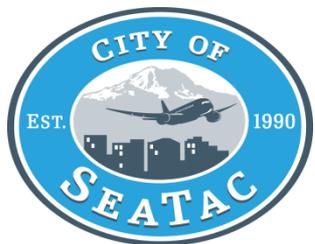


City of SeaTac

Port of Seattle Interlocal Agreement

Amendment and Extension

December 17, 2015 Study Session



Port Negotiation Timeline

- 10-year agreement expires February 2016
- Stormwater fee discussions date back several years
- Began “amend and extend” approach started December 2014
 - Sustainable Airport Master Plan rationale for two-year extension
 - Staff work groups discussed revisions to land use and material haul sections
 - Airport director and city manager focused on stormwater fee, parking tax and traffic impact fees



Port Interlocal Agreement (ILA)

- Cover Agreement
- Exhibit A: Land Use
- Exhibit B: Stormwater
- Exhibit C: Interagency Cooperation and Development
- Exhibit D: Material Haul for Port Projects



Cover Agreement

- Extends previous agreements (public safety, building permitting, etc.)
- Port environmental official on Port projects
- Escalation of disputes including Joint Advisory Committee
- **AMENDMENT: CHANGES TERM TO END FEBRUARY 16, 2018**



Exhibit A: Land Use/Zoning

- Designates Aviation Operations and Aviation Commercial Zones
- Allowable land uses
- Development and permitting responsibilities
- Development review and standards
- Expansion of property or new use on property
- **AMENDMENT: NO CHANGE**



Exhibit B: Surface Water (SWM)

- Surface water management fees
 - 2001 negotiated rate of \$443,000 as adjusted
 - Review upon completion of Port stormwater facilities
- Coordinated drainage plans and basin planning
- SWM design standards
- **AMENDMENT: NO CHANGE; PURSUE DECLARATORY RELIEF ACTION TO CLARIFY AUTHORITIES**

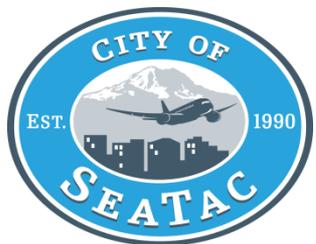


Exhibit C: Interagency Cooperation

- L-shaped property letter of agreement (buffering, traffic)
- Studies and light rail connection to airport
- Joint economic development efforts
- Waive traffic impact fee for Port projects
- Parking tax
 - 22% south access set-aside
 - 14.9% dedicated to Westside Trail and North SeaTac Roadways
 - Remainder for City capital projects
- **AMENDMENT: NO 22% SET ASIDE OR 14.9% DEDICATION;
AGREE ON \$3 MILLION + IN FUND AT END OF CURRENT ILA**

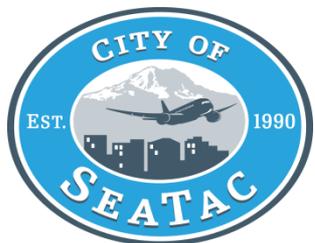


Exhibit D: Material Haul

- Limited number of trucks, routes, times
- Triggered by 100,000 cubic yards of haul
- Folded into Chapter 11 of Municipal Code in November
 - Included pavement preservation policy already in effect
 - Lowered threshold to 50,000 cubic yards
- **AMENDMENT: REMOVE EXHIBIT FROM ILA**



ILA Extension Summary

- Extend through February 16, 2018
- No change to cover agreement
- No change to Exhibit A/land use
- No change to Exhibit B/stormwater; seek interpretation
- Change Exhibit C/interagency cooperation to remove 22% set aside of parking tax for south access to airport
- Remove Exhibit D/material haul



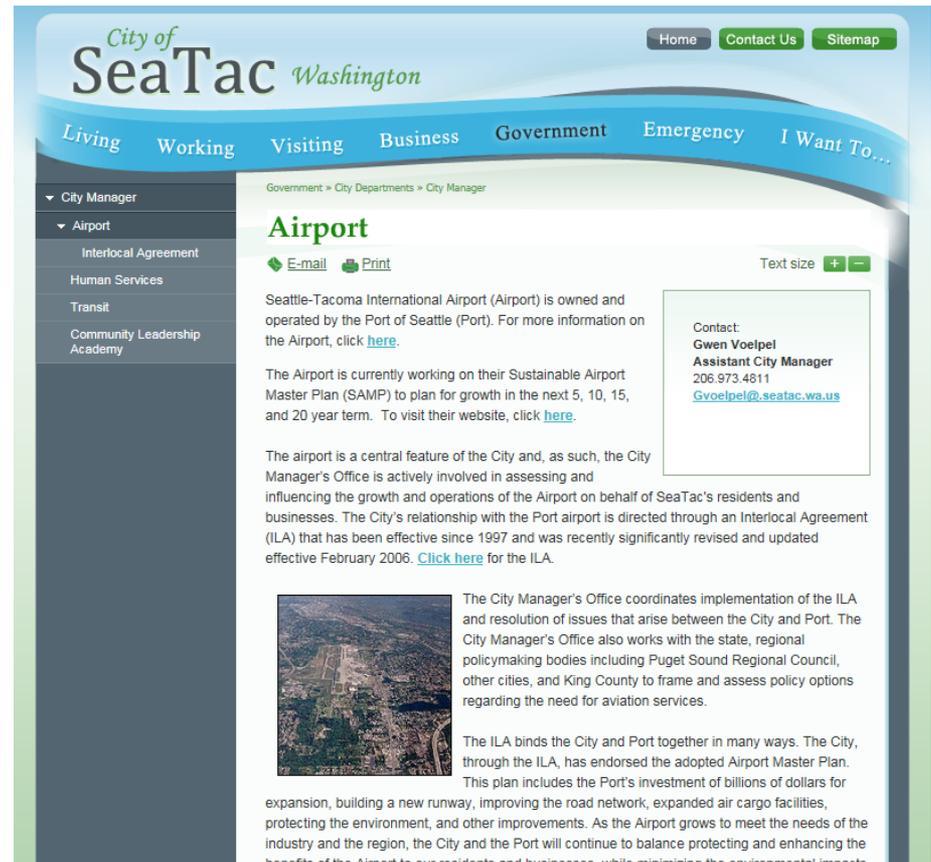
Summary of Amendment

Topic	Current Agreement	Amendment
Term of agreement	Expires February 16, 2016	Expires February 16, 2018
Stormwater fee	Negotiated rate of \$443,000 plus inflator	Negotiated rate of \$443,000 plus inflator
Parking tax	22% set aside for south access to airport plus 14.9% for two projects = 36.9% parking tax	No set aside for south access or projects; negotiate \$3 million balance of 22% Feb. 2016
Traffic impact fee	Waive for airport projects	Waive for airport projects
Material haul for Port	Threshold of 100,000 cubic yards	Not in amendment; code reduces to 50,000 cubic yards



Port ILA Online

- www.CityofSeaTac.com
 - Government
 - Departments
 - City Manager
 - Airport



The screenshot shows the City of SeaTac Washington website. The header includes the city name and navigation links for Home, Contact Us, and Sitemap. A main navigation bar lists Living, Working, Visiting, Business, Government, Emergency, and I Want To... The left sidebar contains a menu with City Manager, Airport, Interlocal Agreement, Human Services, Transit, and Community Leadership Academy. The main content area is titled "Airport" and includes a sub-header "Government > City Departments > City Manager". The text describes the Seattle-Tacoma International Airport (SeaTac) and its relationship with the City of SeaTac through an Interlocal Agreement (ILA). It mentions the Sustainable Airport Master Plan (SAMP) and the ILA's effectiveness since 1997. A contact box for Gwen Voelpel, Assistant City Manager, is provided. An aerial photo of the airport is shown, and the text explains the ILA's role in coordinating implementation and resolving issues between the City and the Port.

City of SeaTac Washington

Home Contact Us Sitemap

Living Working Visiting Business Government Emergency I Want To...

Government > City Departments > City Manager

Airport

E-mail Print Text size + -

Seattle-Tacoma International Airport (Airport) is owned and operated by the Port of Seattle (Port). For more information on the Airport, click [here](#).

The Airport is currently working on their Sustainable Airport Master Plan (SAMP) to plan for growth in the next 5, 10, 15, and 20 year term. To visit their website, click [here](#).

The airport is a central feature of the City and, as such, the City Manager's Office is actively involved in assessing and influencing the growth and operations of the Airport on behalf of SeaTac's residents and businesses. The City's relationship with the Port airport is directed through an Interlocal Agreement (ILA) that has been effective since 1997 and was recently significantly revised and updated effective February 2006. [Click here](#) for the ILA.

The City Manager's Office coordinates implementation of the ILA and resolution of issues that arise between the City and Port. The City Manager's Office also works with the state, regional policymaking bodies including Puget Sound Regional Council, other cities, and King County to frame and assess policy options regarding the need for aviation services.

The ILA binds the City and Port together in many ways. The City, through the ILA, has endorsed the adopted Airport Master Plan. This plan includes the Port's investment of billions of dollars for expansion, building a new runway, improving the road network, expanded air cargo facilities, protecting the environment, and other improvements. As the Airport grows to meet the needs of the industry and the region, the City and the Port will continue to balance protecting and enhancing the benefits of the Airport to our residents and businesses, while minimizing the environmental impacts.

Contact:
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Assistant City Manager
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Gvoelpel@seatac.wa.us

