST Community Park | 13735 24 th Ave. S. (Community Center Gym) | 3 |
| Total | | 3 |

**Table PRF-pb-2
CAPITAL PROJECTS LOS CAPACITY ANALYSIS
Pickleball Courts**

City LOS = 0.1 courts per 1,000 population

| <u>[1]</u> | <u>[2]</u> | <u>[3]</u> | <u>[4]</u> | <u>[5]</u> |
|--|--|---|---|--|
| <u>Time Period</u> | <u>City-wide Population</u> | <u>Facilities Required @ 0.00010 per capita</u> | <u>Current Facilities Available</u> | <u>Net Reserve or Deficiency</u> |
| 2008 <u>2009</u> Actual Pop. | 25,720 <u>25,730</u> | 2.6 | 3 | 0.4 |
| 2009 <u>2014</u> 2010 - <u>2015</u> Growth | 2,970 <u>3,320</u> | 0.3 | 0 | -0.3 |
| Total as of 2014 <u>2015</u> | 28,690 <u>29,050</u> | 2.9 | 3 | 0.1 |
| CAPACITY PROJECTS: | No projects | | | |

**Table PRF-ps-1
INVENTORY
Picnic Shelters**

| <u>Park</u> | <u>Location</u> | <u>Number of Facilities</u> |
|--------------------|---|-----------------------------|
| Angle Lake Park | 19408 International Boulevard | 1 |
| NST Community Park | S. 128 th Street & 20 th Avenue South | 1 |
| Total | | 2 |

**Table PRF-ps-2
CAPITAL PROJECTS LOS CAPACITY ANALYSIS
Picnic Shelters**

City LOS = 0.06 shelters per 1,000 population

| <u>[1]</u> | <u>[2]</u> | <u>[3]</u> | <u>[4]</u> | <u>[5]</u> |
|---|---------------------------------|---|---|--|
| <u>Time Period</u> | <u>City-wide Population</u> | <u>Facilities Required @ 0.00006 per capita</u> | <u>Current Facilities Available</u> | <u>Net Reserve or Deficiency</u> |
| 2008 <u>2009</u> Actual Pop. | 25,720 <u>25,730</u> | 1.5 | 2 | 0.5 |
| 2009 <u>2014</u> <u>2010 - 2015</u> Growth | 2,970 <u>3,320</u> | 0.2 | 0 | -0.2 |
| Total as of 2014 <u>2015</u> | 28,6 <u>29,050</u> 90 | 1.7 | 2 | 0.3 |
| CAPACITY PROJECTS: | | | | |

**Table PRF-pt-1
INVENTORY
Picnic Table Areas**

| <u>Park</u> | <u>Location</u> | <u>Number of Facilities</u> |
|--------------------|---|-----------------------------|
| NST Community Park | S. 128 th Street & 20 th Avenue South | 1 |
| Valley Ridge Park | 4644 S. 188 th Street | 1 |
| Total | | 2 |

**Table PRF-pt-2
CAPITAL PROJECTS LOS CAPACITY ANALYSIS
Picnic Table Areas**

Adopted City LOS = 0.03 table areas per 1,000 population

| <u>[1]</u> | <u>[2]</u> | <u>[3]</u> | <u>[4]</u> | <u>[5]</u> |
|-------------------------------------|---------------------------------|---|---|--|
| <u>Time Period</u> | <u>City-wide Population</u> | <u>Facilities Required @ 0.00003 per capita</u> | <u>Current Facilities Available</u> | <u>Net Reserve or Deficiency</u> |
| 2008 <u>2009</u> Actual Pop. | 25,720 <u>25,730</u> | -7 <u>0.8</u> | 2 | -1.3 <u>1.2</u> |
| 2009-2014 <u>2010 - 2015</u> Growth | 2,970 <u>3,200</u> | 0.08 <u>0.1</u> | 0 | -0.1 |
| Total as of 2014 <u>2015</u> | 28,690 <u>29,050</u> | -8 <u>0.9</u> | 2 | 1.1 |
| CAPACITY PROJECTS: | <u>No Projects</u> | | | |

**Table PRC-1
INVENTORY
Playgrounds**

| <u>Park</u> | <u>Location</u> | <u>Number of Facilities</u> |
|-----------------------|---|-----------------------------|
| McMicken School | S. 166 th Street & 37 th Avenue South | 2 |
| McMicken Heights Park | S. 166 th Street & 40 th Avenue South | 1 |
| Valley Ridge Park | 4644 S. 188 th Street | 1 |
| NST Community Park | S. 128 th Street & 20 th Avenue South | 1 |
| Bow Lake School | 18237 42 nd Ave. S. | 1 |
| Angle Lake Park | 19408 International Blvd. | 1 |
| Total | | 7 |

**Table PRC-2
CAPITAL PROJECTS LOS CAPACITY ANALYSIS
Playgrounds**

Adopted City LOS = 0.24 playgrounds per 1,000 population

| [1] | [2] | [3] | [4] | [5] |
|--|---------------------------------|---|---|--|
| <u>Time Period</u> | <u>City-wide Population</u> | <u>Facilities Required @ 0.00024 per capita</u> | <u>Current Facilities Available</u> | <u>Net Reserve or Deficiency</u> |
| 2008 2009 Actual Pop. | 25,720 25,730 | 6.2 | 7 | 0.8 |
| 2009 — 2014 <u>2010 - 2015</u> Growth | 2,970 3,320 | -0.7 0.8 | 0 | -0.7 -0.8 |
| Total as of 2014 <u>2015</u> | 28,690 29,050 | 6.9 7.0 | 7 | 0.1 0.0 |
| CAPACITY PROJECTS: | No projects | | | |

**Table PRF-rh-1
INVENTORY
Roller Hockey**

| <u>Park</u> | <u>Location</u> | <u>Number of Facilities</u> |
|-------------------|----------------------------------|-----------------------------|
| Valley Ridge Park | 4644 S. 188 th Street | 1 |
| Total | | 1 |

**Table PRF-rh-2
CAPITAL PROJECTS LOS CAPACITY ANALYSIS
Roller Hockey**

City (proposed) LOS = 0.03 rinks per 1,000 population

| <u>[1]</u> <u>Time Period</u> | <u>[2]</u> <u>City-wide Population</u> | <u>[3]</u> Facilities Required @ 0.00003 <u>per capita</u> | <u>[4]</u> <u>Current Facilities Available</u> | <u>[5]</u> Net Reserve or <u>Deficiency</u> |
|---|---|--|---|---|
| 2008 2009 Actual Pop. | 25,720 25,730 | 0.8 | 1 | 0.2 |
| 2009 2014 2010 - 2015 Growth | 2,970 3,320 | 0.1 | 0 | -0.1 |
| Total as of 2014 <u>2015</u> | 28,690 29,050 | 0.9 | 1 | 0.1 |
| CAPACITY PROJECTS: | No projects | | | |

**Table PRF-sb-1
INVENTORY
Skateboard Parks**

| <u>Park</u> | <u>Location</u> | <u>Number of Facilities</u> |
|-------------------|----------------------------------|-----------------------------|
| Valley Ridge Park | 4644 S. 188 th Street | 1* |
| Total | | 1 |

**Table PRF-sb-2
CAPITAL PROJECTS LOS CAPACITY ANALYSIS
Skateboard Parks**

City (proposed) LOS = 0.03 parks per 1,000 population

| <u>[1] Time Period</u> | <u>[2] City-wide Population</u> | <u>[3] Facilities Required @ 0.00003 per capita</u> | <u>[4] Current Facilities Available</u> | <u>[5] Net Reserve or Deficiency</u> |
|--|---|---|---|--|
| 2008 <u>2009</u> Actual Pop. | 25,720 <u>25,730</u> | 0.8 | 1 | 0.2 |
| 2009 - 2014 <u>2010 - 2015</u> Growth | 2,970 <u>3,230</u> | 0.1 | 0 | -0.1 |
| Total as of <u>2014</u> <u>2015</u> | 28,690 <u>29,050</u> | 0.9 | 1 | 0.1 |
| CAPACITY PROJECTS: | No projects | | | |

*In addition to the Skateboard Park at Valley Ridge Park, SeaTac residents use the facility at Foster High School in Tukwila. Since SeaTac does not contribute support to this facility, however, it is not listed here.

**Table PRF-tc-1
INVENTORY
Tennis Courts**

| <u>Park</u> | <u>Location</u> | <u>Number of Facilities</u> |
|-----------------------|---|-----------------------------|
| McMicken Heights Park | S. 166 th Street & 20 Avenue South | 2 |
| Sunset Playfield | 13659 18 th Ave. South | 2 |
| Valley Ridge Park | 4644 S. 188 th Street | 2 |
| Tyee High School | 4424 S. 188 th Street | 4 |
| Total | | 10 |

**Table PRF-tc-2
CAPITAL PROJECTS LOS CAPACITY ANALYSIS
Tennis Courts**

| Adopted City LOS = 0.30 courts per 1,000 population | | | | |
|---|---------------------------------|---|-------------------------------------|----------------------------------|
| [1] | [2] | [3] | [4] | [6] |
| <u>Time Period</u> | <u>City-wide Population</u> | <u>Facilities Required @ 0.00030 per capita</u> | <u>Current Facilities Available</u> | <u>Net Reserve or Deficiency</u> |
| 2008 <u>2009</u> Actual Pop. | 25,720 <u>25,730</u> | 7.7 | 10 | 2.3 |
| 2009 - 2014 <u>2010 - 2015</u> Growth | 2,970 <u>3,320</u> | 0.9 <u>1.0</u> | 0 | -0.9 <u>-1.0</u> |
| Total as of 2014 <u>2015</u> | 28,690 <u>29,050</u> | 8.6 <u>8.7</u> | 10 | 1.4 <u>1.3</u> |
| CAPACITY PROJECTS: | No projects | | | |

**Table PRF-th-1
INVENTORY
Theater, outdoor**

| <u>Park</u> | <u>Location</u> | <u>Number of Facilities</u> |
|-----------------|-------------------------------|-----------------------------|
| Angle Lake Park | 19408 International Boulevard | 1 |
| Total | | 1 |

**Table PRF-th-2
CAPITAL PROJECTS LOS CAPACITY ANALYSIS
Theater, outdoor**

| Adopted City LOS = 0.03 theaters per 1,000 population | | | | |
|---|---------------------------------|--|---|--|
| [1] | [2] | [3] | [4] | [5] |
| <u>Time Period</u> | <u>City-wide Population</u> | <u>Facilities Required @ 0.000030 per capita</u> | <u>Current Facilities Available</u> | <u>Net Reserve or Deficiency</u> |
| 2008 2009 Actual Pop. | 25,720 25,730 | 0.8 | 1 | 0.2 |
| 2009 - 2014 2010 - 2015 Growth | 2,970 3,320 | 0.1 | 0 | -0.1 |
| Total as of 2014 <u>2015</u> | 28,690 29,050 | 0.9 | 1 | 0.1 |
| CAPACITY PROJECTS: | No projects | | | |

**Table PRF-vb-1
INVENTORY
Volleyball Courts**

| Park | Location | Number of Facilities |
|----------------------|--|-----------------------------|
| NST Community Park | S. 128 th St. & 20 th Ave. S | 1 |
| Tyee H.S. Playfields | 4424 S. 188 th Street | 2 |
| YMCA | 3595 S. 188 th St. | <u>2</u> |
| Total | | <u>35</u> |

**Table PRF-vb-2
CAPITAL PROJECTS LOS CAPACITY ANALYSIS
Volleyball Courts**

Adopted City LOS = 0.12 courts per 1,000 population

| [1] | [2] | [3] | [4] | [5] |
|--|--|--|--|---|
| <u>Time Period</u> | <u>City-wide Population</u> | <u>Facilities Required @ 0.00012 per capita</u> | <u>Current Facilities Available</u> | <u>Net Reserve or Deficiency</u> |
| 2008 <u>2009</u> Actual Pop. | 25,720 <u>25,730</u> | 3.1 | 3 <u>5.0</u> | -0.1 <u>1.9</u> |
| 2009 - 2014 <u>2010 - 2015</u> Growth | 2,970 <u>3,320</u> | <u>0.4</u> | 2 <u>0.0</u> | 1.6 <u>-0.4</u> |
| Total as of <u>2014</u> <u>2015</u> | 28,690 <u>29,050</u> | <u>3.5</u> | 5 | <u>1.5</u> |
| CAPACITY PROJECTS: | <u>No Projects</u> Two new courts planned as part of YMCA project. | | | |

**Table PRF-wf-1
INVENTORY
Weight/Fitness Rooms**

| <u>Park</u> | <u>Location</u> | <u>Number of Facilities</u> |
|--------------------|---|-----------------------------|
| NST Community Park | S. 128 th Street & 20 th Avenue South | 1 |
| YMCA | 3595 S. 188 th St. | <u>1</u> |
| Total | | <u>12</u> |

**Table PRF-wf-2
CAPITAL PROJECTS LOS CAPACITY ANALYSIS
Weight/Fitness Rooms**

| Adopted City LOS = 0.04 weight rooms per 1,000 population | | | | |
|---|---|---|-------------------------------------|----------------------------------|
| [1] | [2] | [3] | [4] | [5] |
| <u>Time Period</u> | <u>City-wide Population</u> | <u>Facilities Required @ 0.00004 per capita</u> | <u>Current Facilities Available</u> | <u>Net Reserve or Deficiency</u> |
| 2008 <u>2009</u> Actual Pop. | 25,720 <u>25,730</u> | 1.0 | 4 <u>2.0</u> | 0 <u>-1.00</u> |
| 2009 - 2014 <u>2010 - 2015</u> Growth | 2,970 <u>3,320</u> | 0.1 | 4 <u>0.0</u> | 0.9 <u>-0.1</u> |
| Total as of <u>2014 2015</u> | <u>28,690 29,050</u> | 1.1 | 2 | 0.9 |
| CAPACITY PROJECTS: | No Projects New weight/fitness room planned as part of YMCA project. | | | |

Table PRF-3
CAPITAL PROJECTS AND FINANCING PLAN
Park and Recreation Facilities

(All Amounts Are Times \$1,000)

| (1) SOURCES/USES | (2) 2009 | (2) 2010 | (3) 2011 | (4) 2012 | (5) 2013 | (6) 2014 | (7) 2015 | (8) TOTAL |
|--|--------------|-------------|-------------|-------------|--------------|--------------|-------------|----------------|
| SOURCES OF FUNDS | | | | | | | | |
| Existing Revenue: | | | | | | | | |
| Reet 1 | | 0.0 | 0.0 | 0.0 | 0.0 | 183.6 | 0.0 | 183.6 |
| Reet 2 | | 0.0 | 0.0 | 0.0 | 685.0 | 501.4 | 0.0 | 1,186.4 |
| Construction Sales Tax | | 42.8 | 72.0 | 42.8 | 0.0 | 0.0 | 0.0 | 157.6 |
| Excess Valley Ridge Park Turf Field Rental Fees | 0.0 | 0.0 | 0.0 | 0.0 | 260.0 | 260.0 | 0.0 | 520.0 |
| Fund Balance #301 | | 42.8 | 72.0 | 42.8 | | | | - |
| Federal Grant | 0.0 | 0.0 | 0.0 | 0.0 | 400.0 | 400.0 | | 200.0 |
| Local Grant | 0.0 | 0.0 | 0.0 | 0.0 | 13.5 | 13.5 | | 27.0 |
| CDBG Fund | 324.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | | 0.0 |
| NEW FUNDS | | | | | | | | |
| Highline School District | 0.0 | 0.0 | 0.0 | 0.0 | 166.5 | 166.5 | | 333.0 |
| Investment Interest | 0.0 | 0.0 | 0.0 | 0.0 | 177.0 | 177.0 | | 354.0 |
| Total Sources | 324.0 | 42.8 | 72.0 | 42.8 | 945.0 | 945.0 | 0.0 | 2,047.6 |
| USES OF FUNDS | | | | | | | | |
| Capacity Projects: | | | | | | | | |
| 1. Valley Ridge Field #4 renovation | 0.0 | 0.0 | 0.0 | 0.0 | 945.0 | 945.0 | 0.0 | 1,890.0 |
| 2. Facilities in YMCA project* | | | | | | | | |
| Subtotal | 0.0 | 0.0 | 0.0 | 0.0 | 945.0 | 945.0 | 0.0 | 1,890.0 |
| Non-Capacity Projects: | | | | | | | | |
| 2. Angle Lake Pk playground equip. replacement | | 0.0 | 0.0 | 42.8 | 0.0 | 0.0 | 0.0 | 42.8 |
| 3. NST Comm. Pk playground equip. replacement | | 42.8 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 42.8 |
| 4. Valley Ridge Pk playground equip. replacement | | 0.0 | 72.0 | 0.0 | 0.0 | 0.0 | 0.0 | 72.0 |
| 4. Sunset Park | | | | | | | | |
| — Soccer field irrigation improvements (7 acres) | 324.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | | 324.0 |
| Subtotal | 324.0 | 42.8 | 72.0 | 42.8 | 0.0 | 0.0 | 0.0 | 157.6 |
| Total Costs | 324.0 | 42.8 | 72.0 | 42.8 | 945.0 | 945.0 | 0.0 | 2,047.6 |
| BALANCE | | | | | | | | |
| Surplus or (Deficit) | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |

*The City is working with the YMCA on a joint project to build a full service facility in a central location in SeaTac. The project will contain a weight and fitness room, an indoor basketball court, and 2 volleyball courts, among other facilities and amenities. Details regarding the costs are still being worked out.

OPERATING IMPACT OF LOS CAPITAL IMPROVEMENTS

The operating impact of the capital improvement projects during 2010 - 2015 to maintain the adopted LOS is shown in Table PRF-4.

Table PR 4
OPERATING IMPACT OF LEVEL OF SERVICE CAPITAL IMPROVEMENTS
Total Parks and Recreation

(All Amounts Are Times \$1,000)

| (1) Type of Facility | (2) 2010 | (2) 2011 | (3) 2012 | (4) 2013 | (5) 2014 | (6) 2015 | (7) 2016 | (8) Total \$ |
|---|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-----------------|
| All Parks | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1. Community Garden (Riverton School Site) | | 6 | 6 | 5.7 | 5.9 | 6 | 6.1 | 35.7 |
| 2. Sports Field Improvements (Valley Ridge Park) | | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 60.4 | 60.4 |
| 3. Soccer Field Improvements (Sunset Park) | | 1.5 | 1.5 | 1.6 | 1.6 | 1.6 | 1.7 | 9.5 |
| Total Costs | 0.0 | 7.5 | 7.5 | 7.3 | 7.5 | 7.6 | 68.2 | 105.6 |

COMMUNITY CENTER

CURRENT FACILITIES

The City of SeaTac operates one major community center to provide indoor recreation facilities and public meeting rooms. The North SeaTac ~~Park~~ Community Center is located at 13735 - 24th Avenue South and offers nearly 27,000 sq.ft. of recreational space, meeting rooms and administrative offices from which various recreational programs are run. The facilities include a weight room, gymnasium, locker rooms, a banquet room with cooking facilities, and a senior center.

In addition to North SeaTac Park, the City owns a small Community Center building at the Valley Ridge Community Park. This 2,000 sq. ft. building provides a large meeting room, an office, and restrooms. A morning preschool program and afternoon teen program are now being offered at this facility. The Valley Ridge facility is rented out to the community on Sundays.

Also, a City recreation room at Bow Lake was completed in 2007 that ~~will be~~ is used for before and after school activities and meetings.

LEVEL OF SERVICE (LOS)

The City adopted LOS is 1,020 sq. feet per 1,000 population, marginally lower than the current LOS of 1,170 sq. ft. per 1,000 population. Based on projected population growth, the adopted LOS will result in a reserve of ~~846~~ 478 sq. feet of community center space by the year ~~2014~~ 2015.

CAPITAL FACILITIES PROJECTS COMPLETED IN ~~2008~~ 2009

There were no new capital facilities projects completed in ~~2008~~ 2009.

CAPITAL FACILITIES PROJECTS AND FINANCING

This City is planning one non-capacity capital project ~~With the creation of the new recreation room at Bow Lake Elementary School, completed in 2007, the City anticipates no new capital projects through the year~~ 2014 2015 (See table CC-3).

Table CC-1

CURRENT FACILITIES INVENTORY
Community Center Facilities

| <u>Name</u> | <u>Capacity</u> | <u>Location</u> |
|---|---------------------------|---------------------------------|
| North SeaTac Park Community Center | 26,809 square feet | 13735 - 24 th Ave S. |
| Valley Ridge Community Center | 2,000 square feet | 4644 S. 188th St. |
| Recreation Room at Bow Lake Elementary School | 1,300 square feet | 18237 42nd Ave S |
| Total | 30,109 square feet | |

Table CC-2
CAPITAL PROJECTS LOS CAPACITY ANALYSIS
Community Center Facilities

City LOS - 1,020 sq. ft. per 1,000 population

| (1) | (2) | (3) | (4) | (5) |
|--------------------------------|----------------------|---------------------------------------|-------------------|---------------------------|
| Time Period | City Population | Sq. Ft. Required @ 1.02000 Per Capita | Sq. Ft. Available | Net Reserve Or Deficiency |
| 2008 2009 Actual Pop. | 25,720 25,730 | 26,234 26,245 | 30,109 | 3,875 3,864 |
| 2009 - 2014 2010 - 2015 Growth | 2,970 3,320 | 3,029 3,386 | 0 | -3,029 -3,386 |
| Total as of 2014 2015 | 28,690 29,050 | 29,263 29,631 | 30,109 | 846 478 |
| CAPACITY PROJECTS: | No projects | | | |

Table CC-3
CFPPROJECTS AND FINANCING PLAN
Sources and Uses of Funds
Community Center Facilities

(All Amounts Are Times \$1,000)

| (1) SOURCES/USES | (2) 2009 | (2) 2010 | (3) 2011 | (4) 2012 | (5) 2013 | (6) 2014 | (7) <u>2015</u> | (8) TOTAL |
|---|-------------|--------------|-------------|-------------|-------------|-------------|--------------------|--------------|
| SOURCES OF FUNDS | | | | | | | | |
| Existing Revenue: | | | | | | | | |
| Sales Tax | 0.0 | 168.3 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 168.3 |
| Total Sources | 0.0 | 168.3 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 168.3 |
| USES OF FUNDS | | | | | | | | |
| Capacity Projects | | | | | | | | |
| 1. Roof Replacement-NSTP Community Center | 0.0 | 168.3 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 168.3 |
| Total Costs | 0.0 | 168.3 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 168.3 |
| BALANCE | | | | | | | | |
| Surplus or (Deficit) | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |

Table CH 4
OPERATING IMPACT OF LEVEL OF SERVICE CAPITAL IMPROVEMENTS
Community Center Facilities

There are no operating impacts associated with capital projects through ~~2015~~ 2016

FIRE SERVICES

CURRENT FACILITIES

The SeaTac Fire Department is responsible for delivering fire protection and emergency medical services to the City. The Fire Department currently serves 9.5 square miles (does not reflect recent Port of Seattle acquisitions) and ~~25,530~~25,730 people, thus each of the three fire stations, on average, serves 3.2 miles and ~~8,510~~8,576 people. Table FS-1, the Current Facilities Inventory for Fire Services, lists each fire station, its current capacity and location. A map following the inventory shows the geographic location of each station.

Presently, the City operates 3 fire stations: Station 45 (South), Station 46 (East), and Station 47 (North). Station 46 is the headquarters station, and the location of the City's Emergency Coordination Center (ECC). Three fire/aid units (engine companies with EMS/rescue capability) operate from these fire stations. The current ratio of fire/aid units to population is 0.12 fire/aid units per 1,000 population. The average response time from each station is 5.0 minutes.

LEVEL OF SERVICE (LOS)

The adopted LOS for fire protection and emergency services capital facilities is 0.10 fire/aid units per 1,000 population. The adopted LOS will not require any additional fire/aid unit through the year ~~2014~~2015.

Fire Department staff emphasize that the "capital facility" LOS (0.10 fire/aid units per 1,000 population) is only one measurement for assessing fire protection services. In contrast, an "operational" level of service considers response time, delivery of required fire flows (quantity and pressure) in a timely manner, and available fire fighting force at the scene. The recommended "operational" level of service thus includes:

- A five minute response time for 95% of all emergency fire calls;
- Delivery of a minimum 350 gallons per minute to a fire:
 - a. Within 10 minutes of an emergency fire call;
 - b. At 35 gallons per minute per firefighter.

The recommended operational level of service is consistent with:

- The 4 to 5 minute response time and 350 gallon availability within 10 minutes that the City of SeaTac Fire Department has identified as the "operational" LOS most likely to be required for the "average" residential fire, as well as the amount required to provide final extinguishment in a commercial building that is equipped with automatic sprinklers; and
- The "Managing Fire Services" guide for fire administrators published by the International City Management Association (ICMA), and the National Fire Academy which recommends 350 gpm delivery capability @ 35 gpm per firefighter.

According to Fire Department staff, the 350 gpm delivery standard adds an important dimension to a "typical response time LOS," which is a measure of when the first fire/aid unit arrives at the site of a fire. Response time as a sole LOS measure is appropriate for EMS response (assuming sufficient aid resources are on the apparatus) to provide basic life support. However, a fire incident response time only reflects the time at which the first "spectators" arrive, and does not reflect the total and immediate resource requirements for water application, possible rescue, forcible entry, ventilation, and provision of a rescue team for the initial fire entry team. The 350 gpm delivery LOS capability would require at least 10 fire fighters at the scene for an effective fire suppression

effort.

CAPITAL FACILITIES PROJECTS COMPLETED IN ~~2008~~2009

In ~~2008~~2009, the City completed construction of the new Station 46 Engine #101, Pickup Truck #14 and Support Unit vehicle #114 were replaced. In addition, four (4) Thermal Imaging Cameras units were purchased, and substantial progress was made on the construction of the new station #46.

CAPITAL FACILITIES PROJECTS AND FINANCING

The 0.10 units/1,000 population LOS does not require any additional fire/aid unit for the ~~2009-2014~~2010-2015 period. The City's ~~has a Fire Capital Reserve fund is.~~ This fund, with supplemental funding from the General Fund, will be the source for Fire Department major vehicles and equipment, including any additional Fire/Aid unit needed in the future to achieve the adopted LOS. The city expects to complete the replacement of Fire Station #46 by 2009 and Fire Station #45 by 20102011 (estimated cost is \$3,010,400). Other capital projects planned for the 2010-2015 time period include vehicle and equipment replacements, estimated at \$2,169,000 (See Table FS-3)

OPERATING IMPACT OF LOS CAPITAL IMPROVEMENTS

The operating impact of the capital improvement projects during 2010-2015 to maintain the adopted LOS is shown in Table FS-4.

Fire Services

The inventory of current Fire Services capital facilities include the following:

Table FS-1
CURRENT FACILITIES INVENTORY
Fire Services

| <u>Name of Station</u> | <u>Fire/Aid Units In Service</u> | <u>Total Station Capacity (Fire/Aid Units per Station)</u> | <u>Location</u> |
|------------------------|--------------------------------------|--|-----------------|
| Station 45 | 1 | 3 | South |
| Station 46 | 1 | 2 | East |
| Station 47 | 1 | 1 | North |
| Total | 3 | 6 | |

Table FS-2
CAPITAL PROJECTS LOS CAPACITY ANALYSIS
Fire Services

| City LOS = 0.10 service units per 1,000 population | | | | |
|--|-------------------------------|--|--|---|
| (1) Time Period | (2) City Population | (3) Service Units Required @ 0.0001 Per Capita | (4) Service Units Available | (5) Net Reserve Or Deficiency |
| 2008 <u>2009</u> Actual Pop. | <u>25,720</u> <u>25,730</u> | 2.6 | 3.0 | 0.4 |
| 2009 <u>2014</u> <u>2010 - 2015</u> Growth | <u>2,970</u> <u>3,320</u> | 0.3 | 0.0 | -0.3 |
| Total as of 2014 <u>2015</u> | <u>28,690</u> <u>29,050</u> | 2.9 | 3.0 | 0.1 |
| CAPACITY PROJECTS | No projects | | | |

MAP A4.2

FIRE STATIONS

Table FS-3
CFP PROJECTS AND FINANCING PLAN
Sources and Uses of Funds
Fire Services

| (All Amounts Are Times \$1,000) | | | | | | | | |
|---|----------------|----------------|----------------|--------------|--------------|------------|--------------|----------------|
| (1) | (2) | (2) | (3) | (4) | (5) | (6) | (7) | (8) |
| SOURCES/USES | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | TOTAL |
| SOURCES OF FUNDS | | | | | | | | |
| Existing Revenue: | | | | | | | | |
| Muni Fac. Fund #306 | 1,500.0 | 1,505.2 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 1,505.2 |
| Fire Equipment Fund #303 | 0.0 | 334.0 | 511.0 | 360.0 | 574.4 | 0.0 | 389.6 | 2,169.0 |
| REET 1 | | 0.0 | 324.8 | 0.0 | 0.0 | 0.0 | 0.0 | 324.8 |
| Sales Tax | | 0.0 | 1,180.4 | 0.0 | 0.0 | 0.0 | 0.0 | 1,180.4 |
| General Fund #004 | 0.0 | 220.0 | 220.0 | 0.0 | 0.0 | 0.0 | | 440.0 |
| Subtotal, Existing Revenue | 1,500.0 | 1,839.2 | 2,016.2 | 360.0 | 574.4 | 0.0 | 389.6 | 5,179.4 |
| New Revenue: | | | | | | | | |
| Port Sales Tax/REET/Reserves | 0.0 | 769.0 | 769.0 | 0.0 | 0.0 | 0.0 | | 1,538.0 |
| Construction Sales Tax | 0.0 | 490.0 | 490.0 | 0.0 | 0.0 | 0.0 | | 980.0 |
| Subtotal, New Revenue | 0.0 | 1,259.0 | 1,259.0 | 0.0 | 0.0 | 0.0 | | 2,518.0 |
| Total Sources | 1,500.0 | 1,839.2 | 2,016.2 | 360.0 | 574.4 | 0.0 | 389.6 | 5,179.4 |
| USES OF FUNDS | | | | | | | | |
| Capacity Projects: | | | | | | | | |
| Subtotal, Capacity Projects | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| Non-Capacity Projects: | | | | | | | | |
| 1. Station 46 Replacement | 1,500.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | | 1,500.0 |
| 1. Station 45 Replacement | 0.0 | 1,505.2 | 1,505.2 | 0.0 | 0.0 | 0.0 | 0.0 | 3,010.4 |
| Subtotal, Buildings | 1,500.0 | 1,505.2 | 1,505.2 | 0.0 | 0.0 | 0.0 | 0.0 | 3,010.4 |
| Vehicles: | | | | | | | | |
| 1. Pumper Replacement (#112) | 0.0 | 0.0 | 0.0 | 250.0 | 574.4 | 0.0 | 0.0 | 824.4 |
| 2. Assistant Chief Vehicle Replacement (#21) | 0.0 | 0.0 | 0.0 | 55.0 | 0.0 | 0.0 | 0.0 | 55.0 |
| 3. Chief Vehicle Replacement (#20) | 0.0 | 0.0 | 52.4 | 0.0 | 0.0 | 0.0 | 0.0 | 52.4 |
| 4. Command Vehicle Replacement (#19) | 0.0 | 0.0 | 94.0 | 0.0 | 0.0 | 0.0 | 0.0 | 94.0 |
| 5. Type III Aid Car Replacement (#116) | 0.0 | 0.0 | 268.0 | 0.0 | 0.0 | 0.0 | 0.0 | 268.0 |
| 6. Type III Aid Car Replacement (#119) | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 325.7 | 325.7 |
| 7. Training Officer's Vehicle Replacement (#23) | 0.0 | 0.0 | 0.0 | 55.0 | 0.0 | 0.0 | 0.0 | 55.0 |
| Subtotal, Vehicles | 0.0 | 0.0 | 414.4 | 360.0 | 574.4 | 0.0 | 325.7 | 1,674.5 |
| Equipment: | | | | | | | | |
| 8. Cardiac Defibrillators (5) | 0.0 | 0.0 | 96.6 | 0.0 | 0.0 | 0.0 | 0.0 | 96.6 |
| 9. SCBA Replacement (Incl. bottles) | 0.0 | 334.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 334.0 |
| 10. Thermal Imaging Camera | | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 63.9 | 63.9 |
| 10. SCBA Bottles Replacement (80) | 0.0 | 116.4 | 0.0 | 0.0 | 0.0 | 0.0 | | 116.4 |
| Subtotal, Equipment | 0.0 | 334.0 | 96.6 | 0.0 | 0.0 | 0.0 | 63.9 | 494.5 |
| Total Costs | 1,500.0 | 1,839.2 | 2,016.2 | 360.0 | 574.4 | 0.0 | 389.6 | 5,179.4 |
| BALANCE | | | | | | | | |
| Surplus or (Deficit) | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |

OPERATING IMPACT OF LEVEL OF SERVICE CAPITAL IMPROVEMENTS

Fire Services

Table FS-4

There are no operating impacts associated with capital projects through 2016

SURFACE WATER MANAGEMENT

CURRENT FACILITIES

The inventory at the end of this section describes current surface water management facilities. Map A4.3 in this section identifies the major drainage basins within the City. As part of its ongoing efforts to develop programs that address the needs of the community, the City completed a Comprehensive Surface Water Plan for the Des Moines Creek Basin in the autumn of 1997 that identifies what will be needed to bring the basin up to the adopted LOS. This multi-year project was completed in ~~2008~~2009.

LEVEL OF SERVICE (LOS)

The City has adopted the current King County Surface Water Design Manual, together with revisions and amendments for flow control and water quality treatment as the LOS for all five of the major drainage basins in the City. The standards and requirements of the King County Surface Water Design Manual are intended to ensure that peak stormwater flows from new development are equivalent to or less than pre-development conditions, and that new development does not have a degrading effect on ambient water quality. The City of SeaTac also worked in conjunction with the cities of Burien, Normandy Park, the Port of Seattle, and King County to complete a Comprehensive Surface Water Plan for Miller Creek Basin.

CAPITAL FACILITIES PROJECTS COMPLETED IN ~~2008~~2009

- ~~Des Moines Creek Capital Projects~~ Sunrise View Stormwater Bypass

CAPITAL FACILITIES PROJECTS AND FINANCING

Surface Water Management projects include ~~three-one specific capital projects listed in Table SWM-3, including the Sunrise View Stormwater Bypass, Des Moines Creek Regional Habitat Restoration and Spot Drainage Improvements at various locations throughout the city.~~

OPERATING IMPACT OF LOS CAPITAL IMPROVEMENTS

The capital improvement projects required during 2010-2015 to maintain the adopted LOS will not impose any additional operating and maintenance costs, as they mainly address corrections to longstanding surface water management problems. (See Table SWM-4).

INVENTORY, CURRENT SURFACE WATER MANAGEMENT FACILITIES

The surface water management system consists of both City-owned and regional detention and water quality facilities, consisting primarily of piping and associated conveyance facilities. A detailed inventory of current surface water management facilities is on file in the City's Department of Public Works.

MAP A4.3

DRAINAGE BASINS

Table SWM-3
CFP PROJECTS AND FINANCING PLAN
Sources and Uses of Funds

(All Amounts Are Times \$1,000)

| (1) SOURCES/USES | (2) 2009 | (2) 2010 | (3) 2011 | (4) 2012 | (5) 2013 | (6) 2014 | (7) 2015 | (8) TOTAL |
|--|----------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| SOURCES OF FUNDS | | | | | | | | |
| SWM Fee Revenue | 4,700.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 600.0 |
| Port of Seattle/AWS DOT | 50.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | | 50.0 |
| Total Sources | 4,750.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 600.0 |
| USES OF FUNDS | | | | | | | | |
| Capacity Projects: | | | | | | | | |
| 1. Spot Drainage Improvements | 400.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 600.0 |
| 2. Des Moines Creek Regional Habitat Restoration | 50.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | | 50.0 |
| 3. Sunrise View Stormwater Bypass | 1,600.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | | 1,600.0 |
| Capacity Project Subtotal | 4,750.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 600.0 |
| Non-Capacity Projects: | | | | | | | | |
| Total Costs | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | | 0.0 |
| BALANCE | | | | | | | | |
| Surplus or (Deficit) | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |

Table SWM-4
OPERATING IMPACT OF LEVEL OF SERVICE CAPITAL IMPROVEMENTS
Surface Water Management

There are no operating impacts associated with capital projects through 2016

TRANSPORTATION

CURRENT FACILITIES

Regional freeway facilities serving the City of SeaTac include I-5, S.R. 509, and S.R. 518. The City of SeaTac is served by interchanges with I-5 at S. 200th and S. 188th Streets. S.R. 518 also provides access to I-5 from the north end of the City. The 509 freeway currently terminates at S. 188th Street; arterial streets south of S. 188th Street are designated as the current S.R. 509 route to Des Moines, Federal Way, and Tacoma. S.R. 518 provides the primary access to Sea-Tac Airport.

The City of SeaTac's Public Works Department's road system inventory consists of roads in 4 categories: principal arterials, minor arterials, collector arterials, and non-arterials.

Table TR-1 "Current Facilities Inventory", lists each of the principal arterials, minor arterials, and collector arterials, along with the policy LOS for each of these arterial categories.

Map A4.4 shows the geographic location of freeways, principal arterials, minor arterials, collector arterials, and non-arterial city streets.

LEVEL OF SERVICE (LOS)

Policy 3.2A of the City's Transportation Plan establishes an LOS standard for intersections and roadways with LOS E or better as being acceptable on principal or minor arterials. LOS D or better is acceptable on collector arterials and lower classification streets, as calculated on a delay-basis.

The City's Director of Public Works, utilizing established criteria, shall be allowed to provide for exceptions to the LOS E standard along minor and principal arterials if future improvements are included in the City's transportation plan, or where the City determines improvements beyond those identified in the transportation plan are not desirable, feasible, or cost-effective. The recommended plan would require exceptions to the level of service policy at the following three intersections: S. 188th Street/International Boulevard; S. 200th Street/International Boulevard; and S. 188th Street/I-5 southbound ramps.

CAPITAL FACILITIES PROJECTS COMPLETED IN ~~2008~~2009

Transportation projects completed in ~~2008~~2009 include constructing new sidewalks on S. 192nd St. and 37th Ave. S.; Military Road S. / S. 176th S. 188th; Westside Trail (North SeaTac Park to Sunnydale); and Underground utilities engineering at International Boulevard (S. 152nd to S. 154th).

CAPITAL FACILITIES PROJECTS AND FINANCING

The City's road system improvement plan includes ~~eight-two~~ "capacity" projects (~~\$29,288,000~~\$35,065,708) and five "non-capacity" projects (\$11,533,000). The proposed financing plan is shown on Table TR-3.

OPERATING IMPACT OF LOS CAPITAL IMPROVEMENTS

The net operating impact during 2010 - 2015 of the capital improvements projects required to maintain the adopted level of service standards is shown on Table TR-4.

CONCURRENCY (ADEQUATE PUBLIC FACILITIES)

In compliance with GMA and City Policy 4.3, adequate Roads and Transit facilities must be available within 6 years of the occupancy and use of any projects that cause the roadway LOS to be exceeded.

Table TR-1
CURRENT FACILITIES INVENTORY
Transportation

| | |
|---------------------------------|---|
| Principal Arterials | International Boulevard |
| (Current Level or LOS E) | S. 188th St. |
| | S. 200th St. |
| | 28 th /24 th Ave. S. (S. 188 th St. to S. 202 th St.) |
| Minor Arterials | Des Moines Memorial Dr. S. |
| (Min LOS E) | Military Rd. S. |
| | S. 128th St. |
| | |
| | S. 154th St. |
| | S. 160th. St. (Air Cargo Rd. - Military Rd. S.) |
| | |
| | S. 176th St. (International Blvd. – Military Rd. S.) |
| | S. 178th St. (East of Military Rd. S.) |
| | S. 216 th St. |
| Collector Arterials | 24th Ave. S. (S. 128th - S. 154th St.) |
| (Min LOS D) | 34th Ave. S. (S. 160th - S. 176th St.) |
| | 42nd Ave. S. (S. 176th - S. 188th St.) |
| | |
| | 35 th Ave. S (S. 216 th - 37 th Pl. S.) |
| | 40th Pl. S. (37 th Pl. S. - 42 nd Ave. S.) |
| | 42nd Ave. S. (S. 164 th St. - S. 160 th St.) |
| | S. 136th St. (West of 24th Ave. S.) |
| | S. 142nd Pl. |
| | S. 142 nd St. (West of 24 th Ave. S.) |
| | S. 144th St. |
| | S. 170th St. (Air Cargo Rd. - Military Rd. S.) |
| | |
| | S. 192nd St. (8 th Ave. S. - 16 th Ave. S) |
| | S. 208th St. (24 th Ave. S, - International Boulevard) |

MAP A4.4

EXISTING ROADWAY SYSTEM

Table TR-3
CFP PROJECTS AND FINANCING PLAN
Sources and Uses of Funds
Transportation Funding

| | (2) 2009 | (2) 2010 | (3) 2011 | (4) 2012 | (5) 2013 | (6) 2014 | (7) 2015 | (8) TOTAL |
|--|----------------|----------------|-----------------|----------------|-----------------|----------------|--------------|-----------------|
| SOURCES OF FUNDS | | | | | | | | |
| EXISTING Revenue: | | | | | | | | |
| Non-City Sources | | | | | | | | |
| Federal Grants | 0.0 | 500.0 | 1,900.0 | 0.0 | 0.0 | 0.0 | 0.0 | 2,400.0 |
| TIB (State Grant) | 300.8 | 774.6 | 1,447.2 | 0.0 | 0.0 | 0.0 | 0.0 | 2,221.8 |
| Subtotal-Existing Non-City | 300.8 | 1,274.6 | 3,347.2 | 0.0 | 0.0 | 0.0 | 0.0 | 4,621.8 |
| City Sources | | | | | | | | |
| Parking Tax | 1,889.2 | 400.0 | 400.0 | 2,280.0 | 1,400.0 | 960.0 | 343.0 | 5,783.0 |
| GMA Impact Fees | 400.0 | 410.0 | 100.0 | 200.0 | 100.0 | 100.0 | 0.0 | 910.0 |
| Fund Balance #307 | | 1,063.1 | 2,008.4 | 0.0 | 0.0 | 0.0 | 0.0 | 3,071.5 |
| Fund Balance #102 | | 1,072.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 1,072.0 |
| Construction Sales Tax | 1,110.0 | 0.0 | 100.0 | 200.0 | 500.0 | 0.0 | 517.4 | 1,317.4 |
| Invest Interest Earnings | 0.0 | 0.0 | 56.5 | 53.9 | 18.0 | 14.6 | 16.4 | 159.4 |
| Interest Carryforward | | 0.0 | 0.0 | 2.6 | 38.5 | 936.5 | 40.6 | 1,018.2 |
| Available Funds Used for Capital Purposes | 750.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | | 0.0 |
| REET 1 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | | 0.0 |
| REET 2 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | | 0.0 |
| Subtotal-Existing City | 3,849.2 | 2,945.1 | 2,664.9 | 2,736.5 | 2,056.5 | 2,011.1 | 917.4 | 13,331.5 |
| Subtotal-All Existing Sources | 4,150.0 | 4,219.7 | 6,012.1 | 2,736.5 | 2,056.5 | 2,011.1 | 917.4 | 17,953.3 |
| NEW Revenue: | | | | | | | | |
| Non-City Sources | | | | | | | | |
| Local Grant (Des Moines) | | 0.0 | 0.0 | 200.0 | 0.0 | 0.0 | 0.0 | 200.0 |
| Local Grant (King County Trails) | | 0.0 | 750.0 | 0.0 | 0.0 | 0.0 | 0.0 | 750.0 |
| Sound Transit Grant | | 0.0 | 189.7 | 0.0 | 0.0 | 0.0 | 0.0 | 189.7 |
| Community Relief Funds | | 0.0 | 943.5 | 873.5 | 603.5 | 240.9 | 0.0 | 2,661.4 |
| Subtotal-New Non-City | | 0.0 | 1,883.2 | 1,073.5 | 603.5 | 240.9 | 0.0 | 3,801.1 |
| City Sources | | | | | | | | |
| GO Bonds | | 0.0 | 3,500.0 | 5,500.0 | 7,412.5 | 2,654.3 | 0.0 | 19,066.8 |
| Subtotal-All New Sources | 0.0 | 0.0 | 5,383.2 | 6,573.5 | 8,016.0 | 2,895.2 | 0.0 | 22,867.9 |
| Total-All Sources | 4,150.0 | 4,219.7 | 11,395.3 | 9,310.0 | 10,072.5 | 4,906.3 | 917.4 | 40,821.2 |
| Total Costs-All Transportation Projects | 3,300.0 | 4,219.7 | 11,395.3 | 9,310.0 | 10,072.5 | 4,906.3 | 917.4 | 40,821.2 |
| BALANCE: Surplus or (Deficit) | 850.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |

Table TR-3 (Continued)
CFP PROJECTS AND FINANCING PLAN
Sources and Uses of Funds
Transportation Projects

| (1) | (2) | (2) | (3) | (4) | (5) | (6) | (7) | (8) |
|--|----------------|----------------|-----------------|----------------|-----------------|----------------|--------------|-----------------|
| USES OF FUNDS | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | TOTAL |
| Capacity Projects | | | | | | | | |
| 1 ST-848 Westside Trail Phase II | | 0.0 | 1,650.0 | 0.0 | 0.0 | 0.0 | 0.0 | 1,650.0 |
| 2 ST-155 New 30th Ave S/S173rd - Phase 1 | 640.0 | 0.0 | 3,500.0 | 5,500.0 | 7,412.5 | 2,654.3 | 0.0 | 19,066.8 |
| 3 ST-826 Annual Pedestrian Program | 4,500.0 | 1,472.0 | 1,500.0 | 1,530.0 | 1,560.0 | 1,592.0 | 917.4 | 8,571.4 |
| to ST-832 | | | | | | | | |
| ST-155 New S. 173rd | 360.0 | 1,440.4 | 2,760.7 | 960.3 | 0.0 | 0.0 | | 5,521.4 |
| ST-092 S 192nd St & 37th Ave S. | 800.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | | 800.0 |
| Capacity Project Cost Subtotal | 3,300.0 | 1,472.0 | 6,650.0 | 7,030.0 | 8,972.5 | 4,246.3 | 917.4 | 29,288.2 |
| Non-Capacity Projects | | | | | | | | |
| 4 ST-130 S. 154th St Improvements | 750.0 | 2,247.7 | 3,845.3 | 0.0 | 0.0 | 0.0 | 0.0 | 6,093.0 |
| (24th Ave. S to 32nd Ave S) | | | | | | | | |
| 5 ST-065 Intersection Improvements | | 0.0 | 200.0 | 1,100.0 | 0.0 | 0.0 | 0.0 | 1,300.0 |
| (Des Moines Mem. Dr. & S. 200th St) | | | | | | | | |
| 6 ST-142 S 152nd Right Turn Lane (Military Rd. | 400.0 | 0.0 | 200.0 | 880.0 | 0.0 | 0.0 | 0.0 | 1,080.0 |
| to International Boulevard southbound) | | | | | | | | |
| 7 ST-125 Military Road S. (S 152nd to S 150th) | 0.0 | 0.0 | 0.0 | 300.0 | 1,100.0 | 660.0 | 0.0 | 2,060.0 |
| 8 GE-037 Transportation Plan Update | | 500.0 | 500.0 | 0.0 | 0.0 | 0.0 | 0.0 | 1,000.0 |
| Non-Capacity Project Cost Subtotal | 0.0 | 2,747.7 | 4,745.3 | 2,280.0 | 1,100.0 | 660.0 | 0.0 | 11,533.0 |
| Total Costs - All Projects | 3,300.0 | 4,219.7 | 11,395.3 | 9,310.0 | 10,072.5 | 4,906.3 | 917.4 | 40,821.2 |

Table TR-4
OPERATING IMPACT OF LEVEL OF SERVICE CAPITAL IMPROVEMENTS
Transportation Facilities

All amounts are
times \$1000

| (1) | (2) | (2) | (3) | (4) | (5) | (6) | (7) | (8) |
|---|------------|------------|-------------|-------------|-------------|-------------|-------------|--------------|
| Type of Facility | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | Total \$ |
| All Projects | 40 | 40 | 32 | 44 | 44 | 44 | | 184 |
| 1. New 30th Ave. S/S 173rd | 0.0 | 0.0 | 0.0 | 0.0 | 11.6 | 11.6 | 11.6 | 34.8 |
| 2. S 152nd Right Turn Lane (Military Rd. to International Boulevard southbound) | | 0.0 | 0.0 | 3.5 | 3.5 | 3.5 | 3.5 | 14.0 |
| 3. Intersection Improvements (Des Moines Mem. Dr. & S. 200th St) | | 0.0 | 3.0 | 3.0 | 3.0 | 3.0 | 3.0 | 15.0 |
| 4. Westside Trail Ph. II | | 0.0 | 6.6 | 6.6 | 6.6 | 6.6 | 6.6 | 33.0 |
| 5. S. 154th St Improvements (24th Ave. S to 32nd Ave S) | | 0.0 | 5.6 | 5.6 | 5.6 | 5.6 | 5.6 | 28.0 |
| Total Costs | 0.0 | 0.0 | 15.2 | 18.7 | 30.3 | 30.3 | 30.3 | 124.8 |

STATION AREA IMPLEMENTATION

Introduction

Light rail is coming to SeaTac! Sound Transit, a regional transit service connecting King, Pierce and Snohomish counties, is bringing light rail to the City of SeaTac. There are currently two stations serving ~~planned in or near~~ the City: a station at the southeast corner of International Blvd. and S 154th St., and a station at SeaTac City Center and the Sea-Tac International Airport just northwest of the intersection of International Boulevard and S. 176th St.

The South 154th Street Station Area will be a vibrant, mixed use residential neighborhood that connects people of various backgrounds. The station area will be pedestrian-oriented, visually pleasing, and easily accessible ~~and integrated with~~ to high capacity transit.

The SeaTac/Airport Light Rail Station will be a vibrant new urban neighborhood with high quality, pedestrian-friendly developments. The station area will include a mix of commercial, residential and civic uses that both support and encourage high capacity transit use.

The purpose of this section is to identify specific projects (which are the primary responsibility of the City) and sources of funds needed to implement the Action Plans for both the South 154th Street Station Area and SeaTac/Airport Light Rail Station Area.

~~There are a number of Capital Facilities that the City is planning for the years that follow 2015. However, because these projects are some distance in the future, and outside of the six year time frame the Growth Management Act requires for detailed capital facilities planning, these projects are listed separately in this section. Detailed planning for these projects has not been done, so cost estimates are "order of magnitude" in 2008 dollars.~~

CAPITAL FACILITIES PROJECTS AND FINANCING

The City's Station Area-related Capital Facilities projects ~~Action Plan~~ includes six property acquisition & facility projects (\$43,142,000~~\$16,895,000~~). The proposed financing plan is shown on Table SA-3

Table SA-3
STATION AREA IMPLEMENTATION PROJECTS AND FINANCING PLAN
Sources and Uses of Funds

(All Amounts Are Times \$1,000)

| (1) SOURCES/USES | (2) 2009 | (3) 2010 | (4) 2011 | (5) 2012 | (6) 2013 | (7) 2014 | (8) 2015 | (8) TOTAL |
|---|----------------|-----------------|----------------|-----------------|-----------------|-------------|-------------|-----------------|
| SOURCES OF FUNDS | | | | | | | | |
| Existing Revenue: | | | | | | | | |
| Fund Balance #306 | | <u>2,000.0</u> | <u>0.0</u> | <u>0.0</u> | <u>0.0</u> | <u>0.0</u> | <u>0.0</u> | <u>2,000.0</u> |
| Community Relief Funds | | <u>2,068.0</u> | <u>2,118.5</u> | <u>0.0</u> | <u>0.0</u> | <u>0.0</u> | <u>0.0</u> | <u>4,186.5</u> |
| Construction Sales Tax | 425.0 | 500.0 | 250.0 | 250.0 | 250.0 | 0.0 | 0.0 | 1,250.0 |
| REET 2 | | <u>0.0</u> | <u>107.5</u> | <u>0.0</u> | <u>0.0</u> | <u>0.0</u> | <u>0.0</u> | <u>107.5</u> |
| General fund #004 | 0.0 | 1,842.5 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 1,842.5 |
| REET 1 | 0.0 | 107.5 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 107.5 |
| Net Parking Tax | 600.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 600.0 |
| Sub-Total Existing Sources | 725.0 | 4,568.0 | 2,476.0 | 250.0 | 250.0 | 0.0 | 0.0 | 7,544.0 |
| NEW FUNDS | | | | | | | | |
| Local Grant (Sound Transit) | 0.0 | 691.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 691.0 |
| GO Bonds | | <u>9,907.0</u> | <u>5,000.0</u> | <u>10,000.0</u> | <u>10,000.0</u> | <u>0.0</u> | <u>0.0</u> | <u>34,907.0</u> |
| Asset Sales | 4,193.0 | 4,553.5 | 4,553.5 | 0.0 | 0.0 | 0.0 | 0.0 | 13,300.0 |
| Investment Interest | 0.0 | 913.0 | 912.0 | 0.0 | 0.0 | 0.0 | 0.0 | 1,825.0 |
| Sub-Total New Sources | 4,193.0 | 10,598.0 | 5,000.0 | 10,000.0 | 10,000.0 | 0.0 | 0.0 | 35,598.0 |
| Total Sources | 4,918.0 | 15,166.0 | 7,476.0 | 10,250.0 | 10,250.0 | 0.0 | 0.0 | 43,142.0 |
| USES OF FUNDS | | | | | | | | |
| Projects: | | | | | | | | |
| 1. 154th Property acquisition - 1st round | 250.0 | 250.0 | 250.0 | 250.0 | 250.0 | 0.0 | 0.0 | 1,000.0 |
| 2. International market place (154th) | 0.0 | 0 | 2,226.0 | 0.0 | 0.0 | 0.0 | 0.0 | 2,226.0 |
| 3. 176th Property acquisition-1st round | 0.0 | 9,907.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 9,907.0 |
| 4. 176th Permanent CAP Construction | 0.0 | 941.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 941.0 |
| 5. 176th Property acquisition - CAP | 4,068.0 | 4,068.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 4,068.0 |
| 6. Public Parking Garage | | <u>0.0</u> | <u>5,000.0</u> | <u>10,000.0</u> | <u>10,000.0</u> | <u>0.0</u> | <u>0.0</u> | <u>25,000.0</u> |
| 6. 176th ROW Purchase Options | 600.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 600.0 |
| Total Costs | 4,918.0 | 15,166.0 | 7,476.0 | 10,250.0 | 10,250.0 | 0.0 | 0.0 | 43,142.0 |
| BALANCE | | | | | | | | |
| Surplus or (Deficit) | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |

Table CH 4
OPERATING IMPACT OF LEVEL OF SERVICE CAPITAL IMPROVEMENTS
Station Area Implementation Facilities

| All amounts are times \$1000 | | | | | | | |
|---------------------------------|------------------------|------------|------------|------------|------------|------------|------------|
| (1) | (2) | (3) | (4) | (5) | (6) | (7) | (8) |
| Type of Facility | This Table Not Updated | | | 2013 | 2014 | 2015 | Total \$ |
| All Projects | | | | 0.0 | 0.0 | 0.0 | 0.0 |
| Total Costs | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |

Text Amendment #7
(Withdrawn: Postponed to
2010 Comprehensive Plan
Amendment Process)

Text Amendment #8

DRAFT – Shoreline Management Changes for the 2009 Comprehensive Plan Amendments

In 2009, the City's updated Shoreline Master Program (SMP), prepared in accordance with the 2003 Department of Ecology Shoreline Guidelines, was adopted by the State. The City's SMP is a stand-alone document with an adoption y reference to applicable portions of the City's Environmentally Sensitive Areas Ordinance. Pursuant to RCW 36.70A.480, the goals and policies and Environmental Designations Map of a Shoreline Master Program shall be considered an element of the City's Comprehensive Plan. The major goals and policies are contained in this sub-element for topic areas in the Shoreline Master Program that are overreaching and comprehensive in nature. For specific policies refer to Chapters 4, 6 and 7 of the Master Program.

As required by the Shoreline Management Act in RCW 90.58.100, the following elements have been considered in the preparation of the Master Program for the City of SeaTac: Economic Development, Public Access, Recreational, Circulation, Shoreline Use, Conservation, and Historic, Cultural, Scientific and Educational. The goals and policies established for these elements are the basis for policies and regulations included under the general and specific use requirements of the Master Program.

GOAL 8.4

Ensure that any economic activity taking place along the shoreline operates without harming the quality of the site's environment or adjacent shorelands and that new non-residential development provides public access to the shoreline for water-enjoyment activities.

~~Discussion: With the limited amount of space available for development on Angle Lake, non-shoreline dependant or non-shoreline related uses should not be allowed adjacent to the lake where feasible. Water dependant and water related uses should have first priority for location next to the shoreline. Water dependant uses are defined as "a use which can only exist where the land/water interface provides.~~

~~**Preserve or Develop Shorelines, Adjacent Uplands and Adjacent Water Areas in a Manner That Assures a Balance of Shoreline Uses with Minimal Adverse Effect on the Quality of Life, Water and Environment.**~~

Shorelines – General PoliciesShorelines - Economic Development

Policy 8.4A

Proposed economic use of the shoreline should be consistent with SeaTac's Comprehensive Plan. Conversely, upland uses on adjacent lands outside of immediate SMA jurisdiction (in accordance with RCW 90.58.340) should be consistent with the purpose and intent of the

DRAFT – Shoreline Management Changes for the 2009 Comprehensive Plan Amendments

master program as they affect the shoreline.

Discussion: There are limited opportunities available for residential and commercial development on Angle Lake. Development should continue to be allowed within the shoreline environment consistent with the underlying zoning and the current nature of development around the Lake. Preference should be given to water-dependent and water-related uses near the shoreline in the shoreline management area.

Prioritized the location of new development as follows:

- a. Give first priority to those uses which are shoreline dependent and will have no adverse effect on the land and water environment.
- b. Next priority should be given to those uses which are shoreline dependent and will have minimal adverse effect on the land and water environment.
- c. Next priority should be given to those uses which are shoreline dependent which may have significant adverse effect on the land and water environment.
- d. Next priority should be given to those uses which are shoreline dependent and may have a substantial detrimental effect on either the land or water environment.
- e. Lowest priority should be given to those uses which are not dependent on the shoreline.

Discussion: Limited amounts of shoreline properties are located within SeaTac, with only Angle Lake subject to the state shoreline regulations. This shoreline is "urban" in nature with substantial development located around it. Little undeveloped shoreline property remains. Development should continue to be allowed within the shoreline environment consistent to the current nature of development within the shorelines of Angle Lake.

Policy 8.4B

Encourage multiple uses of the shoreline, where the location and integration of compatible uses or activities are feasible.

Discussion: The clustering of multiple uses of the shoreline would help create green areas between the cluster of uses. This in turn would preserve a greater portion of the natural shoreline for public use.

DRAFT – Shoreline Management Changes for the 2009 Comprehensive Plan Amendments

Policy 8.4C

~~Protect "sensitive" shoreline areas from uses or activities that will have an adverse effect on the land or water environment.~~

~~Discussion: Angle Lake is classified as a Class II wetland and is defined as a sensitive area within the City. While most of the lake front has already been developed, a few areas of natural shoreline remain. Such natural areas should be retained on the lake. Methods to protect these areas include buffer areas or may require fencing of the areas.~~

Policy 8.4D

~~Encourage non-residential uses or activities which are not shoreline dependent to locate or relocate away from the shoreline.~~

~~Discussion: There are limited areas remaining on Angle Lake that would support residential development. A majority of these remaining areas should be retained for residential uses.~~

GOAL 8.5

Increase the amount and diversity of public access to the shoreline, including trails, viewing platforms, and improved piers, and preserve and enhance views of the shoreline, consistent with the natural shoreline character, private rights and public safety.

~~Discussion: The remaining undeveloped shoreline along Angle Lake is limited. As a result, there are limited amount of opportunities to provide additional public access to the shoreline. Therefore, opportunities for additional public access from existing public rights of way or City owned property should be encouraged.~~

Shoreline Dependent Development Should Provide Long Range Economic Benefits While Assuring Compatibility with the Environmental and Physical Goals for Shoreline Areas.

Shorelines - Economic DevelopmentPublic Access

Policy 8.5A

Provide and enhance shoreline access to Angle Lake through purchase or retention of access easements, signage of public access points, and designation and design of specific shoreline access areas for wildlife viewing. Integrate public access to shorelines as a part of the City's public trail system; priorities for public access trails include connecting the Hughes Property with Angle Lake Park.

Discussion: A component of the Shoreline Management Act is to encourage more public access to the water. The greatest opportunity for access to the water is Angle Lake Park, which is the only public park on Angle Lake. The Hughes Property is land owned by the City, future

DRAFT – Shoreline Management Changes for the 2009 Comprehensive Plan Amendments

development of that parcel should allow for access to the waterfront, either for passive or active recreational uses. Any new commercial or multi-family residential development along Angle Lake should, where feasible, allow for public access to the waterfront. Encourage new development to occur in a "clustered" development pattern.

Discussion: ~~With the limited space available for commercial development on Angle Lake, new development should be clustered. Clustering would concentrate development into one area or areas on a piece of property. This would allow a higher density of development while preserving shoreline areas for the public.~~

Policy 8.5B

Ensure new public access does not adversely affect the integrity and character of the shoreline, or threaten fragile shoreline ecosystems by locating new access points on the least sensitive portion of the site.

~~Discussion: The intent here is to encourage~~One of the principles of the SMA is protection of natural shoreline functions, therefore, it is important that thoughtful site planning and placement of public access points ~~that balances public/private enjoyment of the waterfront and environmental considerations.~~

~~Place inland all non-shoreline dependent or non-shoreline related developments. Allow moderate modification and reconstruction to those non-shoreline dependent uses which remain.~~

Discussion: ~~With the limited amount of space available for development on Angle Lake, non-shoreline dependant or non-shoreline related uses should not be allowed adjacent to the lake where feasible. Water dependant and water related uses should have first priority for location next to the shoreline. Water dependant uses are defined as "a use which can only exist where the land/water interface provides biological or physical conditions necessary for the uses". Water related uses are uses that "Promotes the public's enjoyment of or access to the water" (Quote from King County Shoreline Management Program definition of "Water Related Uses").~~

Policy 8.5C

Ensure the development of upland areas such as parking facilities and play areas, as well as the development of in-water and nearshore structures, such as docks and swimming areas, are located and designed in ways that result in no net loss of ecological function.

~~Discussion: There are limited areas around Angle Lake left for either commercial or residential development. On the upland portions of sites adjacent to Angle Lake, upland portions outside the shoreline management areas should be designed using the most current stormwater manual such that impacts from upland development will not have an adverse affect on Angle Lake.~~

~~Plan to provide multiple uses of the shorelines of the state.~~

Discussion: ~~Many different uses can be defined as water dependant or water related uses. This uses may span the scale of uses from industrial to residential. Where allowed under applicable codes, the range of these uses should be allowed within the shorelines of the state.~~

Policy 8.5D

Access should be provided for a range of users including pedestrians, bicyclists, boaters and people with disabilities to the greatest extent feasible.

~~Discussion: Angle Lake Park currently accommodates a wide range of users and both passive and active recreational opportunities. Future improvements to the park and potential public access potential on from the~~

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Hughes Property should be designed to continue to accommodate a wide range of users and activities.

Policy 8.5E

Development, uses and activities on or near the shoreline should not impair or detract from the public's visual or physical access to the water.

Discussion: The policy intent hereof this policy is to design future public access points to maximize waterfront enjoyment, while minimizing visual impacts to the waterfront.

GOAL 8.6

Encourage diverse, water-oriented recreational opportunities in those shoreline areas that can reasonably tolerate such uses without destroying the integrity and character of the shoreline.

~~Discussion: There is a limited amount of opportunities to provide access to Angle Lake given the amount of development around the lake. The purpose of this goal is to enhance the remaining assets at Angle Lake park and encourage the development of future parks for passive and/or active recreation along Angle Lake, where feasible.~~

~~**Increase Public Access to Shoreline Areas Provided That Private Rights, Public Safety and the Natural Shoreline Character Are Not Adversely Affected**~~

Shorelines - Public Access Recreation

Policy 8.6A

The City should maintain and enhance existing shoreline recreation assets at Angle lake Park, including, but not limited to, the existing pier and boat launch.

Discussion: This policy pertains to future improvements to Angle Lake Park, such as repair or replacement of the existing dock and boat launch, and the addition of an small covered stage for plays and performances in conjunction with ongoing Parks and Recreation programs. The purpose of these improvements is to enhance the enjoyment and use of the park for the citizen's of SeaTac. If this policy also pertains to addresses maintenance of existing facilities to ensure the continued enjoyment of the Park by the public.

~~Design and develop shoreline access and ancillary facilities to protect adjacent private properties.~~

~~**Discussion:** Many water dependant or water related uses draw large numbers of people (for example, Angle Lake Park). Spillover from park areas onto adjacent private properties may happen. Therefore, water dependant or water related facilities should be designed to prevent impacts on adjacent private properties.~~

Policy 8.6B

The City should pursue additional public access to the shoreline for recreational uses, particularly for trails and passive recreation. Opportunities to develop trail links within and between public properties should be explored.

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Discussion: Shorelines are a valuable resource in the community. Accessing this resource is necessary for the public to enjoy the resources. During the development of the Shoreline Master Program there was much discussion on having the flexibility to somehow connect Angle Lake Park to the Hughes Property by way of easements for a trail on adjacent properties or combination of easements and floating trail. The intent was limited to that type of a connection and not a trail around the Lake.

~~Properly maintain and operate facilities in public shoreline access areas.~~

~~**Discussion:** The enjoyment of the use of facilities within shoreline access areas depend upon the level of maintenance and repair of such facilities. For example, if bathroom facilities in shoreline access areas are not maintained in operating order, such lack of maintenance may contribute to degradation of the shoreline and dissuade people from coming to the shoreline.~~

Policy 8.6C

Ensure existing and proposed recreational uses are of a safe and healthy nature and do not adversely affect the integrity and character of the shoreline, or threaten fragile shoreline ecosystems.

Discussion: Angle Lake Park and potentially the waterfront portion of the Hughes property are a valuable resource both from a recreation standpoint and in the case of the Hughes Property also a habitat standpoint. Future improvements should focus on preserving the valuable nature of these shorelines. As examples, active recreation might include swimming, boating, and fishing. Passive recreation might include bird watching or simply viewing the lake at sunset.

~~Provide or encourage public access in new shoreline development.~~

~~**Discussion:** The remaining undeveloped shoreline along Angle Lake is limited. As a result, there are limited future opportunities to provide additional public access to the shoreline. Therefore, where feasible, with any new development on Angle Lake, public access should be encouraged. To encourage new development to provide public access, incentives should be provide. Such incentives could be higher densities of development on a site, smaller setbacks, or reduced off-street parking requirements.~~

Policy 8.6D

Consider both active and passive recreational needs in development of public shoreline access areas.

Discussion: Recreational areas on shorelines should provide the maximum benefit to the greatest number of users. Use of these areas should be accessible to all people and be compatible with each other and not conflict with other uses of the shoreline.

~~Viewpoints, lookouts and vistas of shorelines of the state should be publicly accessible.~~

~~**Discussion:** Where viewpoints of the shorelines are identified by State, County, or the City, such viewpoints should be preserved. Preservation of such viewpoints would allow residents who do not live adjacent to water bodies the chance to enjoy these unique environments.~~

Policy 8.6E

~~Minimize the visual and physical obstruction of the water of new development from shoreline roads and upland owners (owners futher from the water).~~

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Discussion: Views of water areas enhances a citizens overall enjoyment of the community and provides for an overall sense of community. Further, protection of views of water areas help to protect property values (those currently with views of water) of upland properties from the water.

~~Policy 8.6F~~

~~Where appropriate, provide public access and use of utility and transportation rights-of way on the shoreline.~~

Discussion: Where the property rights of private properties owners can be maintained, the use of utility and transportation rights-of way along the water can provide a valuable access point to the water by the public.

~~Policy 8.6G~~

~~Connect shoreline recreational facilities and other public access points by trails, bicycle pathways and other access links.~~

Discussion: Shorelines are a valuable resource in the community. Accessing this resource is necessary for the public to enjoy the resource. All modes of transportation should be fostered to provide access to the shoreline resource. This should include the connection of the shoreline resource to any local bicycle or trail system as well as the public transportation system.

GOAL 8.7

Maintain safe, reasonable and adequate vehicular, bicycle, and pedestrian circulation systems to shorelines and ensure that these routes will have the least possible adverse effect on unique or fragile shoreline features and existing ecological systems, while contributing to the functional and visual enhancement of the shoreline.

Discussion: Encourage the placement of access drives or internal roadways outside of the shoreline environment to protect ecological function and access to the shoreline.

Assure Preservation of Unique and Non-Renewable Natural Resources and Assure Conservation of Renewable Natural Resources for the Benefit of Existing and Future Generations and the Public Interest.

Shorelines - ConservationCirculation

Policy 8.7A

Locate land circulation systems as far from the land-water interface as feasible to reduce interference with either natural shoreline resources or other appropriate shoreline uses, except when necessary to provide for appropriate public access to the shoreline. Where possible avoid creating barriers between adjacent uplands and the shoreline. ~~Acquire shorelines which are of unique or valuable natural character for public benefit.~~

Discussion: Few remaining shoreline areas on Angle Lake retain their natural native vegetative buffer areas. These areas are unique on Angle Lake. Such areas, where feasible, should be acquired by the City before the buffers are damaged or removed.

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Policy 8.7B

~~Improve access to Angle Lake through expanded non-motorized connections and transit service. Designate and retained "Sensitive" areas in shoreline areas as open space. Restrict or prohibit access when necessary for their preservation.~~

~~Discussion: Such remaining undeveloped unique and fragile areas on Angle Lake should be preserved in their natural state with limited access to minimize the impact of in biological function those areas may have. Transit service connections would be to Angle Lake Park or adjacent properties per say. Expanded non-motorized connections might include sidewalks and bike trails or lanes on local streets that connect to the park.~~

Policy 8.7C

~~Plan, design and site all future shoreline development to minimize adverse impacts upon the natural shoreline environment.~~

~~Discussion: All new development within the shoreline impacts the shoreline environment. Therefore, based on accepted design standards, (such as storm drainage standards), these impacts should be minimized.~~

Policy 8.7D

~~Natural flora and fauna should be preserved or restored.~~

~~Discussion: Little of the natural flora or fauna remains around Angle Lake since the lake is currently heavily urbanized. Where the natural flora and fauna remains, it should be preserved as part of any new development of the adjacent upland properties.~~

Policy 8.7E

~~Due not substantially alter the natural topography in shoreline areas.~~

~~Discussion: Typically, the alteration of the natural topography of a shoreline area greatly impacts the natural flora and fauna of the shoreline. Where development is to be allowed, the development should be designed to take into account the existing topography. This would minimize the impacts to shoreline areas.~~

GOAL 8.8

Preserve, protect, and restore to the greatest extent feasible the natural resources of the shoreline, including but not limited to scenic vistas, aesthetics, and vital riparian areas for wildlife protection.

~~Discussion: The intent of this goal is to preserve and restore natural, native vegetation along the shoreline. This may be achieved through voluntary incentives and educated property owners on native plant materials and other means to enhance the shoreline as much as possible.~~

~~Provide Additional Shoreline Dependant Water Oriented Recreation Opportunities That Are Diverse, Convenient and Adequate for the SeaTac Population, Consistent with the Carrying Capacity of the Land and Water Resource.~~

Shorelines - Recreation Conservation

Policy 8.8A

Protect shoreline process and ecological functions through regulatory and non-regulatory

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means that may include acquisition of key properties, conservation easements, regulation of development within the shoreline jurisdiction, and incentives to encourage ecologically sound design.

Discussion: All new development within the shoreline impacts the shoreline environment in varying degrees. Therefore, based on by adhering to accepted design standards, (such as storm drainage standards), and Best Management Practices (BMPs), these impacts should be minimized.

Encourage the overall design and development of shoreline recreational areas to be responsive to the site characteristics of those areas and be consistent with the level of use in the concerned area.

Discussion: Recreational areas on shorelines should provide the maximum benefit to the greatest number of users. Uses of these areas should be compatible with each other and not conflict with other uses of the shoreline.

Policy 8.8B

Reclaim and restore areas which are biologically and aesthetically degraded to the greatest extent feasible while maintaining appropriate use of the shoreline.

Discussion: Few remaining shoreline areas on Angle Lake retain their natural native vegetation buffer areas. These areas are unique on Angle Lake. Such areas, where feasible, should be reclaimed and restored, as they provide natural habitat and shoreline protection. Locate non-water oriented recreational facility development inland and away from the water's edge.

Discussion: With the remaining limited area around Angle Lake that can be developed, any non-water oriented recreational facility should be located away from the shoreline.

Policy 8.8C

Preserve the scenic aesthetic quality of shoreline areas and vistas to the greatest extent feasible.

Discussion: Scenic vantage points can be found around the Lake, both from private property adjacent to the Lake and from public property points such as Angle Lake Park and to a lesser extent the Hughes Property. As properties within all the shoreline designations change or redevelop over time careful consideration should be given to the scenic quality of the Lake. In some cases, such as commercial development or multi-family residential development, view corridor implementation studies may be necessary. Provide for appropriate specialized recreation facilities for the handicapped, if needed.

Discussion: The Americans with Disabilities Act (ADA) requires public areas such as Angle Lake Park to be accessible to handicapped persons. As a result, specialized recreational facilities should be examined to address the needs of handicapped persons.

Policy 8.8D

Preserve and restore native vegetation along the shoreline to the greatest extent feasible.

Discussion: Little natural vegetation remains around Angle Lake since the Lake is currently heavily urbanized. Where natural vegetation remains, it should be preserved as part of any new development of the adjacent upland properties. Residential properties should be encouraged to remove non-native species and replace them with native plant materials.

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Policy 8.8E

Target Angle Lake Park for restoration of shoreline natural resources and functions while ensuring continued public access to the shoreline.

Discussion: Where feasible, as Angle Lake Park is improved, opportunities to restore the natural shoreline should be considered as part of any redevelopment of the Park. Such restoration work should not conflict with the public's ability to access the shoreline and enjoy the park.

GOAL 8.9

Ensure that the land use patterns within shoreline areas are compatible with shoreline environment designations and will be sensitive to and not degrade habitat and ecological systems and other shoreline resources.

Discussion: The majority of Angle Lake is developed with single-family homes. The goal here is to allow the continued construction or remodel of single-family homes around the lake, but to encourage Low Impact Development (LID) or “Green Building” techniques, restoration of the shoreline areas and to limit adverse impacts to shoreline habitat.

~~**Encourage a Variety of Housing Types in Shoreline Residential Areas with Design with Densities and Location Consistent with the Ability of the Physical and Natural Features to Accommodate Them**~~

Shorelines — ResidentialShoreline Use

Policy 8.9A

When determining allowable uses and resolving use conflicts within the City's shoreline jurisdiction, apply the following preferences and priorities in the order listed below:

- (a) Reserve appropriate areas for protecting and restoring ecological functions to control pollution and prevent damage to the natural environment and public health.
- (b) Reserve shoreline areas for water-dependent and associated water related uses.
- (c) Reserve shoreline areas for other water-related and water-enjoyment uses that are compatible with ecological protection and restoration objectives.
- (d) Locate single-family residential uses where they are appropriate and can be developed without significant impact to ecological functions or displacement of water-dependent uses.
- (e) Limit non-water-oriented uses to those locations where the above described uses are inappropriate or where non-water-oriented uses demonstrably contribute to the objectives of the Shoreline Management Act, including opportunities for ecological enhancements and public access improvements.

Discussion: This purpose of this policy is to deal with the distribution, location and extent of uses within the shoreline management area. Limited amounts of shoreline properties are located within SeaTac, with only Angle Lake subject to the state shoreline regulations. The shorelines around the Lake are very urbanized and substantially developed. Development around the Lake consists mostly of residential development, with a few pockets of commercial and multi-

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~~family development. Development should continue to be allowed within the shoreline environment consistent with the current nature of development around Angle Lake.~~

~~Prohibit residential development in shoreline areas with slopes of 40% or greater.~~

~~**Discussion:** Typically, any development on slopes of 40% or greater requires a major change to the site conditions topographically. Within the shoreline areas, such a change could have a dramatic impact due to the change in topography, removal of vegetation, and potential sediments reaching the shoreline waters. Therefore, such areas should not be developed.~~

Policy 8.9B

New residential development should be designed to protect existing shoreline water views, promote public safety, and avoid adverse impacts to shoreline habitats.

Discussion: The original lots around a majority of Angle Lake were typified by long narrow lots from the adjacent roadways to the water. Many of these types of lots remain while several others have been split into smaller lots. This has created a situation where the construction (or reconstruction) of a house on the frontage lot on Angle Lake could potentially block views of the houses further inland from the lake. In the construction of a residence on these lots, the impacts to views of the shoreline to upland properties should be taken into account.

~~Minimize the visual and physical obstruction of the shoreline by residential developments in shoreline areas.~~

~~**Discussion:** The original lots around a majority of Angle Lake were typified by long narrow lots from the adjacent roadways to the water. Many of these types of lots remain while several others have been split into smaller lots. This has created a situation where the construction (or reconstruction) of a house on the frontage lot on Angle Lake could potentially block the views of the houses further inland from the lake. In the construction or reconstruction of a residence on these lots, the impacts to views of the shoreline to upland properties should be taken into account.~~

Policy 8.9C

All development and redevelopment activities within the City's shoreline jurisdiction should be designed to ensure public safety, enhance public access, protect existing shoreline and water views and achieve no net loss of shoreline ecological functions.

Discussion: To preserve, to the greatest extent possible, the remaining natural shoreline of Angle Lake, new development or redevelopment should be concentrated in shoreline areas that have already been developed. Because Angle Lake is heavily developed, new development and redevelopment should strive to balance public safety, public access, and shoreline and water views with preserving ecological functions.

~~Due not permit residential development on piers or over water.~~

~~**Discussion:** Residential uses on piers or over water detract from the shoreline environment. These types of structures should not be allowed.~~

Policy 8.9D

Encourage and in some cases require the use of Low Impact Development (LID) and "Green Building" practices, such as those promulgated under the Leadership in Energy and Environmental Design (LEED) and Green Built programs, for new development within the shoreline jurisdiction.

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Discussion: The shoreline area around the lake is unique. As part of any new development or redevelopment within the shoreline management area, development activities should take into account and consider design standards and building techniques, where feasible, that create low impact “Green Buildings”.

~~Keep buildings and fences from the water's edge.~~

~~Discussion: Building and fences on the shores of the shoreline detract from the shoreline environment. Setbacks from the shoreline of such uses would help to preserve the aesthetic function of the shoreline.~~

Policy 8.9E

Proposed shoreline uses should not infringe upon the rights of others or upon the rights of private ownership.

Discussion: Like or compatible shoreline uses should be clustered or distributed in a rational manner to promote the best possible pattern of land and water use consistent with the Shoreline Master Program.

~~Retain the natural shoreline vegetation and other natural features of the shoreline during site development and construction.~~

~~Discussion: Much of the natural shoreline vegetation and other natural features of the shoreline of Angle Lake has disappeared. However, in those circumstances where the natural shoreline vegetation remains, these areas should be preserved as part of all new development.~~

Policy 8.9F

Encourage shoreline uses which enhance their specific areas or employ innovative features for purposes consistent with this programthe Shoreline Master Program.

Discussion: Development should continue around the lake consistent with the existing development pattern. Residential and commercial development could include green building techniques and materials during construction to produce structures that are more self sufficient and reduce their impact on Angle Lake.

~~Design subdivisions/short plats and new development to adequately protect the water and shoreline aesthetic characteristics.~~

~~Discussion: Many of the long narrow lots on Angle Lake are now being short platted for new development. As part of the short plat process, consideration needs to be taken into account to preserve the natural shorelines of these plats if the natural shorelines are present on the site. On plats where the natural shorelines are no longer present, enhancement of the shorelines should be required.~~

Policy 8.9G

Encourage restoration of shoreline areas that have been degraded or diminished in ecological value and function as a result of past activities or catastrophic events.

Discussion: There is very little shoreline habitat and native vegetation left along the lake. New development or re-development should consider restoration efforts that include the removal of non-native plant materials and replace them with native plant materials along the shoreline. The use of native plant materials are more drought tolerant, requiring less water to thrive, and they can enhance the natural beauty of the beachfront. ThisRestoration materials may include the removal of traditional bulkheads and replacement with softer more

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natural beachfront.

GOAL 8.10

Identify, protect, preserve and restore important archaeological, historical and cultural sites located in shoreline jurisdiction of SeaTac for their educational and scientific value, as well as for the recreational enjoyment of the general public.

~~Within the "Urban Environment", Ensure the Optimum Utilization of the Shorelines by Permitting Intensive Use and Managing Development So That it Enhances and Maintains the Shoreline for a Wide Range of Urban Land Uses~~

~~SHORELINES – "URBAN" ENVIRONMENT~~

Shorelines – Historic, Cultural, Scientific & Educational

Policy 8.10A

Prevent the destruction of or damage to any site having historic, cultural, scientific, or educational value.

Discussion: Although there are no known archeological or historical sites within the shoreline management area, should development activity unearth important material it should be preserved and documented according to state law. ~~Emphasize development within already developed areas.~~

~~**Discussion:** To preserve, to the greatest extent possible, the remaining natural shoreline of Angle Lake, new development should be concentrated into shoreline areas that have already been developed.~~

Policy 8.10B

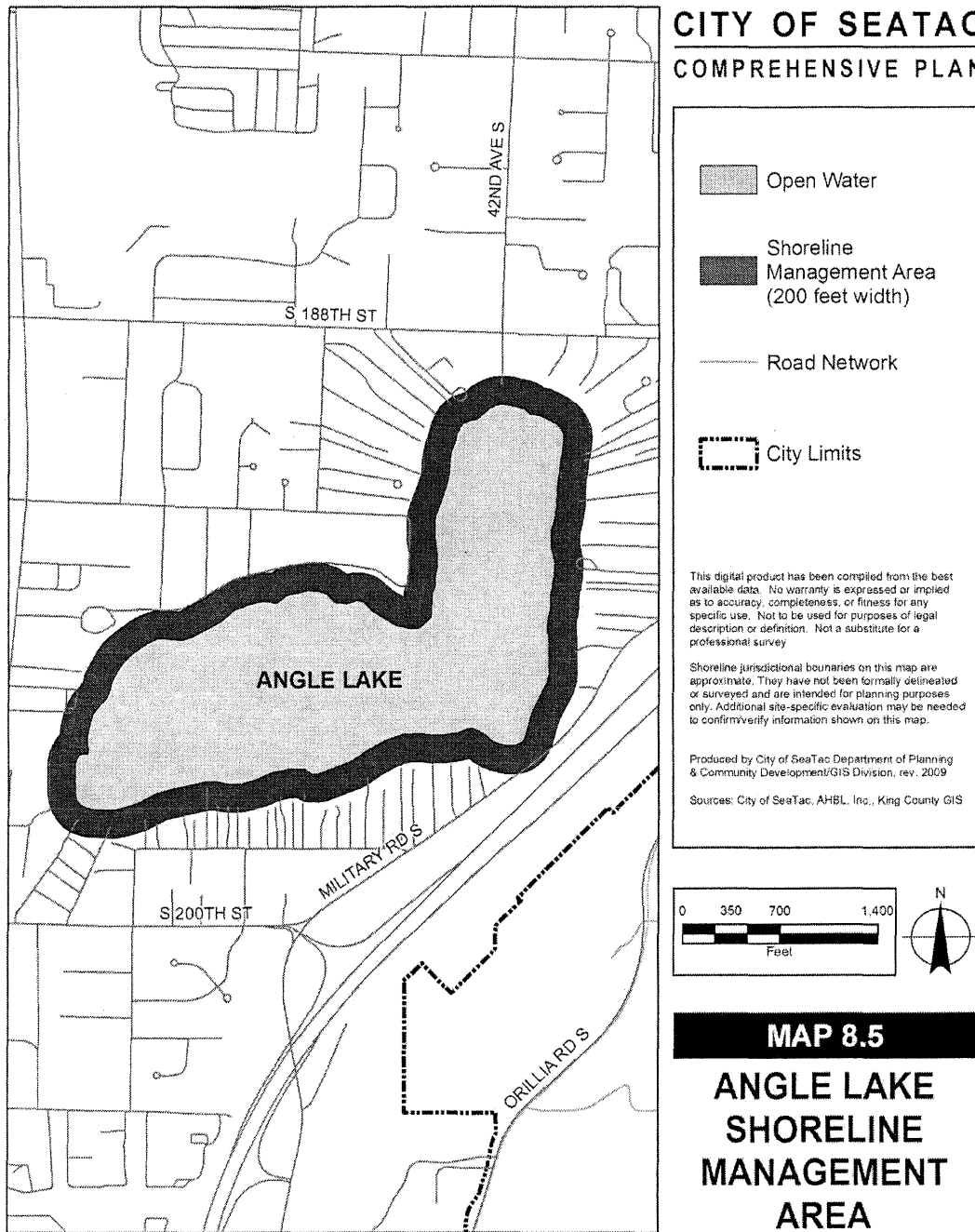
Ensure that new development is compatible with existing historic structures and cultural areas.

Discussion: No historic structures currently exist within the shoreline management area. If during construction of a site along Angle Lake within the shoreline management area a cultural site be discovered it should be excavated and documented per state law. ~~Promote aesthetic considerations through sign control regulations, architectural design standards, planned unit development standards, landscaping requirements and other such means.~~

~~**Discussion:** The shoreline area is a unique area. As part of development within the shoreline area, development should take into account design standards that would mitigate the impacts of the development and fit in with the aesthetic considerations of the shoreline.~~

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MAP 8.5 - ANGLE LAKE SHORELINE MANAGEMENT DESIGNATION AREA



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 1 year
- Short-Term1 to 6 years
- Medium-Term6-10 years
- Long-Term10-20 years
- Ongoing.....no set time frame, since the strategy will be implemented on a continual basis

The "time lines" are target dates set annually when the City Council adopts amendments to the Comprehensive Plan. Strategies that have been implemented are noted in brackets, along with the relevant completion date.

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.

| PROPOSED POLICIES | IMPLEMENTATION STRATEGIES | PRIMARY RESPONSIBILITY | TIME LINE |
|---|--|--|--|
| Policy 8.3H Preserve and enhance fish and wildlife habitat by fostering native vegetation and controlling invasive species. | <ul style="list-style-type: none"> Develop regulations requiring all new development to establish native vegetation as the dominant plant species in buffers around wetlands, streams, creeks, and steep slope areas. Develop regulations allowing buffer width reductions for redevelopment situations as part of an approved vegetation management plan. | City Council, Planning Commission City Council, Planning Commission | Short Term 1 – 2 years Short Term 1 – 2 years |
| 8.4 SHORELINE ECONOMIC DEVELOPMENT/PRESERVATION | | | |
| Policy 8.4A <u>Economic use of the shoreline.</u> <u>Prioritize the location of new development per adopted priorities.</u> | <ul style="list-style-type: none"> <u>Develop regulations that would give the first priority to shoreline dependent uses.</u> <u>Implement regulations that would limit non-shoreline dependent uses from shoreline areas.</u> | City Council, Planning Commission <u>City Staff</u> | Implemented through the SMC "Shoreline Development" regulations |
| Policy 8.4B <u>Encourage multiple uses of the shoreline, where the location and integration of compatible uses or activities are feasible.</u> | <ul style="list-style-type: none"> Implement land-use regulations that would allow the multiple use of shoreline areas. | City Council, Planning Commission | Implemented through the SMC "Shoreline Development" regulations |
| Policy 8.4C <u>Protect "sensitive" shoreline areas from uses or activities that will have an adverse effect on the land or water environment.</u> | <ul style="list-style-type: none"> Limit the type of uses through zoning and shoreline regulations that would regulate uses that may have a major impact on shorelines (such as non-water dependent industrial uses). | City Council, Planning Commission | Implemented through the SMC "Shoreline Development" regulations |

| PROPOSED POLICIES | IMPLEMENTATION STRATEGIES | PRIMARY RESPONSIBILITY | TIME LINE |
|--|---|--|--|
| <p>Policy 8.4D Encourage non-residential uses or activities which are not shoreline dependent to locate or relocate away from the shoreline.</p> | <ul style="list-style-type: none"> Implement regulations that would limit non-residential uses adjacent to shorelines. | <p>City Council, Planning Commission</p> | <p>Implemented through the SMC "Shoreline Development" regulations</p> |
| 8.5 SHORELINE PUBLIC ACCESS ECONOMIC DEVELOPMENT | | | |
| <p>Policy 8.5A Provide and enhance shoreline access through access easements, signage; integrate public access to shorelines as part of the City's trail system. Encourage new development to occur in a "clustered" development pattern.</p> | <ul style="list-style-type: none"> Coordinate with commercial property owners on the west side of Angle Lake to allow public access, in the form of a public trail, along the shoreline. Provide incentives to developers/land owners to dedicate remaining undeveloped shorelines on Angle Lake to the City, where feasible. Require public access provisions for all shoreline development and uses, except a single family residence or short plats containing four (4) or less units. Identify the remaining underdeveloped shorelines of Angle Lake and develop an acquisition program for those shorelines. Implement regulations that would provide incentives to cluster development on property to help preserve shoreline areas. | <p>City Staff</p> <p>City Council, Planning Commission</p> <p>City Council, Planning Commission</p> <p>City staff, City Council, Planning Commission</p> | <p>Implemented through the SMC Subdivision and Zoning Codes</p> |

| PROPOSED POLICIES | IMPLEMENTATION STRATEGIES | PRIMARY RESPONSIBILITY | TIME LINE |
|--|---|---|---|
| Policy 8.5B <u>Ensure new public access does not adversely affect the integrity and character of the shoreline.</u> Place inland all non-shoreline dependent or non-shoreline related developments. Allow moderate modification and reconstruction to those non-shoreline dependent uses which remain. | <ul style="list-style-type: none"> • <u>Institute a maintenance program to maintain shoreline facilities at Angle Lake.</u> • <u>Develop regulations to locate parking areas and active play facilities in upland areas</u> • <u>Implement regulations that would limit non-shoreline dependent uses from shoreline areas.</u> | <u>City staff</u> City Council, Planning Commission | Implemented through the SMC "Shoreline Development" regulations |
| Policy 8.5C <u>Ensure the development of upland areas and the development of in-water and nearshore structures results in no net loss of ecological function.</u> <u>Plan to provide multiple uses of the shorelines of the state.</u> | <ul style="list-style-type: none"> • <u>Develop Low Impact Development (LID) Regulations in the SMC to regulate development around Angle Lake.</u> • <u>Ensure that appropriate BMPs be identified and implemented during construction of any new upland facilities.</u> • <u>Construct public access facilities of environmentally friendly materials, using low impact development techniques.</u> • <u>Within the Zoning Code, allow a number of permitted uses adjacent to Angle Lake</u> | City Council, Planning Commission <u>City staff</u> <u>City staff</u> | Implemented Through the SMC Zoning Code |

| PROPOSED POLICIES | IMPLEMENTATION STRATEGIES | PRIMARY RESPONSIBILITY | TIME LINE |
|---|---|---|---|
| <p><u>Policy 8.5D</u> Access should be provided for a range of users.</p> | <ul style="list-style-type: none"> • Provide incentives for developers to provide for public access in new shoreline development on Angle Lake • Design public access facilities for accessibility by handicapped and physically impaired persons. | <p>City Council, Planning Commission</p> <p>City staff</p> | <p><u>Implemented Through the SeaTac Municipal Code</u></p> |
| <p><u>Policy 8.5 E</u> Development, uses, and activities on or near the shoreline should not impair or detract from the public's visual or physical access to the water.</p> | <ul style="list-style-type: none"> • Require a Visual Impact Study for commercial or residential projects of more than four (4) units. • Apply design standards to commercial or multi-family residential projects of more than four (4) units to address height, bulk, scale and views from adjacent properties. | <p>City Council, Planning Commission</p> <p>City Council, Planning Commission</p> | <p><u>Implemented Through the SeaTac Municipal Code</u></p> |
| 8.6 SHORELINE RECREATION PUBLIC ACCESS TO SHORELINE AREAS | | | |
| <p><u>Policy 8.6A</u> The City should maintain and enhance existing shoreline recreation assets and Angle Lake Park. Design and develop shoreline access and ancillary facilities to protect adjacent private properties.</p> | <ul style="list-style-type: none"> • Use the annual Capital Facilities Planning Process to maintain and enhance the existing recreational assets. • Provide for buffer areas between shoreline facilities (such as Angle Lake Park) and private properties. | <p>City Council, Planning Commission</p> | <p><u>Implemented Through the SMC Zoning Code</u></p> |

| PROPOSED POLICIES | IMPLEMENTATION STRATEGIES | PRIMARY RESPONSIBILITY | TIME LINE |
|--|--|---|---|
| <p>Policy 8.6B <u>The City should pursue additional public access to the shoreline for recreational uses, particularly for trails and passive recreation. Properly maintain and operate facilities in public shoreline access areas.</u></p> | <ul style="list-style-type: none"> • <u>Coordinate with commercial property owners on the west side of Angle Lake to allow public access, in the form of a public trail, along the shoreline.</u> • <u>Require public access provisions for all shoreline development and uses, except a single family residence or short plats containing four (4) or less units.</u> • <u>Identify the remaining underdeveloped shorelines of Angle Lake and develop an acquisition program for those shorelines.</u> • <u>Institute a maintenance program to maintain shoreline facilities at Angle Lake.</u> | <p>City Staff</p> <p><u>City Council, Planning Commission</u></p> <p><u>City staff, City Council, Planning Commission</u></p> | Ongoing |
| <p>Policy 8.6C <u>Ensure existing and proposed recreational uses are of a safe and healthy nature and do not adversely affect the integrity of the shoreline, or threaten fragile shoreline ecosystems. Provide or encourage public access in new shoreline development.</u></p> | <ul style="list-style-type: none"> • <u>Target Angle Lake for the use of environmentally friendly materials and design during the future replacement of the pier at this site.</u> <ul style="list-style-type: none"> • <u>Provide incentives for developers to provide for public access in new shoreline development on Angle Lake</u> | City Council, Planning Commission | Implemented through the SMC "Shoreline Development" regulations |

| PROPOSED POLICIES | IMPLEMENTATION STRATEGIES | PRIMARY RESPONSIBILITY | TIME LINE |
|--|--|---|--|
| Policy 8.6D Consider both active and passive recreational needs in development of public shoreline access areas. Viewpoints, lookouts and vistas of shorelines of the state should be publicly accessible. | <ul style="list-style-type: none"> Design public access facilities for accessibility by handicapped and physically impaired persons. Ensure that Angle Lake Park continues to provide access to active and passive recreation for a variety of users. Maintain and enhance the public access provided by Angle Lake Park. | City staff, City Council, Planning Commission | Short Term (1-3 Years)[Improvements to Angle Lake Park Completed 2001] |
| Policy 8.6E Minimize the visual and physical obstruction of the water of new development from shoreline roads and upland owners (owners further from the water). | <ul style="list-style-type: none"> Develop regulations that would provide a view corridor through new development proposals to provide visual access to Angle Lake. | City Council, Planning Commission | Short Term (1-3 Years) |
| Policy 8.6F Where appropriate, provide public access and use of utility and transportation rights-of way on the shoreline | <ul style="list-style-type: none"> Maintain and enhance the public access provided by Angle Lake Park. | City Council | Short Term (1-3 Years) |
| Policy 8.6G Connect shoreline recreational facilities and other public access points by trails, bicycle pathways and other access links. | <ul style="list-style-type: none"> Determine the corridors for trails, bicycle, and other access links to shoreline areas such as Angle Lake. Provide funding to construct the access links. | City Council | Ongoing |

| PROPOSED POLICIES | IMPLEMENTATION STRATEGIES | PRIMARY RESPONSIBILITY | TIME LINE |
|---|--|--|---|
| 8.7 SHORELINE CIRCULATION PRESERVATION OF UNIQUE AND NON-RENEWABLE NATURAL RESOURCES | | | |
| Policy 8.7A <u>Locate land circulation systems as far from the land-water interface as feasible. Acquire shorelines which are of unique or valuable natural character for public benefit.</u> | <ul style="list-style-type: none"> Require that <u>circulation facilities, both public and private be located in the upland portion of properties.</u> Identify the remaining underdeveloped shorelines of Angle Lake and develop an acquisition program for those shorelines. Provide incentives to developers/land owners to dedicate remaining undeveloped shorelines on Angle Lake to the City. | City Council, Planning Commission City Council, Planning Commission | Ongoing _____ _____ _____ _____ _____ Ongoing |
| Policy 8.7B <u>Improve access to Angle Lake through expanded non-motorized connections and transit service. Designate and retain "Sensitive" areas in shoreline areas as open space. Restrict or prohibit access when necessary for their preservation.</u> | <ul style="list-style-type: none"> Integrate shoreline <u>public access trails with other existing and planned regional trails where feasible.</u> Develop regulations to preserve "Environmentally Sensitive Areas" within the Shorelines of Angle Lake | City Council, Planning Commission | Implemented through the SMC "Shoreline Development" regulations |
| Policy 8.7C <u>Plan, design and site all future shoreline development to minimize adverse impacts upon the natural shoreline environment.</u> | <ul style="list-style-type: none"> Implement regulations that would minimize the impacts of new development within the shorelines of Angle Lake. | City Council, Planning Commission | Implemented through the Zoning Code's "Environmentally Sensitive Areas" and "Shoreline Development" regulations |

| PROPOSED POLICIES | IMPLEMENTATION STRATEGIES | PRIMARY RESPONSIBILITY | TIME LINE |
|--|---|--|-----------------------------------|
| <p>Policy 8.7D</p> <p>Natural flora and fauna should be preserved or restored.</p> | <ul style="list-style-type: none"> Require new development to preserve the natural flora and fauna or restore the flora and fauna to the greatest extent possible in the shorelines of Angle Lake. | <p>City Council, Planning Commission</p> | <p>Short Term (1-4 Years)</p> |
| <p>Policy 8.7E</p> <p>Do not substantially alter the natural topography in shoreline areas.</p> | <ul style="list-style-type: none"> Implement regulations that would limit the amount of grading within shoreline areas as part of new development. Provide incentives to developers/land owners to dedicate remaining undeveloped shorelines on Angle Lake to the City. | <p>City Staff</p> <p>City Council, Planning Commission</p> | <p>Ongoing</p> <p>Ongoing</p> |

| PROPOSED POLICIES | IMPLEMENTATION STRATEGIES | PRIMARY RESPONSIBILITY | TIME LINE |
|--|---|--|-------------------------------------|
| 8.8 SHORELINE CONSERVATION PROVIDE ADDITIONAL SHORELINE RECREATION AREAS | | | |
| Policy 8.8A <u>Protect shoreline processes and ecological functions through regulatory and non-regulatory means. Encourage the overall design and development of shoreline recreational areas to be responsive to the site characteristics of those areas and be consistent with the level of use in the concerned area.</u> | <ul style="list-style-type: none"> • <u>Provide incentives to developers/land owners to dedicate remaining undeveloped shorelines on Angle Lake to the City.</u> • <u>Implement the NPDES Phase 2 requirements.</u> • <u>Encourage, where feasible, restoration of remaining undeveloped shoreline to improve ecological function.</u> • <u>Develop design standards that would encourage the use of the existing topography of a site in designing recreational uses in shoreline areas around Angle Lake.</u> | <p>City Council, Planning Commission</p> <p>City staff</p> <p>City staff</p> | <p>Short-Term (3 - 6 Years)</p> |

| PROPOSED POLICIES | IMPLEMENTATION STRATEGIES | PRIMARY RESPONSIBILITY | TIME LINE |
|---|---|--|--|
| <p>Policy 8.8B <u>Reclaim and restore areas which are biologically and aesthetically degraded while maintaining full use of the shoreline. Locate non-water-oriented recreational facility development inland and away from the water's edge.</u></p> | <ul style="list-style-type: none"> Require new development to <u>preserve the natural flora and fauna or restore the flora and fauna to the greatest extent possible in the shorelines of Angle Lake.</u> Seek funding where possible for various <u>restoration actions and programs from local sources and by working with other WRIA 9 jurisdictions and stakeholders to seek federal, state, grant and other funding opportunities.</u> Develop regulations that would orient non-water recreational facilities away from shoreline areas. | <p>City Council, Planning Commission</p> <p>City staff</p> | <p>Implemented through the SMC "Shoreline Development" regulations</p> |
| <p>Policy 8.8C <u>Preserve the scenic aesthetic quality of shoreline areas and vistas. Provide for appropriate specialized recreation facilities for the handicapped, if needed.</u></p> | <ul style="list-style-type: none"> Apply design standards to <u>commercial or multi-family residential projects of more than four (4) units to address height, bulk, scale and views from adjacent properties.</u> As part of the design of any new recreational facility within the shorelines of Angle Lake, provide for handicapped facilities. | <p>City Council, Planning Commission</p> | <p>Ongoing</p> |

[illegible]

| PROPOSED POLICIES | IMPLEMENTATION STRATEGIES | PRIMARY RESPONSIBILITY | TIME LINE |
|---|---|--|-----------------------|
| <p><u>Policy 8.8E</u> <u>Target Angle Lake for restoration of shoreline natural resources and functions while ensuring public access.</u></p> | <ul style="list-style-type: none"> • <u>Seek funding where possible for various restoration actions and programs from local sources and by working with other WRIA 9 jurisdictions and stakeholders to seek federal, state, grant and other funding opportunities.</u> • <u>Implement the NPDES Phase 2 requirements.</u> • <u>Develop a public education plan to inform private property owners in the shoreline zone and in the remainder of the City about the effects of land management practices and other unregulated activities (such as vegetation removal, pesticide/herbicide use, car washing) on fish and wildlife habitat)</u> • <u>Target single family residential properties with incentives, outreach and information for homeowners who are willing to voluntarily remove bulkheads, plant native vegetation and encourage large woody debris recruitment.</u> | <p><u>City staff</u></p> <p><u>City staff</u></p> <p><u>City staff</u></p> <p><u>City Council, Planning Commission</u></p> | <p><u>Ongoing</u></p> |

| PROPOSED POLICIES | IMPLEMENTATION STRATEGIES | PRIMARY RESPONSIBILITY | TIME LINE |
|--|--|---|---|
| 8.9 SHORELINE USE ENCOURAGE A VARIETY OF HOUSING TYPES IN SHORELINE RESIDENTIAL AREAS | | | |
| Policy 8.9A <u>Determine allowable uses and resolve use conflicts within the City's Shoreline jurisdiction using adopted criteria. Prohibit residential development in shoreline areas with slopes of 40% or greater.</u> | <ul style="list-style-type: none"> • <u>Apply the adopted criteria.</u> • <u>Develop regulations that would prohibit residential development of slopes of 40% or greater in shoreline areas.</u> | City Council, Planning Commission | Implemented through the SMC "Shoreline Development" regulations |
| Policy 8.9B <u>Design new residential development to protect existing shoreline water views, promote public safety, and avoid adverse impacts to shoreline habitats. Minimize the visual and physical obstruction of the shoreline by residential developments in shoreline areas.</u> | <ul style="list-style-type: none"> • <u>Develop Low Impact Development (LID) Regulations in the SMC to regulate development around Angle Lake.</u> • <u>Ensure that appropriate BMPs be identified and implemented during construction of any new upland facilities.</u> • <u>Use design standards and height restrictions related to new residential development to ensure visual line of sight to Angle Lake.</u> | City Council, Planning Commission City staff | Short Term (3 - 6 Years) |

| PROPOSED POLICIES | IMPLEMENTATION STRATEGIES | PRIMARY RESPONSIBILITY | TIME LINE |
|--|--|--|---|
| <p>Policy 8.9C <u>All development and redevelopment within Shoreline jurisdiction should be designed to ensure public safety, enhance public access, protect existing shoreline and water views and achieve no net loss of shoreline ecological functions. Due not permit residential development on piers or over water.</u></p> | <ul style="list-style-type: none"> • <u>Limit clearing and grading activities in shoreline areas to the minimum necessary to accommodate permitted shoreline development.</u> | <u>City staff</u> | Implemented through the SMC "Shoreline Development" regulations |
| | <ul style="list-style-type: none"> • <u>Permit clearing and grading in shoreline areas only when associated with a permitted shoreline development.</u> | <u>City staff</u> | |
| | <ul style="list-style-type: none"> • <u>Require that cleared and disturbed areas remaining after completion of construction be promptly replanted with native vegetation or other species as approved by the City.</u> | <u>City Council, Planning Commission</u> | |
| | <ul style="list-style-type: none"> • <u>Use soil bioengineering techniques when restoring degraded shorelines to minimize erosion, sedimentation and flooding.</u> | <u>City staff</u> | |
| | <ul style="list-style-type: none"> • <u>Require that herbicides, fertilizers, and fungicides not be used along drainage channels and shores, as well as in the water.</u> • <u>Develop regulations that would not allow residential development on piers over water.</u> | <u>City Council, Planning Commission</u> | |

| PROPOSED POLICIES | IMPLEMENTATION STRATEGIES | PRIMARY RESPONSIBILITY | TIME LINE |
|--|---|---|--|
| Policy 8.9D <u>Encourage the use of Low Impact Development (LID) and “Green Building” practices for new development within the shoreline jurisdiction. Keep buildings and fences from the water’s edge.</u> | <ul style="list-style-type: none"> • <u>Develop Low Impact Development (LID) Regulations in the SMC to regulate development around Angle Lake.</u> • <u>Ensure that appropriate BMPs be identified and implemented during construction of any new upland facilities.</u> • <u>Develop regulations that would keep fences and building from the water’s edge.</u> | <p>City Council, Planning Commission</p> <p><u>City staff</u></p> | <p>Implemented through the SMC “Shoreline Development” regulations</p> |
| Policy 8.9E <u>Proposed shoreline uses should not infringe upon the rights of others or upon the rights of private ownership. Retain the natural shoreline vegetation and other natural features of the shoreline during site development and construction.</u> | <ul style="list-style-type: none"> • <u>Apply the adopted criteria (See Policy 8.9A).</u> • <u>Develop regulations that do not allow the removal of the natural shoreline vegetation during development.</u> | <p><u>City staff</u></p> <p>City Council, Planning Commission</p> | <p>Implemented through the SMC “Shoreline Development” regulations</p> |
| Policy 8.9F <u>Encourage shoreline uses which enhance their specific areas or employ innovative features for purposes consistent with the Shoreline Master Program. Design subdivisions/short plats and new development to adequately protect the water and shoreline aesthetic characteristics.</u> | <ul style="list-style-type: none"> • <u>Apply the adopted criteria (See Policy 8.9A).</u> • <u>Develop regulations that would protect the shoreline and waterline characteristics</u> | <p><u>City staff</u></p> <p>City Council, Planning Commission</p> | <p>Implemented through the SMC “Shoreline Development” regulations</p> |

| PROPOSED POLICIES | IMPLEMENTATION STRATEGIES | PRIMARY RESPONSIBILITY | TIME LINE |
|---|---|--|----------------|
| <p><u>Policy 8.9G</u> <u>Encourage restoration of shoreline areas that have been degraded in ecological function.</u></p> | <ul style="list-style-type: none"> • <u>Seek funding where possible for various restoration actions and programs from local sources and by working with other WRIA 9 jurisdictions and stakeholders to seek federal, state, grant and other funding opportunities.</u> • <u>Implement the NPDES Phase 2 requirements.</u> • <u>Develop a public education plan to inform private property owners in the shoreline zone and in the remainder of the City about the effects of land management practices and other unregulated activities (such as vegetation removal, pesticide/herbicide use, car washing) on fish and wildlife habitat)</u> • <u>Target single family residential properties with incentives, outreach and information for homeowners who are willing to voluntarily remove bulkheads, plant native vegetation and encourage large woody debris recruitment.</u> | <p><u>City staff</u></p> <p><u>City staff</u></p> <p><u>City staff</u></p> <p><u>City Council, Planning Commission</u></p> | <p>Ongoing</p> |

| PROPOSED POLICIES | IMPLEMENTATION STRATEGIES | PRIMARY RESPONSIBILITY | TIME LINE |
|---|---|--|---|
| 8.10 SHORELINES – <u>HISTORIC, CULTURAL, SCIENTIFIC & EDUCATIONAL URBAN ENVIRONMENT</u> | | | |
| Policy 8.10A <u>Prevent the destruction of or damage to any site having historic, cultural, scientific, or educational value. Emphasize development within already developed areas.</u> | <ul style="list-style-type: none"> • <u>Apply the City's Archeological and Historic Resource regulations</u> • <u>Develop shorelines only in areas that are already urbanized.</u> | <u>City staff</u> City Council, Planning Commission | Implemented through the SMC "Shoreline Development" regulations |
| Policy 8.10B <u>Ensure that new development is compatible with existing historic structures and cultural areas. Promote aesthetic considerations through sign control regulations, architectural design standards, planned unit development standards, landscaping requirements and other such means.</u> | <ul style="list-style-type: none"> • <u>Apply the City's Archeological and Historic Resource regulations</u> • <u>Develop regulations that would control the aesthetic consideration of development within shoreline areas.</u> | <u>City staff</u> City Council, Planning Commission | Implemented through the SMC "Shoreline Development" regulations |

ORDINANCE NO. 10-1014

AN ORDINANCE of the City Council of the City of SeaTac, Washington, redeeming both the 1999 Local Option Tax Revenue Refunding Bonds and the 1999 Storm Water Revenue Refunding Bonds, and amending the 2010 Annual City Budget for the related expenditures.

WHEREAS, the SeaTac City Council has reviewed agenda bill #3217 submitted by the Finance Department, which proposes the redemption of the 1999 Local Option Tax Revenue Refunding Bonds and the redemption of the 1999 Storm Water Revenue Refunding Bonds; and

WHEREAS, both the 1999 Local Option Transportation Tax Refunding Bonds and the 1999 Storm Water Revenue Refunding Bonds can be redeemed on and after December 1, 2009 for bonds maturing on and after December 1, 2010; and

WHEREAS, the City will incur interest savings on the redeemed bonds of approximately \$424,388; and

WHEREAS, an amendment to the City's 2010 Annual City Budget is necessary to provide the necessary revenue and expenditure budgetary transactions to effect these changes;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SEATAC, WASHINGTON, DO ORDAIN as follows:

Section 1. The 1999 Local Option Transportation Tax Revenue Refunding Bonds outstanding in the amount of \$3,080,000 shall hereby be redeemed by the City.

Section 2. The 1999 Storm Water Revenue Refunding Bonds outstanding in the amount of \$1,380,000 shall hereby be redeemed by the City.

Section 3. The 2010 Annual City Budget shall be amended to increase the total Transportation Bond Fund #202 expenditures by \$2,289,479.

Section 4. The 2010 Annual City Budget shall be amended to increase the total Transportation Bond Reserve Fund #210 expenditures by \$894,063 (for a transfer out to the Transportation Bond Fund #202).

Section 5. The 2010 Annual City Budget shall be amended increase the total Street Fund #102 expenditures by \$1,395,416 (for a transfer out to the Transportation Bond Fund #202).

Section 6. The 2010 Annual City Budget shall be amended to increase the total Transportation Bond Fund #202 revenues by \$2,289,479 (for transfers in from the Transportation Bond Reserve Fund #210 and the Street Fund #102).

Section 7. The 2010 Annual City Budget shall be amended to increase the total Surface Water Management Utility Fund #403 expenses by \$1,028,398.

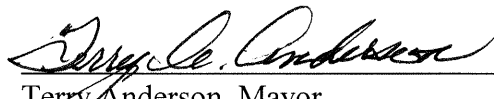
Section 8. The 2010 Annual City Budget shall be amended to increase the total Surface Water Management Bonds Reserve Fund #410 expenses by \$403,925 (for a transfer out to the Surface Water Management Utility Fund #403).

Section 9. The 2010 Annual City Budget shall be amended to increase the Surface Water Management Utility Fund #403 revenues by \$403,925 (for a transfer in from the Surface Water Management Bonds Reserve Fund #410).

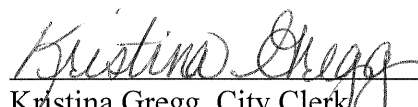
Section 10. This Ordinance shall be in full force and effect five (5) days after passage and publication as required by law.

ADOPTED this 13th day of April, 2010, and signed in authentication thereof on this 13th day of April, 2010.

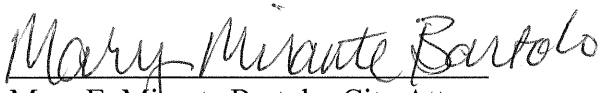
CITY OF SEATAC


Terry Anderson, Mayor

ATTEST:


Kristina Gregg, City Clerk

Approved as to Form:


Mary E. Mirante Bartolo, City Attorney

[Effective Date: 4-24-10]

[Redemption of both the 1999 Local Option Tax Revenue Refunding Bonds & the 1999 Storm Water Revenue Refunding Bonds and 2010 Budget Amendment]

ORDINANCE NO. 10-1015

AN ORDINANCE of the City Council of the City of SeaTac, Washington, amending Section 16A.15.010 of the SeaTac Municipal Code regarding the timeline to review Wireless Communications Facilities (WCF's)

WHEREAS, it is appropriate to amend the City's development regulations regarding timelines to review permit applications; and

WHEREAS, the Growth Management Act requires regular review and update of development regulations which implement the City's Comprehensive Plan; and

WHEREAS, regular review and update of the Development Review Code ensures that development review regulations are responsive to the needs of the City; and

WHEREAS, in reviewing the Development Review Code, certain development regulations have been identified as requiring definition, clarity, amendment or addition; and

WHEREAS, the Planning Commission has reviewed the aforesaid changes to development regulations, has held a public hearing for the purpose of soliciting public comment in regard to Development Review Code changes, and has recommended the amendments and additions for adoption by the Council;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SEATAC, WASHINGTON DO ORDAIN as follows:

Section 1. Section 16A.15.010 of the SeaTac Municipal Code is hereby amended to read as follows:

16A.15.010 General

- A. Applicability. The City will issue a notice of decision for all Type I through III permit applications.
- B. A notice of decision is issued by a City department or the Hearing Examiner or City Council at the conclusion of the permit application

review process. The notice of decision may be the decision report or the issuance of the project permit or the signed ordinance or resolution of the City Council. The purpose of the notice of decision is to inform the applicant and any person who, prior to rendering of the decision, requested notice of the decision, or submitted comments on the application. The notice of decision also marks the beginning of any appeal period which may be set forth herein or in other ordinances governing the project permit.

1. Except as provided in subsection (B)(3) of this section, a notice of decision on a project permit should be issued as soon as possible but no more than one hundred twenty (120) days after issuance of the determination of completeness.
 - a. The issuance of a Type I or II permit or administrative decision will constitute a notice of decision.
 - b. If a determination of significance is issued, then the City or Hearing Examiner shall issue a project permit decision not sooner than seven (7) days after a final environmental impact statement is issued.
 - c. The applicant may agree in writing to extend the time frame for issuance of a decision.
2. In determining the number of days that have elapsed after the review authority has issued the determination of completeness, the following periods shall be excluded from the maximum one hundred twenty (120) day decision period:
 - a. Any period during which the applicant has been requested by the review authority to correct plans, perform required studies, or provide additional required information. The period shall be calculated from the date the City notifies the applicant of the need for additional information until the earlier of (i) the date the review authority determines whether the additional information satisfies the request for information; or (ii) fourteen (14) days after the date the information has been provided to the review authority.
 - b. If the review authority determines that the information submitted by the applicant is insufficient, the applicant shall be notified and the procedures under subsection (B)(2)(a) of this section shall apply as if a new request for studies had been made.

- c. Any period of time during which an environmental impact statement is being prepared, which time shall not exceed one (1) year from the issuance of the determination of significance, unless the review authority and applicant have otherwise agreed in writing to a longer period of time. If no mutual written extension agreement is completed, then the application shall become null and void after the one (1) year period unless the review authority determines that delay in completion is due to factors beyond the control of the applicant and agent.
 - d. Any extension of the time mutually agreed upon by the applicant and the City.
- 3. The time limits established by subsections (B)(1) and (2) of this section do not apply if a project permit application:
 - a. Requires an amendment to the comprehensive plan or a development regulation;
 - b. Requires approval of a new fully contained community as provided in RCW 36.70A.350, a master planned resort as provided in RCW 36.70A.360, or the siting of an essential public facility as provided in RCW 6.70A.200;
 - c. Is substantially revised by the applicant, in which case the time period shall start from the date at which the revised project application is determined to be complete under Chapter 16A.07 SMC.
 - d. Is a wireless communication facility (WCF). A notice of decision on a WCF project permit should be issued as soon as possible but no more than ninety (90) days after issuance of the determination of completeness.
- 4. If the review authority is unable to issue its final decision within the time limits provided for in this section, it shall provide written notice of this fact to the project applicant. The notice shall include a statement of reasons why the time limits have not been met and an estimated date for issuance of the notice of final decision.

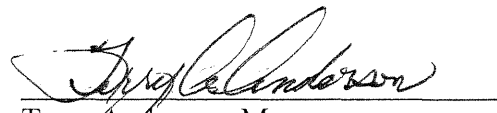
Section 2. The City Clerk is directed to forward a copy of this Ordinance to the Washington State Department of Commerce within ten (10) days after adoption, and to the King County Assessor.

Section 3. If any provision of this Ordinance or its application to any person or circumstance is held invalid, the remainder of the Ordinance or the application of the provision to other persons or circumstances shall not be affected.

Section 4. The Ordinance shall be effective five (5) days after passage and publication.

ADOPTED this 27th day of April, 2010, and signed in authentication thereof on this 27th day of April, 2010.


CITY OF SEATAC


Terry Anderson, Mayor

ATTEST:


Kristina Gregg, City Clerk

Approved as to Form:


Mary Mirante Bartolo, City Attorney

[Effective Date 05-08-10]

[Timeline Review of WCF's]