

CITY OF SEATAC COMPREHENSIVE PLAN AMENDMENT DOCKET PROCESS
2024 PRELIMINARY DOCKET – STAFF ASSESSMENT MATRIX

11/20/2023

PROPOSAL BACKGROUND	PRELIMINARY DOCKET CRITERIA ASSESSMENT						PED COMMITTEE
	Per the Comprehensive Plan Amendment Procedures , proposals should meet the Preliminary Docket criteria described below to be considered for placement on the Final Docket.						RECOMMENDATION Should proposal be placed on Final Docket? Note: Items marked “Mandatory” will automatically be placed on Final Docket.
	1 Sufficient City Resources for Review City-Led Process NOT more appropriate	2 Changed Circumstance Or new information available since last major update of Comprehensive Plan	2 Consistent with Regional Policies Including Growth Management Act (GMA), PSRC Vision 2050 & King County Countywide Planning Policies	3 Not in Conflict/ Redundant with Existing Comprehensive Plan Policy	Additional Criteria for Map Amendments Only		
					4 Change in Condition since property given land use designation Or Incorrect designation originally	5 Site Physically Suitable for Development	
CITY-INITIATED PROPOSALS							
1) ENVISION SEATAC 2044 COMPREHENSIVE PLAN UPDATES							
City Council authorized and funded the Envision SeaTac 2044 project in Spring 2023, and it is currently underway.							
1-A: TEXT AMENDMENTS RELATED TO ENVISION SEATAC 2044 PROJECT							
ABOUT THE PROPOSALS: Text amendments are changes to the Comprehensive Plan’s goals and policies. Topics of anticipated amendments related to the Envision SeaTac 2044 are listed below. Specific proposed changes to the City’s growth vision, goals, policies, and other information in the Comprehensive Plan will be identified through the Envision 2044 project’s technical work and on-going public involvement in order to incorporate City priorities, ensure compliance with state and regional requirements, and integrate community input.							
1-A-1) Text Amendments Related to Recent City Guidance and Current Community Priorities							
Proposals include:							
<ul style="list-style-type: none">- Integrating Council approved project themes into the Envision SeaTac 2044 Project policy development process (see Attachment 1: Envision SeaTac 2044 Key Project Themes).- Addressing 2021 SeaTac Housing Action Plan Strategy #1: “to explore a Comprehensive Plan amendment process to clarify and strengthen SeaTac’s “complete community” policies so they provide clearer policy guidance on infrastructure investments and other City actions that can support neighborhoods and help enhance residents’ quality of life.” (see Attachment 2: Summary of Housing Action Plan Policy & Code Amendment Guidance).- Considering other City Council approved guidance since last periodic update in 2015 (to be determined during Envision SeaTac 2044 project).- Addressing community priorities that emerge during Envision 2044 update project.							
1-A-2) Text Amendments Related to Compliance with the State Growth Management Act (GMA) (Mandatory)							
Proposals include:							
<ul style="list-style-type: none">- Policy updates related to recent legislation and changes to the GMA since the last periodic update in 2015 (see Attachment 3: Department of Commerce Periodic Update Checklist for Fully-Planning Cities, pp. 1-19, as applicable).							
	✓ Yes	✓ Yes	✓ Yes	✓ Yes	N/A	N/A	Recommended for Final Docket? PED Committee: <input type="checkbox"/> Yes <input type="checkbox"/> No

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---Specific policy updates will be considered to help prepare for the recent state legislation (HB 1110) that requires certain cities (including SeaTac) to allow middle housing types, such as duplexes or townhouses, in locations where single family housing is currently allowed. (More information available in Department of Commerce Middle Housing Legislation Fact Sheet.) Note: HB 1110 compliance is not required until June 30, 2025. - Update of Capital Facilities Plan (CFP) per GMA requirements and to streamline CFP.							
1-A-3) Text Amendments Related to Compliance with the Puget Sound Regional Council Vision 2050 Regional Growth Strategies (Mandatory) Proposals include: - Updates related to PSRC’s update multi-county planning policies in Vision 2050 (updated 2020). - The creation of a new Urban Center chapter of the Comprehensive Plan to ensure compliance with PSRC’s Regional Growth Center Framework .	✓ Yes	✓ Yes	✓ Yes	✓ Yes	N/A	N/A	
1-A-4) Text Amendments Related to Compliance with King County Countywide Planning Policies (Mandatory) Proposals include: - Updates related to changes in the King County Countywide Planning Policies (CPPs) (updated in 2021), including SeaTac’s new 2044 housing and job targets and others. - If adopted, 2023 Housing Related Countywide Planning policy amendments , including policies related to addressing housing need allocations by income level.	✓ Yes	✓ Yes	✓ Yes	✓ Yes	N/A	N/A	
1-B: MAP AMENDMENTS RELATED TO ENVISION SEATAC 2044 PROJECT ABOUT THE PROPOSALS: Map amendments are proposals to change land use designations in the Comprehensive Plan Map or information in other maps. Potential map amendments are described below. Any specific proposed changes will be identified and fully considered as part of the Envision SeaTac 2044 project.	✓ Yes	✓ Yes	✓ Yes	✓ Yes	✓ Yes	✓ Yes	Recommended for Final Docket? PED Committee: <input type="checkbox"/> Yes <input type="checkbox"/> No
1-B-1): Map Amendments Related to Increasing Consistency with Envision SeaTac 2044 Project Goals Proposals include: - Consider potential changes to the Comprehensive Plan Map to increase consistency within the Comprehensive Plan. An example includes potentially changing the land use designation of Riverton Heights Park from “Residential Low” to the “Parks” designation. - Changes to other maps as needed to increase consistency with existing policies or those amended through the Envision SeaTac 2044 project.	✓ Yes	✓ Yes	✓ Yes	✓ Yes	✓ Yes	✓ Yes	

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1-B-2): Map Amendments Related to Informational Updates Proposals include: The City routinely updates the information presented on maps to promote the accuracy of data. Potential amendments include the following: <ul style="list-style-type: none">- Updates to information on the Wetland & Streams Map and others as appropriate	✓ Yes	✓ Yes	✓ Yes	✓ Yes	✓ Yes	✓ Yes	
1-C: DEVELOPMENT REGULATION AMENDMENTS RELATED TO THE ENVISION SEATAC 2044 PROJECT ABOUT THE PROPOSALS: Potential amendments to development regulations are described below. Any specific proposed changes will be identified and fully considered as part of the Envision SeaTac 2044 project.	✓ Yes	✓ Yes	✓ Yes	✓ Yes	N/A	N/A	Recommended for Final Docket? PED Committee: <input type="checkbox"/> Yes <input type="checkbox"/> No
Development Regulation Amendments Related to Guidance in the 2021 SeaTac Housing Action Plan <i>(see Attachment 2: Summary of Housing Action Plan Policy & Code Amendment Guidance)</i> Proposals include: Five potential code amendments will be considered related to strategies identified in the Housing Action Plan aimed at increasing SeaTac’s housing supply as follows: <ul style="list-style-type: none">- <i>HAP Strategy #7:</i> Add flexibility to Small Lot Single-family requirements- <i>HAP Strategy #8:</i> Consider allowing cottage housing Urban Low zones- <i>HAP Strategy #10:</i> Consider decreasing minimum lot size in the Urban Low (UL) ,200 single-family zone- <i>HAP Strategy #11:</i> Clarify condominium provisions to make them easier to use, and- <i>HAP Strategy #12:</i> Review and clarify code requirements for live/work units to encourage opportunities for small business owners Because of recent state legislation in HB1110 that requires cities to allow middle housing types in areas where single family housing is currently allowed (such as, accessory dwelling units, townhouse, cottage housing, small apartments), and other recent legislation, some of the code amendments above may be refocused to help the City meet new state housing requirements. (Note: HB 1110 compliance is not required until June 30, 2025.)	✓ Yes	✓ Yes	✓ Yes	✓ Yes	N/A	N/A	
Development Regulation Amendments Related to Compliance with the State Growth Management Act (GMA) (Mandatory) Proposals include: Regulatory updates related to recent legislation and changes to the GMA since the last periodic update in 2015. <i>(See Attachment 3: Department of Commerce Periodic Update Checklist for Fully-Planning Cities, pp. 20-33,.amendments only needed as applicable.)</i>	✓ Yes	✓ Yes	✓ Yes	✓ Yes	N/A	N/A	

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1-D: CITY-INITIATED REZONES RELATED TO ENVISION SEATAC 2044 PROJECT <u>ABOUT THE PROPOSALS:</u> SeaTac’s current land use policy 2.1F says “Amend the Zoning Map to achieve the vision illustrated on the City’s Land Use Plan Map.” The Housing Action Plan also recommends the rezoning of residential parcels to match their land use designations as a way of increasing the city’s future housing supply. To support implementation of this guidance, potential City-initiated rezones have been identified and are described below. Any proposed rezones will be fully analyzed as part of the Envision SeaTac 2044 project.	✓ Yes	✓ Yes	✓ Yes	✓ Yes	N/A	N/A	Recommended for Final Docket? PED Committee: <input type="checkbox"/> Yes <input type="checkbox"/> No
1-D-1): Potential Rezoning of Parcels to Increase Consistency with the Comprehensive Plan Proposals include: Consider a citywide rezoning process for parcels that currently have zoning that is inconsistent with their land use designations to address: <ul style="list-style-type: none">- Housing Action Plan Strategy #, “Partner with residential property owners in rezoning properties to maximize their housing potential,”- Potential zoning changes that may emerge through the Envision SeaTac 2044 project.	✓ Yes	✓ Yes	✓ Yes	✓ Yes	N/A	N/A	
1-D-2): Rezoning of Port of Seattle Parcels to Increase Consistency with Comprehensive Plan Proposals include: Per a process identified in the Inter-Local Agreement (ILA) between the City and Port of Seattle (LOA 2021-01), the City agreed to rezone Port owned parcels as follows: <ul style="list-style-type: none">- Rezone thirty Port-owned parcels to implement the Comprehensive Plan’s Aviation Operations (AO) or Aviation Commercial (AVC) land use designations.	✓ Yes	✓ Yes	✓ Yes	✓ Yes	N/A	N/A	
2) TRANSPORTATION MASTER PLAN (TMP) UPDATE							
<u>ABOUT THE PROPOSAL:</u> The TMP is a functional plan that serves as the background report to the Transportation Element of the Comprehensive Plan. City Council authorized and funded the TMP update project in Spring 2023, and it is currently underway. To ensure policy alignment and leverage resources, the TMP update project and schedule is running concurrently with the Envision SeaTac 2044 project.	✓ Yes	✓ Yes	✓ Yes	✓ Yes	N/A	N/A	

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3) CITY CENTER/AIRPORT DISTRICT SUBAREA PLAN & CODE							
ABOUT THE PROPOSAL: The project will complete a subarea plan and related regulations that identify how to implement the growth and development vision in the 2020 City Center Vision Report , including any subsequent changes identified through the planning process underway. City Council authorized and funded this update in 2022, , and its schedule has recently been updated to align with the Envision SeaTac 2044 project.	✓ Yes	✓ Yes	✓ Yes	✓ Yes	N/A	N/A	Recommended for Final Docket? PED Committee: <input type="checkbox"/> Yes <input type="checkbox"/> No
PROPOSALS FROM THE PUBLIC (one proposal received)							
4) JORDAN FAMILY PROPOSED AMENDMENTS & CONCURRENT REZONES							
ABOUT THE PROPOSALS: This is a three-part proposal that includes amendments to development regulations and the Comprehensive Plan, and a related rezone of four parcels located north of S 164 th Street adjacent to Military Road South.							Recommended for Final Docket? PED Committee: <input type="checkbox"/> Yes <input type="checkbox"/> No
4-A: DEVELOPMENT REGULATION AMENDMENT – UH-450 ABOUT THE PROPOSAL: Add a new residential zone, “Urban High (UH)-450,” or increase allowed density within the existing UH-900 zone to allow for one unit for every 450 square feet of net site area. Proposal would increase the allowed density within the Urban High (UH) – 900 zone. Current code requires one unit for every 900 square feet of net site area. Proposal would increase the density to allow one unit for every 450 square feet of net site area through one of two options: <ul style="list-style-type: none">- Option 1 (preferred by applicant): Add a new UH-450 Zone—Add a new UH-450 zone to the SMC 15.400 Residential Standards Chart with a minimum lot area of 450 square feet of lot area per unit.- Option 2: Replace UH-900 Zone with UH-450 Zone—Replace the UH-900 zone with a new UH-450 zone in the SMC 15.400.100 Residential Standards Chart and change the minimum lot area from 900 square feet of lot area per unit to 450 square feet of lot area per unit.	✓ Yes	✓ Yes	✓ Yes	✓ Yes	N/A	N/A	
4-B: COMPREHENSIVE PLAN TEXT AMENDMENT – UH-450 ABOUT THE PROPOSAL: Proposal would revise the Land Use Element’s Table 2.1 Comprehensive Plan Land Use Designation Criteria (page LU-21) to add UH-450 zone as an implementing zone of the Residential High Density Land Use Designation	✓ Yes	✓ Yes	✓ Yes	✓ Yes	N/A	N/A	

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4-C: CONCURRENT REZONE OF FOUR PARCELS NORTH OF S 164th STREET ALONG MILITARY ROAD SOUTH <u>ABOUT THE PROPOSAL:</u> Should the requested development regulation and Comprehensive Plan amendments be approved, the owner/applicant is requesting a rezone of four contiguous parcels adjacent to Military Road South, north of S 164 th , to the new UH-450 zone. Additionally, the applicant requests that these rezones be included as part of the City-initiated rezones proposed as part of the Envision SeaTac 2044 project (see proposal 1-D-1 above) to increase consistency between the zoning code and Comprehensive Plan. <div><div>-</div><div>Addresses of sites: Four parcels located at 16060, 16076, 16204, 16214 Military Rd S, SeaTac, WA 98188</div><div>-</div><div>Current Comprehensive Plan designation: Residential High Density</div><div>-</div><div>Current zone: UL-7200; Proposed zone: UH-450</div></div>	✓ Yes	✓ Yes	✓ Yes	✓ Yes	N/A	N/A	