

20.40.438 Light rail transit system/facility.²

A. A light rail transit system/facility shall be approved through a special use permit as specified in SMC 20.30.330.

B. A light rail transit system/facility, stations and parking garages shall conform to the required standards below:

1. Table 20.50.020(2) – Dimensional standards of the MUR-70' zone;
2. SMC 20.50.220 through 20.50.250 – Commercial design standards;
3. SMC 20.50.290 through 20.50.370 – Tree conservation, land clearing and site grading standards;
4. SMC 20.50.380 through 20.50.440 – Parking, access, and circulation;
5. SMC 20.50.450 through 20.50.520 – Landscaping;
6. SMC 20.50.530 through 20.50.610 – Signs for the MUR-70' zone;
7. Chapter 20.60 SMC – Adequacy of Public Facilities;
8. Chapter 20.70 SMC – Engineering and Utilities Development Standards; and
9. Chapter 20.80 SMC – Critical Areas.

C. The light rail transit system/facility improvements located between the stations shall comply with the applicable subchapters and sections below:

1. SMC 20.50.290 through 20.50.370 – Tree conservation, land clearing and site grading standards;
2. SMC 20.50.450 through 20.50.520 – Landscaping;
3. Chapter 20.60 SMC – Adequacy of Public Facilities;
4. Chapter 20.70 SMC – Engineering and Utilities Development Standards; and
5. Chapter 20.80 SMC – Critical Areas.

D. **Modification of Subsections B and C of This Section Requirements.** Due to the unique nature of a regional light rail transit system and its facilities, strict application of this Code's development standards will not always be possible. If the applicant demonstrates that compliance with one or more of the development standards or requirements set forth in subsections B and C of this section would make siting, development or operation of the facilities impossible or impracticable (as that term is defined by WAC 365-196-550 and/or other law), would result in reduced public benefits, or alternative actions could meet or exceed the intended

goals of such requirements, then the City may waive or modify such requirements as part of the special use permit process in accordance with this section.

E. The following supplemental submittal items are required to permit a light rail transit facility or light rail transit system within the City:

1. A construction management plan or agreement will be completed before any building permit may be issued for the proposal.
2. A post construction parking operational management plan or agreement will be completed before light rail service begins and will include management and enforcement techniques to guard against such impacts as off-site parking in surrounding neighborhoods.
3. An access assessment report is required for light rail transit system/facilities. The access assessment report will analyze, identify and prioritize multimodal access improvements. The access assessment report is intended to supplement the analysis and mitigation included in any environmental review document prepared for the proposed project. In general the access assessment report will address: improvements near the stations for pedestrians and bicycles, paratransit riders, and "kiss and ride" users. A more specific scope for the access assessment report will be agreed to by the applicant and the City. The City may require third party review of the access assessment report at the applicant's expense.

F. **Project and Permitting Processes Light Rail System/Facility.**

1. **Accelerated Project and Permitting Process.**

- a. All City permit reviews will be completed within a mutually agreed upon reduced number of working days within receiving complete permit applications and including subsequent revisions in accordance with a fully executed accelerated project and permitting staffing agreement between the City and the project proponent.
- b. The fees for permit processing will be determined as part of the accelerated project permitting staffing agreement.
- c. An accelerated project and permitting staffing agreement shall be executed prior to the applicant's submittal of the special use permit application; or the applicant may choose to utilize the City's standard project and permitting processes set forth in subsection (F)(2) of this section.

2. **Standard Project and Permit Process.**

- a. All complete permit applications will be processed and reviewed in the order in which they are received and based on existing resources at the time of submittal.
- b. **Cost.** Permit fees will be charged in accordance with SMC 3.01.010. This includes the ability

for the City to charge its established hourly rate for all hours spent in excess of the estimated hours for each permit.

c. Due to the volume of permits anticipated for development of a light rail system/facilities in the City, in absence of an accelerated project permitting staffing agreement, the target time limits for decisions denoted in Chapter 20.30 SMC may be extended by the Director if adequate staffing is not available to meet demand. (Ord. 741 § 1 (Exh. A), 2016; Ord. 739 § 1 (Exh. A), 2016; Ord. 706 § 1 (Exh. A), 2015).

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