



## MEMORANDUM COMMUNITY & ECONOMIC DEVELOPMENT

Date: 10/11/2024  
To: Planning Commission  
From: Kate Kaehny, Principal Planner  
Subject: **October 15 Public Hearing & Next Steps for Envision SeaTac 2044 Project Proposals**

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On Tuesday, October 15, there will be a public hearing on the Envision SeaTac 2044 project proposals which include significant updates to the Comprehensive Plan and development regulations, and the proposed rezoning of over 480 parcels throughout the city.

### BACKGROUND

In January 2024, City Council adopted Resolution 24-004, which identified the list of Final Docket Proposals to be considered as part of the Envision SeaTac 2044 project.

Envision SeaTac 2044 Project: List of Final Docket Proposals Under Consideration	
AMENDMENT PROPOSALS INITIATED BY CITY	
1) Envision SeaTac 2044 Comprehensive Plan Updates	
1-A) Text (Policy) Amendments Related to Envision SeaTac 2044 Project	
1-B) Map Amendments Related to Envision SeaTac 2044 Project	
1-C) Development Regulation Amendments Related to Envision SeaTac 2044 Project	
1-D) City-Initiated Rezones Related to Envision SeaTac 2044 Project	
2) Transportation Master Plan (TMP) Update	
3) <i>City Center/Airport District Subarea Plan &amp; Code: Withdrawn. To restart after Envision SeaTac 2044 project completed.</i>	
AMENDMENT PROPOSALS INITIATED BY PUBLIC	
4) Jordan Family Proposed Amendments & Concurrent Rezone	

### ENVISION SEATAC 2044 PROJECT SUMMARY

The Envision SeaTac 2044 project is a major update of the Comprehensive Plan and related development codes, as required by the State Growth Management Act. (The GMA requires jurisdictions to conduct periodic updates every ten years). The project kicked off in 2023, with the goal of addressing new City priorities and state and regional growth management guidance identified since the last periodic update in 2015.

The Envision project re-sets SeaTac's twenty-year growth and development policies for the years 2024 to 2044, and proposes updates that help implement the following key project themes:

- **Wellbeing and Access to Opportunity:** Increase access to opportunity and wellbeing.
- **Growing Urban Villages Near Light Rail:** Focus growth in urban villages near light rail with a variety of options for living, working, and recreating.
- **Healthy, Equitable, Connected, and Complete Neighborhoods:** Strengthen all neighborhoods and ensure they are well-served by supportive infrastructure and amenities.
- **Multimodal Transportation:** Provide connected, efficient, multimodal transportation networks.
- **Housing for All:** Increase housing types and affordable options.
- **Economic Vitality:** Increase economic opportunities that empower residents and support the business community.
- **Resilient Built and Natural Environments:** Enhance the resiliency of SeaTac's built and natural environments.

### **Community Engagement & Input Opportunities**

An additional goal of the Envision project is to ensure community input into the development and review of the updates to policies, regulations, and proposed rezones. To ensure a robust, inclusive, and representative public engagement process, the project team created the [Envision SeaTac 2044 Public Involvement Plan](#) and multiple and varied engagement activities have been undertaken, starting in the summer of 2023. In addition to its statutory role as a reviewer of proposed changes to policies and regulations, the Planning Commission also acted as the Envision project's main community advisory group and held 22 work sessions on Envision project topics since August 2023.

### **FINAL DOCKET CRITERIA AND STAFF REPORT**

Per the Comprehensive Plan Amendment Procedures, a Final Docket Staff Report was generated that evaluated the amendment proposals based on the Final Docket Criteria. After going through the evaluation process, staff found that all the amendment proposals met the evaluation criteria, except for the Jordan Family Proposal. That proposal did not meet the Final Docket evaluation criterion for consistency with the Envision project's updated growth strategies. After discussions with the applicant, City staff has proposed revisions to the Jordan Family Proposal that meet the Final Docket evaluation criteria. Please see more detailed information about this issue within the Final Docket Staff Report which is available as an attachment to this memo.

### **ERRATA SHEET FOR CODE AMENDMENT PROPOSALS IN PUBLIC REVIEW DRAFT**

Staff would also like to point out that an Errata Sheet has been created to highlight corrections to the proposed code amendments provided within the Public Review Draft. The Errata Sheet is referenced in the Staff Report in the Attachment 1 discussion on the Proposal 1-C Development Regulation Amendments. The Errata Sheet and related-codes can also be found on the [Public Review Draft website](#) (scroll to bottom of webpage).

## **PUBLIC HEARING AND ENVISION PROJECT NEXT STEPS**

### **October 15 Public Hearing**

This Tuesday, the Commission will hold a public hearing on the Envision SeaTac 2044 proposals. The order of the public hearing is as follows:

1. Public Hearing Opened
2. Staff Presentation
3. Public Comment
4. Planning Commissioner Questions
5. Public Hearing Closed
6. Direction to Staff or Recommendation

Public comment can be provided as testimony at the hearing, through virtual oral comments, and through written comments that staff will compile before Tuesday's meeting and read into the public hearing record (up to five minutes each).

### **Potential Special Planning Commission Meeting on October 29**

After the Public Hearing, the Commission may choose to hold a special meeting on Tuesday, October 29, as part of the Commission's deliberation process in advance of providing a recommendation to City Council. At this meeting, staff can provide an overview of comments received at the hearing and any recommended staff amendments.

### **Envision Project Next Steps**

- 10/29: Possible Planning Commission Special Meeting
- 11/5: Planning Commission recommendation on Envision proposals
- 11/19: Council Study Session and review of Envision proposals and Planning Commission recommendation
- 12/10: City Council action on Envision proposals

## **PACKET MATERIALS**

Packet materials include the following:

- This memo
- Final Docket Staff Report

Please note that copies of presentation slides from Tuesday's meeting will be provided on 10/16.