



COMPREHENSIVE PLAN AMENDMENT APPLICATION - 2019

DIRECTIONS: All of the materials listed in the Application Checklist table below must be provided as part of the application submittal process. Additional materials may be required. If you have any questions, please contact Senior Planner Kate Kaehny at (206) 973-4834, or kkaehny@seatacwa.gov.

PRE-APPLICATION MEETINGS: Staff encourages applicants to schedule a pre-application meeting before submitting an application. To schedule a meeting, please contact Senior Planner Kate Kaehny at (206) 973-4834, or kkaehny@seatacwa.gov.

APPLICATION DUE DATE: 5:00 pm, March 29, 2019
Applications that remain incomplete as of March 29, 2019, will not be processed.

SUBMITTAL CHECKLIST

In addition to the application form on the following pages, the applicant must fill in and submit the Submittal Checklist information below.

Name of Project/Proposal: _____
(Example: "J. Smith Map Amendment," or "J. Smith Text Amendment.")

Application Checklist:

		Applicant <small>(Check items submitted with application)</small>	Staff
1	Submittal Cover Sheet (1 hard copy)		
2	Comprehensive Plan Amendment Application Form & Associated Required Materials (1 hard copy) - Completed application form with signatures - Supplemental documentation as required		
3	SEPA Environmental Checklist (1 hard copy) - Completed SEPA Checklist (Available on Comprehensive Plan Amendment website) For Map Amendments with Required Concurrent Rezones: - SEPA Checklist must include information on both proposed Map Change and desired Zone		
4	Payment of Submittal Fees - See fee schedule for Comprehensive Plan Amendment Application and SEPA Checklist costs (checks should be made payable to: City of SeaTac)		



COMPREHENSIVE PLAN AMENDMENT APPLICATION FORM

1. CONTACT INFORMATION

1.1 Applicant:

Name: _____

Mailing Address: _____

City State Zip

Phone: _____ Email: _____

Status: *(Owner, Lessee, Agent, Etc.)* _____

1.2 Designated Contact Person: *(The person who will receive and disseminate all correspondence from the City.)*

Name: _____

Mailing Address: _____

City State Zip

Phone: _____ Email: _____

2. SIGNATURE – for Comprehensive Plan Map Amendments

I declare that I am the owner of the property involved in this application, and that the statements and answers herein contained and the information herewith submitted are in all respects true and correct to the best of my knowledge and belief. I understand that additional information may be required at my expense in order to complete review of the proposed amendment.

Signature Printed Name Date Submitted

3. SIGNATURE – for Comprehensive Plan Text Amendments

I declare that the statements and answers herein contained and the information herewith submitted are in all respects true and correct to the best of my knowledge and belief. I understand that additional information may be required at my expense in order to complete review of the proposed amendment.

Signature Printed Name Date Submitted

4. DESCRIPTION OF PROPOSED AMENDMENT

(Attach additional pages as necessary to fully respond to the questions.)

ALL APPLICANTS ARE REQUIRED TO RESPOND TO THESE QUESTIONS.

4.1 Provide a general description of the proposal.

5. TEXT AMENDMENT QUESTIONS

ONLY APPLICANTS PROPOSING COMPREHENSIVE PLAN TEXT AMENDMENTS ARE REQUIRED TO RESPOND TO THIS QUESTION.

5.1 For text changes to the Comprehensive Plan, what specific revisions are you proposing?

List specific changes proposed, referencing pages and section numbers to be amended, if known. *(Please skip to Section 7, if not proposing text amendments.)*

6. MAP AMENDMENT QUESTIONS

(If the proposed map amendment will require a rezone to maintain consistency between the Official Zoning Map and Comprehensive Plan, a concurrent rezone will be needed as part of the map amendment process. See applicable concurrent rezone questions in Section 8.)

ONLY APPLICANTS PROPOSING COMPREHENSIVE PLAN MAP AMENDMENTS ARE REQUIRED TO RESPOND TO THESE QUESTIONS.

Geographic Information

6.1 Street address of site(s): _____

6.2 King County tax parcel number(s): _____

6.3 Total acreage or square footage of parcel(s): _____

6.4 Attach a map that identifies the site and includes adjacent street names.

Current & Proposed Land Uses

6.5 Current use of the property (describe what buildings/businesses are located on the site): _____

6.6 Describe the land uses surrounding the site of the proposed amendment: _____

6.7 Describe the type of development intended for the area proposed for change and how the property is suited for the anticipated development: _____

Current & Proposed Comprehensive Plan Designations/Zoning

6.8 Current Comprehensive Plan designation(s): _____

6.9 Desired Comprehensive Plan designations(s): _____

6.10 Current Zoning of affected parcel(s): _____

6.11 Desired Zoning (*Only applies if concurrent rezone required for consistency with Comprehensive Plan*): _____

Availability Of Services

6.12 The site is currently served by sewer ; septic (check one)

6.13 The site is currently served by a public water system: Yes ; No (check one)

Water District: _____

4.14 The site is located on a public road ; private road (check one)

Name of road: _____

Critical Areas

6.15 The site includes land that has been identified as a critical area per SMC Chapter 15.700:

Yes ; No (check one)

Description of critical area(s):

7. COMPREHENSIVE PLAN AMENDMENT CRITERIA QUESTIONS

(The following questions are based on review criteria which can be found in the Comprehensive Plan Amendment Procedures. [Click here to access the Procedures document](#) available on the Comprehensive Plan Amendment web page. Attach additional pages as necessary to fully respond to the questions.)

ALL APPLICANTS MUST RESPOND TO THESE QUESTIONS, EXCEPT AS NOTED OTHERWISE.

For All Amendments:

7.1 Regional Policy Consistency. Describe how the proposal conforms to the Growth Management Act (Chapter 36.70A RCW), the Puget Sound Regional Council's Vision 2040 Regional Growth Strategy and the King County Countywide Planning Policies. ([Click here for a summary of these regional growth policies.](#))

7.2 Supports Comprehensive Plan. Describe how the proposed amendment is consistent with and implements goals, policies and implementation strategies in the Comprehensive Plan. Please include goal, policy or implementation reference number(s). ([Click here to access the Comprehensive Plan.](#))

- 7.3 Why Amendment Needed.** Describe how your proposal demonstrates the following:
- a. **Text Amendment Proposals:** Circumstances related to the proposed amendment have substantially changed since the last major update of the Comprehensive Plan in 2015
 - b. **Map Amendment Proposals:** Explain how at least one of the following applies:
 - 1) Conditions have changed since the property was given its present Comprehensive Plan designation such that the current designation is no longer appropriate, or
 - 2) The map amendment corrects a Comprehensive Plan designation that was clearly made in error or due to an oversight.

7.4 Population/Employment Targets. Describe how the proposed amendment will not prevent the City from achieving its adopted population and employment targets, which aim to facilitate residential and employment growth in SeaTac. [\(Click here for Population/Employment Target information.\)](#)



For Map Amendments Only:

7.5 Consistency with Comprehensive Plan Land Use Designation Criteria. . Describe how the parcels subject to the request meet the Comprehensive Plan Land Use Designation Criteria for the proposed new land use designation as established in Table 2.1 of the Land Use Element in the current Comprehensive Plan. [*\(Click here for Land Use Designation Criteria\)*](#)

7.6 Suitability/Compatibility. Are the parcels subject to the request suitable for the requested land use designation and the anticipated land use development, including, but not limited to: 1) access; 2) provision of utilities; and 3) compatibility with existing and planned surrounding land uses?

7.7 Anticipated Impacts. Describe how the proposal will not result in development that adversely impacts the transportation network, utilities, housing, parks and environmental features of the surrounding neighborhood.

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8. CONCURRENT REZONES – REQUIRED INFORMATION

(If the proposed map amendment will require a rezone to maintain consistency between the Official Zoning Map and Comprehensive Plan, a concurrent rezone will be needed as part of the map amendment process. Attach additional pages as necessary to fully respond to the questions.)

ONLY APPLICANTS PROPOSING COMPREHENSIVE PLAN MAP AMENDMENTS THAT REQUIRE A CONCURRENT REZONE MUST RESPOND TO THESE QUESTIONS.

Title 15 Zoning Code, Zone Reclassification Requirements (SMC15.115.050B)

The applicant must show that the proposal satisfies the following:

8.1 How is the proposed zoning change consistent with the goals and policies of the Comprehensive Plan? Please include goal, policy or implementation reference number(s).

8.2 Describe how the requested reclassification is in the public interest. Address how it is consistent with the purpose of the City zoning code (SMC15.100.015) to facilitate “the economic, social and aesthetic advantages of orderly development through harmonious groupings of compatible and complementary land uses.”

8.3 Describe how the requested reclassification is not hazardous or will not have adverse impacts on adjacent properties.

8.4 Describe how the requested reclassification does not pose undue burdens on public facilities.

8.5 For sites located within the designated Urban Center, describe how the requested reclassification has, or will potentially have, an adequate link to a High-Capacity Transit Mode (such as light rail or bus routes).