



## **FREQUENTLY ASKED QUESTIONS:** **Comprehensive Plan and Development Regulations Amendment Process**

### ***What is the Comprehensive Plan?***

The [Comprehensive Plan](#) is the City's "blueprint for future growth and development." It includes goals and policies that provide guidance to the City as SeaTac grows and changes to meet the demands of a growing region. Originally adopted in 1994, the Comprehensive Plan is a "living document," responsive to changing conditions or new opportunities.

SeaTac's Comprehensive Plan also includes three Subarea Plans, which address land use, transportation, urban design and other issues within specific geographic areas of the city. SeaTac's three adopted Subarea Plans are:

- The [City Center Plan](#), adopted December, 1999.
- The [S. 154th St. Station Area Action Plan](#), adopted December, 2006.
- The [Angle Lake District Station Area Plan](#), adopted July, 2015.

Every other year (during odd-numbered years) the City considers updates to the Comprehensive Plan, including the Subarea Plans, to meet changing conditions and invites the public to participate in this process.

### ***What is the connection between the Comprehensive Plan and the State Growth Management Act?***

The Washington State Growth Management Act requires local governments to manage growth by preparing comprehensive plans that identify goals for accommodating a 20-year population growth projection. State law allows amendments to the Comprehensive Plan on an annual basis, limiting cities to a maximum of one amendment process per year. SeaTac has chosen to consider amendments to the Comprehensive Plan through a biennial process, during odd-numbered years.

While State law limits amendments to the Comprehensive Plan to once a year, the law also requires that Comprehensive Plans be revised once every seven years. This is known as a "major update." SeaTac completed a major update to the Comprehensive Plan in December 2015.

### ***What is the Comprehensive Plan Map?***

The Comprehensive Plan Map is part of the Comprehensive Plan. It is a land use map that depicts both existing and future land uses within the City. The Comprehensive Plan Map's land use designations are general categories that correspond to one or more zoning classifications. State law requires that zoning be consistent with the Comprehensive Plan, so changing the Comprehensive Plan Map is sometimes necessary before applying for a rezone.

### ***What is the Comprehensive Plan Amendment Process?***

The Comprehensive Plan amendment process is an opportunity for individuals, groups, or City departments to propose changes to SeaTac's Comprehensive Plan. SeaTac conducts a biennial amendment process, during odd-numbered years. Anyone may propose an amendment to the Comprehensive Plan including proposed changes to policies, the Comprehensive Plan Map, Subarea Plans, or any other component of the Plan.

***Is Changing the Comprehensive Plan Map the same as a Rezone?***

No. Changing the Comprehensive Plan Map is a preliminary step to applying for a rezone. Changing the Comprehensive Plan Map attaches a zone, or zones, to the subject property, which then allows for a rezone of the property. (In cases where the Comprehensive Plan land use designation already corresponds to a desired zone, a rezone is possible without going through the Comprehensive Plan amendment process.) In 2017, the City is conducting a concurrent Comprehensive Plan Map and rezone process to ensure consistency between the Comprehensive Plan's land use designations and the zoning of properties.

**What are Development Regulations and how are they connected to the Comprehensive Plan?**

While the Comprehensive Plan is a policy document, the development regulations are the actual rules that govern where and how physical development takes place in the City. By State law, the development regulations must be consistent with the Comprehensive Plan. The development regulations include the Zoning Code, Subdivision Code, Shoreline Management Code, Development Review Code, and Environmental Rules/Procedures.

**What is the Development Regulation Amendment Process?**

In order to maintain consistency between development regulations and the Comprehensive Plan, the City undertakes simultaneous Comprehensive Plan and Development Regulation amendment processes. Proposed changes to the development regulations may include amendments to existing provisions or additions to existing requirements.