

ENVISION SEATAC 2044 – PUBLIC HEARING SCHEDULE

PUBLIC HEARING ORDER OF ACTIVITIES

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 HEARING

Envision SeaTac 2044

Planning Commission
October 15, 2024



PRESENTATION OVERVIEW

PURPOSE

- To provide an overview of the proposals related to the Envision SeaTac 2044 periodic update of the Comprehensive Plan (known as the “Final Docket”) including proposed changes to:
 - **Policies, strategies, codes, and the land use designations or zones of over 480 properties in the City.**
- To present the findings from the staff evaluation of the proposals and offer staff recommendations on their adoption.

WHY IS THIS ISSUE IMPORTANT?

1. Today’s hearing is important to ensure the opportunity for public testimony on all Envision project proposals.
2. Per RCW 36.70.580, before recommending an official control or amendment, the Commission must hold at least one public hearing.



POTENTIAL COMMISSION ACTION

ACTION REQUESTED: None.

REVIEWS TO DATE:

- **Envision SeaTac 2044-Major Comprehensive Plan Update Project:**
 - **2022:** 9/20/2022
 - **2023:** 8/15/2023, 9/19/2023, 10/17/2023, 11/21/2023,
 - **2024:** 1/2/2024, 1/30/2024, 2/6/2024, 3/19/2024, 4/16/2024, 4/30/2024, 5/7/2024, 5/21/2024, 6/4/2024, 6/18/2024, 7/2/2024, 7/16, 7/30, 8/6, 8/20, 9/17, 10/1

PROJECT BACKGROUND

ENVISION SEATAC 2044

BACKGROUND

The Envision SeaTac 2044 project is the major periodic update of the Comprehensive Plan and its related development regulations, as required by the State Growth Management Act (GMA). **The project re-sets SeaTac's twenty-year growth and development policies for the years 2024 to 2044.**

Project Goals

Address new City priorities and state and regional growth management guidance identified since last major update in 2015.

Key themes for updates:

- **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.

ENVISION SEATAC 2044 MAJOR PERIODIC UPDATE

FINAL DOCKET PROPOSALS

In January 2024, City Council established the proposals to be considered as part of Envision SeaTac 2044 project, called the “Final Docket.”

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 & Code: <u>Withdrawn</u> (To restart after Envision project completed.)</i>
Amendment Proposals Initiated by Public	
4)	Jordan Family Proposed Amendments & Concurrent Rezone



ENVISION SEATAC 2044: PHASES & TIMELINE

Phase	Community Conversation & Elements Under Review	Timeline
Phase 1	Community Vision and Priorities for SeaTac's Future	Fall 2023
Phase 2	Where and How Will SeaTac Grow Over Next 20 Years: Urban Villages and Complete Neighborhoods	Fall 2023/ Winter & Spring 2024
Phase 3	Housing, Human Services, and Economic Development to Support SeaTac's Future	Winter/Spring/ Summer 2024
Phase 4	SeaTac's Future Transportation and Parks & Recreation Systems	Spring/Summer 2024
Phase 5	Resilient Built and Natural Environments for SeaTac's Future	Spring/Summer 2024
Phases 1 – 5	Development of Code Amendments and City-Initiated Rezoning to Support Envision Project	Fall 2023 through Summer 2024
Phase 6	Draft and Final SeaTac 2044 Plan Reviews (Includes state, Puget Sound Regional Council, & King County review processes) <i>* Adoption by end of 2024 required per Growth Management Act</i>	Summer/Fall 2024

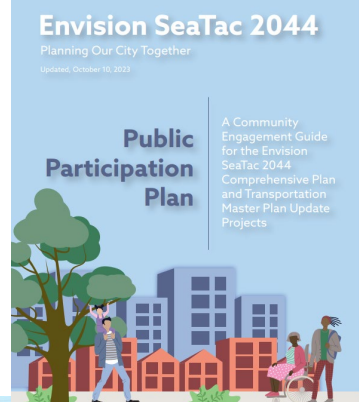
COMMUNITY ENGAGEMENT & INPUT OPPORTUNITIES

PUBLIC PARTICIPATION PLAN

- Created to ensure continuous, equitable community engagement and input into proposals for Comprehensive Plan, Transportation Master Plan, code, and zoning changes.

Engagement Activities (August 2023 – October 2024)

- Online surveying, and in-person surveying at six community events.
- Three large community planning meetings in north, central, and south SeaTac.
- Renter-focused engagement activities including surveying of south end apartment communities and focus group with central SeaTac apartment residents.
- Special mailing and meeting for owners of properties with proposed rezones.
- Production of materials in the City's five languages and utilization of interpreters at meetings to the extent possible.
- Communication and outreach through City Blog articles, social media, event posters, direct-mail, yard signs, project email list.
- Regular project meetings with Planning Commission, which acted as main community advisory group and held 22 work sessions, starting in August 2023.



OVERVIEW OF PROPOSALS & STAFF EVALUATION

ENVISION FINAL DOCKET PROPOSALS: OVERVIEW & EVALUATION

All proposals must meet Final Docket Criteria:

- 1) **Comprehensive Plan Consistency.** Proposal is consistent with all elements of the Comprehensive Plan and other applicable City policies and agreements.
 - a. **Population/Employment Targets.** Proposal will not prevent the City's adopted population and employment targets from being achieved.
- 2) **Concurrency.** Proposal will be able to satisfy concurrency requirements for public facilities including transportation and utilities, and does not adversely affect other adopted Level of Service standards.
- 3) **No Adverse Impacts.** Proposal will not result in development that adversely affects public health, safety and welfare, and, as demonstrated from the SEPA environmental review, proposal will not result in impacts to housing, transportation, capital facilities, utilities, parks or environmental features that cannot be mitigated.

MAP AMENDMENT SPECIFIC FINAL DOCKET CRITERIA

- 4) **Additional Criteria for Comprehensive Plan Map Changes.**
 - a. **Site Suitability & Infrastructure.** The site affected is physically suited for anticipated development and adequate public facility capacity to support the proposed land use exists, or can be provided, including sewer, water and roads.
 - b. **Anticipated Impacts & Compatibility with Adjacent Uses.** The proposal identifies anticipated impacts of the change, including the geographic area affected and issues presented by the proposed change, and will be compatible with nearby uses.

PROPOSAL #1: COMPREHENSIVE PLAN & RELATED UPDATES

1-A: TEXT (POLICY) AMENDMENTS RELATED TO ENVISION SEATAC 2044 PROJECT

Goal of Updates:

- **Integrating recent City guidance and community priorities:** Address Key Project Themes, SeaTac Housing Action Plan strategies (*i.e., strengthen urban village and complete neighborhood policies*), other.
- **Compliance with the State Growth Management Act (GMA), Mandatory:** Address requirements since last periodic update in 2015, make changes that help City prepare for implementation of recent state housing legislation (HB 1110 and HB 1337) which require cities to allow new “middle” housing types in single family areas.
- **Compliance with the Puget Sound Regional Council Vision 2050 multi-county planning policies, Mandatory:** Address Vision 2050 updates, create new Urban Center chapter to comply with PSRC Regional Growth Center Framework.
- **Compliance with King County Countywide Planning Policies (CPPs), Mandatory:** Address countywide planning policy updates including SeaTac’s new 2044 housing and job targets, and new requirements for addressing housing needs by income level.

PROPOSAL #1: COMPREHENSIVE PLAN & RELATED UPDATES

1-A: TEXT (POLICY) AMENDMENTS RELATED TO ENVISION SEATAC 2044 PROJECT

COMPREHENSIVE PLAN VOLUME 1: GOALS, POLICIES AND IMPLEMENTATION STRATEGIES

Proposed Changes in Chapters 1 - 11

Ch. 1 Introduction, City Vision & Planning Framework: Key Changes Proposed

- **Proposes new City Vision statement based on community input and the updated growth strategies.**
- Adds information about the Envision project including: Integration of social and racial equity goals within the community engagement and policy development processes, creation of a SeaTac-specific Equity Index GIS tool, and new definition of equity.
- Policy changes proposed to ensure “inclusive” engagement practices, and to promote the City’s commitment to providing “the highest level of service possible to the public.”



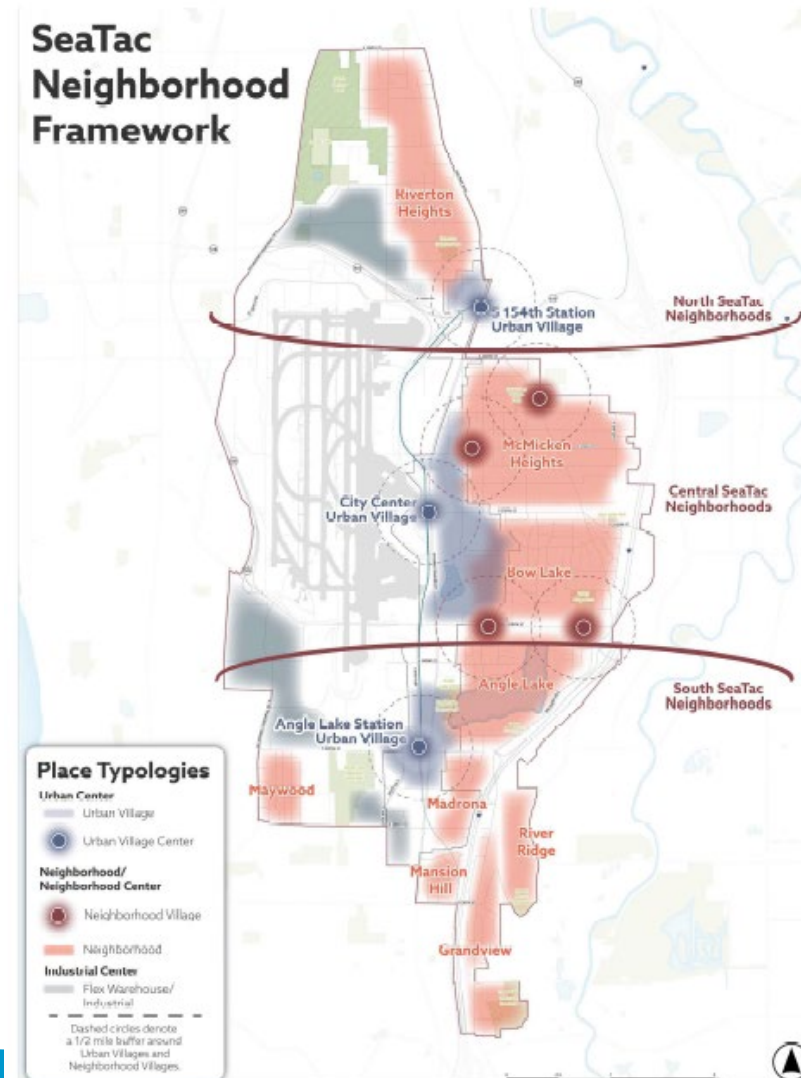
PROPOSAL #1: COMPREHENSIVE PLAN & RELATED UPDATES

1-A: TEXT (POLICY) AMENDMENTS RELATED TO ENVISION SEATAC 2044 PROJECT

Ch. 2 Land Use Element: Key Changes Proposed

Updates to Citywide Growth Strategy: Increase access to social and economic opportunities for SeaTac community.

- **Urban Center & Urban Villages:** Continue to focus most growth within the Urban Center with majority of growth in Urban Villages next to light rail stations.
- **Neighborhood Villages & Corner Stores:** Allow growth outside of Urban Center to create Neighborhood Villages and Corner Stores to provide nearby services to residents.
- **Neighborhood Residential Areas:** Allow some growth within primarily residential areas, and, per new state housing laws, allow middle housing in areas where single family homes can be constructed.
- **Warehouse/Industrial Centers:** Create Flex/Industrial Areas near the airport to promote light industrial jobs and business opportunities.



PROPOSAL #1: COMPREHENSIVE PLAN & RELATED UPDATES

1-A: TEXT (POLICY) AMENDMENTS RELATED TO ENVISION SEATAC 2044 PROJECT

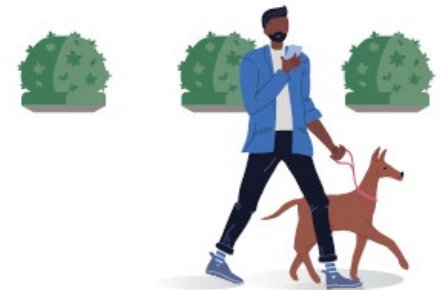
Ch. 2 Land Use Element: Key Changes Proposed (cont.)

Complete Neighborhoods:

Clarify and strengthen existing Complete Neighborhoods policies .

Develop Complete Neighborhoods that provide 1/2 mile walkable access to:

- **Diverse, Affordable Housing:** Varied housing types attainable for residents of all income levels.
- **Neighborhood Services:** Resident-oriented businesses and daily needs services.
- **Healthy Food:** Grocery stores, healthy food shops, farmers markets, community gardens.
- **Community & Neighborhood Parks:** Multi-purpose parks for all ages and abilities.
- **Transportation Choices:** Connected street networks and walking, bicycling, and transit.



PROPOSAL #1: COMPREHENSIVE PLAN & RELATED UPDATES

1-A: TEXT (POLICY) AMENDMENTS RELATED TO ENVISION SEATAC 2044 PROJECT

Ch. 2 Land Use Element: Key Changes Proposed (cont.)

- **New policy that establishes new 20-year growth targets as required by state law:**
 - Housing Units by 2044: 5,900
 - Jobs by 2044: 14,810
- **Updates to land use designations and Comprehensive Plan Land Use Map to support new growth strategies.**
- **Updates to Residential Low land use designation to allow middle housing types (duplex, townhouse, etc.) as required by new state law.**



PROPOSAL #1: COMPREHENSIVE PLAN & RELATED UPDATES

1-A: TEXT (POLICY) AMENDMENTS RELATED TO ENVISION SEATAC 2044 PROJECT

Ch. 3 Urban Center Element: New

- New framework policies to enhance the entire Urban Center.
- New policies to standardize guidance for the City's existing three urban villages: City Center, S 154th Station Area, and Angle Lake Station Area.
- New Complete Neighborhoods policies for Urban Center and urban villages.

Ch. 4 Neighborhoods Element: New

- New goals and policies to support the creation of neighborhood villages.
- New goals and policies to support the creation of corner stores in the future.
- New Complete Neighborhoods policies for neighborhood villages, corner stores, and residential areas outside of the Urban Center.
- New policies that support creating neighborhood plans.



PROPOSAL #1: COMPREHENSIVE PLAN & RELATED UPDATES

1-A: TEXT (POLICY) AMENDMENTS RELATED TO ENVISION SEATAC 2044 PROJECT

Ch. 5 Housing & Human Services Element: Key Changes Proposed

- **Updates to promote diverse, conveniently located, affordable housing for *all income levels*, with an emphasis on:**
 - Providing opportunities for middle housing – duplexes, triplexes, townhomes, stacked flats, cottage housing, etc., as required by new state law.
 - Preserving existing and creating new housing affordable for extremely low- and low-income households.
 - Providing opportunities for emergency and supportive housing, as required by state law.
- New policies that recognize and seek strategies to address the local history of racially exclusive and discriminatory land practices.
- Updates that focus on identifying and trying to prevent displacement of current residents and mitigate disparate impacts of new development – including those that may affect populations of color and traditionally marginalized communities.



PROPOSAL #1: COMPREHENSIVE PLAN & RELATED UPDATES

1-A: TEXT (POLICY) AMENDMENTS RELATED TO ENVISION SEATAC 2044 PROJECT

Ch. 6 Economic Vitality Element: Key Changes Proposed

- **Aligns economic development goals with the City's growth strategy, specifically to support the achievement of SeaTac's 2044 job targets and to promote growth in centers, urban and neighborhood villages, smaller-scale corners stores, and warehouse/industrial centers.**
- Promotes supportive business climate, emphasizing the importance of small and locally owned business, women-owned, business owned by Black, Indigenous, and other People of Color; immigrant and refugee; LGBTQIA+, and disabled -led businesses.
- Encourages diversifying the City's business sectors, with an emphasis on job creation within designated urban and neighborhood villages.
- Strengthens policies on promoting tourism.



PROPOSAL #1: COMPREHENSIVE PLAN & RELATED UPDATES

1-A: TEXT (POLICY) AMENDMENTS RELATED TO ENVISION SEATAC 2044 PROJECT

Ch. 7 Transportation Element: Key Changes Proposed

New and updated goals include:

- **Updated goal to support the City's vision for growth and connectivity for both residential transportation as well as freight.**
- New goal supports a street grid that provides multimodal access and connectivity throughout the city and into the region. Includes policies to address block size and availability of mid-block crossings.
- Active Transportation Goal revised to including planning active transportation facilities for all ages and abilities.

New and updated policies address

- Multimodal needs identified in growth strategies including subarea plans for urban villages, specifically the City Center, Angle Lake station area and S 154th station area.
- **Providing transportation infrastructure to support the development of Complete Neighborhoods, ensure half-mile walksheds to transit, and implement design guidelines that include best practices for multimodal facilities.**
- Planning for a secure and resilient transportation network by preparing an emergency evacuation study.
- Ensuring transportation improvements and programs are implemented in an equitable manner.

PROPOSAL #1: COMPREHENSIVE PLAN & RELATED UPDATES

1-A: TEXT (POLICY) AMENDMENTS RELATED TO ENVISION SEATAC 2044 PROJECT

Key Changes Proposed

Ch. 8 Parks, Recreation & Open Space Element

- Updates to support new growth strategies including promoting creation of Village Squares in Urban and Neighborhood Villages and encouraging access to parks within ¼ mile.

Ch. 9 Environment Element

- Updates to promote resiliency and sustainability relating to climate change, and new policy promoting continuation of City participation in understanding potential environmental impacts for airport adjacent cities.

Ch. 10 Utilities Element

- Updates emphasize demand management and collaboration with service providers.

Ch. 11 Capital Facilities Element

- New goal and associated policies to promote reliable, equitable, resilient, and environmentally sensitive services.

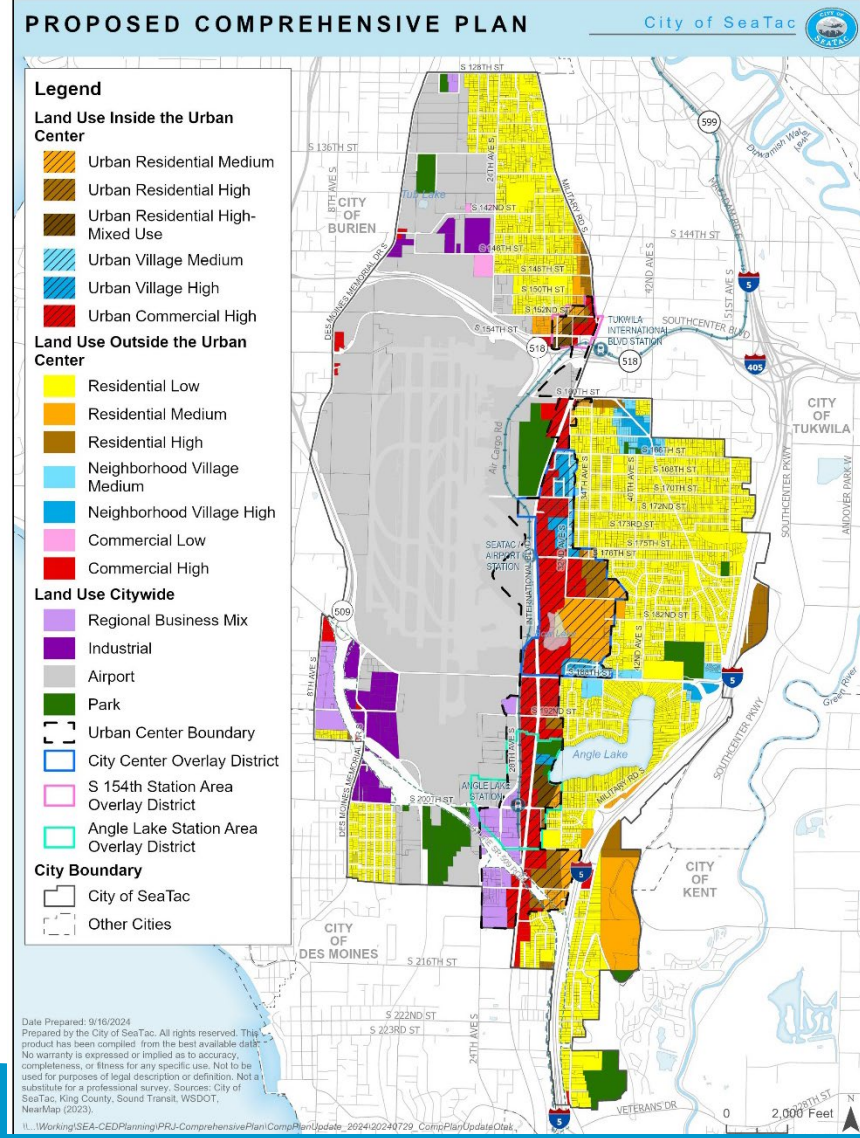


PROPOSAL #1: COMPREHENSIVE PLAN & RELATED UPDATES

1-B: MAP AMENDMENTS RELATED TO ENVISION SEATAC 2044 PROJECT

Key Changes Proposed

- **Map Amendments Related to Increasing Consistency with Envision SeaTac 2044 Project Goals**
 - **Proposed Updates to Comprehensive Plan Land Use Element**
 - Updates implement new growth strategy.
- **Map Amendments Related to Informational Updates:**
 - Various data updates.



PROPOSAL #1: COMPREHENSIVE PLAN & RELATED UPDATES

1-C: DEVELOPMENT REGULATION AMENDMENTS RELATED TO ENVISION PROJECT

Key Changes Proposed

Code Amendments Related to Implementing New City Vision and Growth Strategies

- **Changing names and adding new zoning designations.**
- Adds permitted uses to new zones, and updates permitted uses in other zones to accommodate middle housing regulations, and others.
- **Creates and updates ground floor active use requirements and design standards in the Urban and Neighborhood Village zones to promote active streetscapes and promote placemaking.**
- Creates new height incentives for the Urban and Neighborhood Village zones for the inclusion of affordable housing units.

Code Amendments Related to Compliance with the State Growth Management Act (GMA) (Mandatory)

- Provisions to allow for “STEP” housing types: emergency shelters, transitional housing, emergency housing, and permanent supportive housing. **This includes updates to some existing supportive housing code amendments adopted in recent years to align with newer state laws.**
- The number of unrelated persons that occupy a household or dwelling unit, except as provided in state law for short-term rentals, or occupant load, cannot be limited by the City.
- **Limitations on the amount of parking required for accessory dwelling units (ADUs) and middle housing near high-capacity transit in areas beyond one mile radius of Sea-Tac International Airport.**

PROPOSAL #1: COMPREHENSIVE PLAN & RELATED UPDATES

1-C: DEVELOPMENT REGULATION AMENDMENTS RELATED TO ENVISION PROJECT

Key Changes Proposed

Code Amendments Related to Implementing Recent State Housing Legislation (HB 1110 and HB 1337)

- **Middle housing regulations types such as duplexes, townhouses, and others are allowed in residential areas that currently allow single-family dwellings (per HB 1110).**
- **Two accessory dwelling units are now allowed on all residential lots in residential areas that currently have single-family zoning (per HB 1337).**

Code Amendments Related to SeaTac's Multi-Family Tax Exemption (MFTE) Program.

- **Updated Project Eligibility standards, including:**
 - Lowering the minimum unit amount from 20 to 4.
 - 12-year exemption: Minimum of 10% of the 20% of required affordable housing units to be affordable at a maximum of 50% of King Co. Median Household Income, with the remaining 10% affordable to moderate-income households.
 - **Affordable units must be comparable in every way to market-rate units, to be interspersed throughout the project.**
 - Property owners must provide relocation assistance equal to one month's rent for low-income tenants during the final month of tenant's lease when the exemption expires.
- **New allowance for extensions for projects receiving an initial 12-Year exemption.**

PROPOSAL #1: COMPREHENSIVE PLAN & RELATED UPDATES

1-C: DEVELOPMENT REGULATION AMENDMENTS RELATED TO ENVISION PROJECT

Key Changes Proposed

Code Amendments Related to Permit Processing Code Updates.

In 2023, Senate Bill 5290 updated portions of the Local Project Review Act (RCW 36.70B) with the intent to strengthen and improve review and permitting, with an emphasis on housing development.

These amendments are required by the end of 2024. To ease the adoption process, these are included in the Envision SeaTac 2044 public hearing and ordinance.

▪ **Changes proposed:**

- Updates to the process of determination applications complete.
- New timelines for issuance of land use decisions.
- Clarification on the expiration of applications and permits.
- Removal of out-of-date provisions.



PROPOSAL #1: COMPREHENSIVE PLAN & RELATED UPDATES

1-D: CITY INITIATED REZONES RELATED TO ENVISION SEATAC 2044 PROJECT

Key Changes Proposed

Rezoning of Parcels to Increase Consistency with the Comprehensive Plan

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 SeaTac Housing Action Plan, adopted in 2021, also recommends the rezoning of residential parcels to match their land use designations to help increase the city's future housing supply.

To support implementation of this guidance, City-initiated rezones were identified as part of the Envision Project, including;

- **Rezones to Match Existing Land Use Designations:** Over 440 parcels do not match their current land use designations. The Envision project proposes to rezone those parcels to ensure consistency between parcels' zoning and their existing land use designations.
- **Rezones to Support Updated Growth Strategies:** Land use designation and zone changes are also proposed to promote the implementation of the updated City vision and growth strategies, and specifically to facilitate the creation of urban villages and neighborhood villages.

PROPOSAL #1: COMPREHENSIVE PLAN & RELATED UPDATES

1-D: CITY INITIATED REZONES RELATED TO ENVISION SEATAC 2044 PROJECT

Key Changes Proposed

Rezoning of Port of Seattle Parcels to Increase Consistency with the Comprehensive Plan

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:

Changes proposed

Rezone and/or change land use designation changes proposed for thirty Port-owned parcels to implement the Comprehensive Plan's Aviation Operations (AO) or Aviation Commercial (AVC) designations.



PROPOSAL #2: TRANSPORTATION MASTER PLAN UPDATE

Key Changes Proposed

The TMP is a functional plan that serves as the background report to the Transportation Element of the Comprehensive Plan.

Key Updates:

- **Describes Existing Conditions and forecasts Transportation System Performance in 2044 based on Growth Strategies from the Land Use Element (Chapter 3) for all modes.**
- Describes planning standards for each mode and identifies key issues meeting those standards.
- **Updated pedestrian and bicycle facilities needs assessment provides recommended Pedestrian and Bicycle Network Maps.**
- Identifies planned Partner Agency Projects, ongoing City Programs, and City Transportation Projects, including roadway capacity improvements and complete street improvements for the short, medium, and long term.
- **Summarizes anticipated program and project costs compared to estimated revenues over the 20-year horizon. Identifies the extent of funding shortfalls.**
- Reorganization from the previous iteration of the Transportation Master Plan.
- **New Activity-Based Travel Demand Model replaces Trip-Based, 4-step travel demand model**
- Updated Household and employment forecasts were developed and used to prepare the multimodal travel demand forecasts that support the TMP.
- **Refined freight and truck analysis.**

PROPOSAL #4: JORDAN FAMILY PROPOSALS

Key Changes Proposed

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 164th Street adjacent to Military Road South.

Applicant'S Proposal:

- **Add a new UH-450 Zone and increase allowed density within the existing UH-900 zone**
- **Amend Comprehensive Plan to allow new UH-450 zone**
- **Concurrent Rezone of Four Parcels North of S 164th St Along Military Rd S to New UH-450 Zone:**
 - Addresses of sites: Four parcels located at 16060, 16076, 16204, 16214 Military Rd S, SeaTac, WA 98188
 - Current Comprehensive Plan land use designation: Residential High Density
 - Current zone: UL-7200; Proposed zone: UH-450



PROPOSAL #4: JORDAN FAMILY PROPOSALS

Key Changes Proposed

Revisions to Jordan Family Proposal Recommended by Staff

Change proposal to promote the creation of the Neighborhood Village identified within the McMicken Heights neighborhood as part of the Envision project's updated growth strategy.

- **Do not create a new UH-450 zone** and do not rezone the Jordan Family's four parcels with that zoning.
- **Instead:**
 - **Change the land use designation and zoning of the four parcels to the Neighborhood Village High zone.**

Specific Staff Proposal:

- Existing Comprehensive Plan land use designations: Residential High
- **Proposed Comprehensive Plan land use designations: Neighborhood Village High**
- Existing Zoning: Urban Low 7,200 (single family zoning)
- **Proposed Zoning: Neighborhood Village High**

ENVISION FINAL DOCKET PROPOSALS 1, 2 & 4: STAFF EVALUATION

Do proposals meet Final Docket Criteria: Yes.

- 1) **Comprehensive Plan Consistency.** Proposal is consistent with all elements of the Comprehensive Plan and other applicable City policies and agreements.
 - a. **Population/Employment Targets.** Proposal will not prevent the City's adopted population and employment targets from being achieved.
- 2) **Concurrency.** Proposal will be able to satisfy concurrency requirements for public facilities including transportation and utilities, and does not adversely affect other adopted Level of Service standards.
- 3) **No Adverse Impacts.** Proposal will not result in development that adversely affects public health, safety and welfare, and, as demonstrated from the SEPA environmental review, proposal will not result in impacts to housing, transportation, capital facilities, utilities, parks or environmental features that cannot be mitigated.

MAP AMENDMENT SPECIFIC FINAL DOCKET CRITERIA

- 4) **Additional Criteria for Comprehensive Plan Map Changes.**
 - a. **Site Suitability & Infrastructure.** The site affected is physically suited for anticipated development and adequate public facility capacity to support the proposed land use exists, or can be provided, including sewer, water and roads.
 - b. **Anticipated Impacts & Compatibility with Adjacent Uses.** The proposal identifies anticipated impacts of the change, including the geographic area affected and issues presented by the proposed change, and will be compatible with nearby uses.

**PUBLIC HEARING
&
ENVISION PROJECT
NEXT STEPS**

ENVISION SEATAC 2044 – PUBLIC HEARING SCHEDULE

PUBLIC HEARING ORDER OF ACTIVITIES

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

ENVISION PROJECT NEXT STEPS

PLANNING COMMISSION & COUNCIL REVIEW: ANTICIPATED SCHEDULE

- 10/29: Possible Planning Commission Special Meeting
 - Staff would like direction from Commission regarding holding a possible special meeting to deliberate over Public Hearing comments in advance of the PC recommendation.
- 11/5: Planning Commission potential 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



POTENTIAL COMMISSION ACTION

ACTION REQUESTED: None.

REVIEWS TO DATE:

- **Envision SeaTac 2044-Major Comprehensive Plan Update Project:**
 - **2022:** 9/20/2022
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