



Planning and Economic Development Committee Agenda

May 23, 2019
6:00 p.m.
SeaTac City Hall
Riverton Room

1st Floor

Councilmembers:
Joel Wachtel, Chair
Peter Kwon
Stanley Tombs

A quorum of the Council may be present.

Staff Coordinator: Steve Pilcher, CED Director

ITEM	TOPIC	PROCESS	WHO	TIME
1	Call to Order		Chair	6:00
2	Public Comment	Please raise your hand if you would like to speak. Public comments are limited to 10 minutes total and three minutes per individual speaker. Time may be reduced for each speaker to stay within the 10-minute time limit.	Chair	6:00 (10 min)
3	Minutes of 04/18/19 meeting	Review & approve	All	6:10
4	MultiFamily Tax Exemption: possible expansion	Discussion & direction	Steve Pilcher, Aleksandr Yeremeyev	6:10 (40 min)
5	2019 Comprehensive Plan Preliminary Docket	Review & discussion	Jennifer Kester, Kate Kaehny	6:50 (35 min)
6	Future Topics	<ul style="list-style-type: none"> • Fire Stations 45 & 47 disposition • Small Wireless Facilities 	All	7:25 (5 min)
7	Adjourn			7:30



Special Planning & Economic Development Committee Minutes

Thursday, April 18, 2019

6:00 PM

SeaTac City Hall – City Council Chambers

Members:	Present:	Commence: 6:02 P.M. Adjourn: 7:07 P.M.
Joel Wachtel, Chair	X	
Peter Kwon	X	
Stanley Tombs	X	

Other Councilmembers: Rick Forschler; DM Clyde Hill

Staff Present: Steve Pilcher, CED Director; Jennifer Kester, Planning Manager

1. Public Comment	None.
2. Minutes of 03/28/19 meeting	Approved 2-0.
3. Shoreline Master Program update	<p><u>X</u> Briefing and discussion</p> <p>Planning Manager Jennifer Kester noted that only Angle Lake is subject to the State’s Shoreline Management regulations. The City’s local master plan must implement the State standards as regulated by the Department of Ecology. The City acts as an agent of DOE in regulating uses along the shoreline.</p> <p>The current effort is required by the State, which consists of a minor update (nothing substantive) to our existing Shorelines Master Plan. Through a DOE grant, the staff was able to hire a consultant (The Watershed Company) to assist in the effort.</p> <p>The Planning Commission has reviewed and recommended approval of the proposed changes and conducted the mandatory public hearing. The materials provided in the packet reflect the product of the Planning Commission’s work. Staff anticipates presenting this to full Council in June for its consideration and adoption. This will meet the mandated deadline.</p>

	<p>Ms. Kester addressed some of the issues with allowable building height and the need to perform a view study if heights are to exceed 35 ft. She noted examples of when a public hearing would be required and the process for amending the regulations in the future. The pros and cons of attempting to address this issue now vs. in the future.</p>
4. Density & GMA requirements	<p><u>X</u> Discussion</p> <p>CED Director introduced the topic, noting it had been on the Committee's future topics list. He reviewed the process by which growth is projected by the State Office of Financial Management and then "allocated" to various cities within King County through the Growth Management Policy Committee. SeaTac has demonstrated that it has ample land appropriately zoned to accommodate the growth (both households and jobs) that is projected to occur. Mr. Pilcher noted that there is a significant amount of growth allocated to SeaTac (2/3 increase in the number of households).</p> <p>The Committee discussed the issue of growth and how the design of projects can make a difference in terms of perception of density.</p> <p>Moved and seconded that the committee re-examine the issue of Multi Family Tax Exemption, to take a more "surgical approach", including a potential sunset date for a program. Passed. 2-1. This will be discussed again at the next PED Committee meeting.</p>
5. Future Topics	<p>Potential future topics for discussion were reviewed. Neither the Fire Stations disposition or Small Wireless facilities are ready for discussion next month. The MFTE issue will be discussed; this could include a pros and cons of development here in SeaTac.</p> <p>The Comprehensive Plan amendment docket will also be returning to the Committee in the near future.</p>
6. Adjourn	<p>The meeting adjourned at 7:07 p.m.</p>

MEMORANDUM

Date: May 21, 2019

To: Planning & Economic Development (PED) Committee

From: Steve Pilcher, CED Director
Aleksandr Yeremeyev, Economic Development Strategist

Re: Potential Expansion of Multi-Family Tax Exemption (MFTE) Eligible Areas

In March of this year, the Committee discussed whether the Multi-Family Tax Exemption (MFTE), which is detailed in SeaTac Municipal Code 3.85, should be extended to a greater portion of the city. Staff noted it has been contacted by numerous developers, who have inquired whether this tool is available. At your March 28th meeting, the Committee decided to limit the program to its currently allowed area (S. 154th St. Station Area Plan).

The issue was discussed again at the Committee' special April 18th meeting, at which time the Committee indicated it was willing to consider expanding the program, with limitations (such as a sunset date; limited areas of applicability, etc.).

Staff has requested several individuals to attend your May 23rd meeting to provide input and perspective. This includes both potential developers and financiers. We hope their comments will be of assistance to the Committee.

Background

When a project is approved under the MFTE program, the value of eligible multifamily housing improvements is exempted from property taxes for 8 or 12 years. Land, existing improvements, and non-residential improvements are not exempt. Therefore, property tax is still collected on that existing value. Once the 8 or 12 year period ends, the property tax is calculated on the full value of improvements.

Currently, the MFTE is only available within the S. 154th St. Station Area. (SMC 3.85 also includes the former Airport Station Area, but since that Plan has been revoked, that provision is no longer applicable). The question is whether to expand the MFTE to other areas within the city consistent with Comprehensive Plan Policy 3.6I: *Expand the Multifamily Tax Credit program to SeaTac's Transit Communities* and if so, under what conditions.

Recall that per State law (RCW 84.14), by virtue of being located within King County, SeaTac is considered to be within a “high cost area.” For the purposes of MFTE, that means a low-income household is one that has an income level “at or below one hundred (100) percent of the median family income adjusted for family size, for the county where the project is located.” Moderate-income households range from 100% to 150% of the median family income.

SeaTac’s code follows the State law, which indicates that in order for a property to qualify for a 12-yr. exemption, there must be a commitment to renting or selling at least 20% of the units as affordable to either low or moderate income households. The remainder of the units can be sold or rented at market rate. The following table outlines income categories and corresponding allowable rents that could be charged for affordable housing (12 yr. tax exemption): Market rates are determined by the market dynamics regarding the rest of the units and the 8 yr. tax exemption.

2018 Income and Rent Limits - Multifamily Rental Housing
 Published by HUD on March 30th, 2018, effective April 1st, 2018
 Maximum 2018 Household Income for Multifamily Rental Properties

FAMILY SIZE	Percentage of Area Median Income (AMI)			***
	80%	100%	150%	
1 Person	\$ 57,900	\$ 72,375	\$ 108,563	
2 Persons	\$ 66,200	\$ 82,750	\$ 124,125	
3 Persons	\$ 74,450	\$ 93,063	\$ 139,594	
4 Persons	\$ 82,700	\$ 103,375	\$ 155,063	
5 Persons	\$ 89,350	\$ 111,688	\$ 167,531	

UNIT SIZE	Maximum RENTS for Projects Based on UNIT SIZE**			***
	80%	100%	150%	
0 Bedrooms	1447	\$ 1,809	\$ 2,714	
1 Bedroom	1551	\$ 1,939	\$ 2,909	
2 Bedrooms	1861	\$ 2,327	\$ 3,490	
3 Bedrooms	2150	\$ 2,688	\$ 4,032	
4 Bedrooms	2398	\$ 2,997	\$ 4,495	

** King County uses 1.5 persons per bedroom to determine the household size and corresponding rent limits

*** 100% and 150% AMI numbers are estimated per formulas

<https://www.kingcounty.gov/~media/depts/community-human-services/housing/documents/housing-finance/2018-Income-Rents-Limits.ashx?la=en>

*The market rates may actually be below these allowable thresholds.

Potential expansion of MFTE eligible areas

Currently, city code only provides the MFTE incentive within the S. 154th St. Station Area. Should the City wish to make this development tool more widely available, it could:

- Include the Angle Lake Station Area;
- Also include the City Center;
- Or, expand to include the entire Urban Center (almost the entire length of International Blvd. through the city).

The State law is clear that the intended use of MFTE is primarily for urban centers, which are defined in RCW 84.14 as “compact identifiable district[s] where urban residents may obtain a variety of products and services.” The definition goes on to provide greater details. Given that definition, it would be a stretch to designate all multifamily lands within the City as being eligible for use of the MFTE.

The City could also allow an expansion for only a limited period of time, for example, 3-5 years, in order to ascertain the market. Three years is most likely the minimum amount of time necessary to allow potential developers to put a project together and secure funding.

Benefits

The MFTE can be an important tool for encouraging additional multifamily development. Expanding the area of eligibility within the city is likely to result in more projects coming to fruition and therefore, meeting housing needs for a growing community and potentially spur other types of development.

Although taxes from site improvements are not collected for either 8 or 12 years, taxes for the land value are still collected. Without the MFTE, a vacant property may remain the same for that period of time. If that were the case, the City is not “losing” any tax revenues by granting a tax exemption. With the MFTE option, a potential project could become financially viable. While the City would not collect any taxes based upon the improvements, it would still collect sales tax on construction materials and would also gain new residents that could spend money in SeaTac and also drive commercial projects by increasing demand (“feet on the streets”). And, at the end of the tax exemption period, the City would realize a large gain in property tax revenue that it may not otherwise enjoy.



Community & Economic
Development Department
4800 South 188th Street
SeaTac, WA 98188-8605
Phone: 206.973.4750
Fax: 206.973.4809

MEMORANDUM

Date: May 21, 2019
To: PED Committee
From: Kate Kaehny, Senior Planner
Re: Background Information for Briefing on Comprehensive Plan
Preliminary Docket Proposals

The purpose of this memo is to provide you with information that will assist you in preparing for the PED Committee's first briefing on the Preliminary Docket proposals.

Key Issues/Questions:

The two main goals of Thursday's briefing are:

- 1) To introduce you to the 11 Comprehensive Plan amendment proposals that have been compiled into the Preliminary Docket, and
- 2) To get further input on the three map amendments proposed by the PED Committee, including:
 - M-3: Military Road S Land Use Designation & Zone Changes – North End
 - M-4: Military Road S Land Use Designation & Zone Changes – South End
 - M-5: Maywood Area Land Use Designation & Zone Changes

The PED Committee will be asked to provide input on these proposals, including consideration of the adopted Comprehensive Plan evaluation criteria (see Exhibit 5B, p. 6 and, Exhibit 5C). Additionally, staff will provide an overview of the Planning Commission's input on these same proposals based on discussions at the Commission's 5/21 meeting.

List of Exhibits:

- **Exhibit 5:** This memo
- **Exhibit 5A:** Presentation slides for briefing
- **Exhibit 5B:** Comprehensive Plan Amendment Procedures
- **Exhibit 5C:** Land Use Designation Criteria (Table 2.1, Land Use Element, Comprehensive Plan)
- **Exhibit 5D:** Preliminary Docket Summary List
- **Exhibit 5E:** Comments received on Map Amendment Proposal M-4

2019 Comprehensive Plan Amendment Process: **Preliminary Docket Review**

Planning & Economic Development (PED) Committee
May 23, 2019




Briefing Objectives

- 1) Recap proposal review process**
 - 2) Introduce Preliminary Docket proposals**
 - 3) Get further input on PED Committee's potential map amendment & rezone proposals**
- 

GENERAL REVIEW PROCESS

Spring	<u>Preliminary Docket Review – Planning Commission (PC)</u> <ul style="list-style-type: none">- 5/21: PC review- 6/18: PC recommendation on proposals for Final Docket
Spring	<u>Preliminary Docket Review – PED Committee</u> <ul style="list-style-type: none">- 5/23: PED review- 6/27: PED recommendation on proposals for Final Docket
Summer	<u>Establishment of Final Docket</u> <ul style="list-style-type: none">- Council reviews of PC & PED recommendations- Council establishes Final Docket via Resolution
Fall	<u>Final Docket Review</u> <ul style="list-style-type: none">- PC review- Public Hearing then PC & PED Recommendations- Council review
Nov/Dec	<u>City Council Adoption</u>

Immediate Next Steps

- May: Staff Completes Analysis of Preliminary Docket Proposals:** Analysis undertaken per Official Procedures ([See Exhibit 5B](#))
- June: PC & PED Recommend Proposals for Final Docket:** PC & PED review staff analysis & make recommendations to Council
- July: City Council Establishes Final Docket:** After Final Docket established, proposals receive additional analysis and review
- 

Preliminary Docket Review Criteria

Per Criteria in Official Procedures (Exhibit 5B, p. 6)

For All Proposed Amendments:

- Sufficient City resources for review
- More appropriately addressed by City-led process (outside of this amendment process)
- Consistent with regional policies
- Not in conflict/redundant with Comprehensive Plan

See
next
slide for
key
policies

For Comprehensive Plan Map Changes:

- Site physically suitable for anticipated development
- Sufficient infrastructure/public facilities

Key Growth/Development

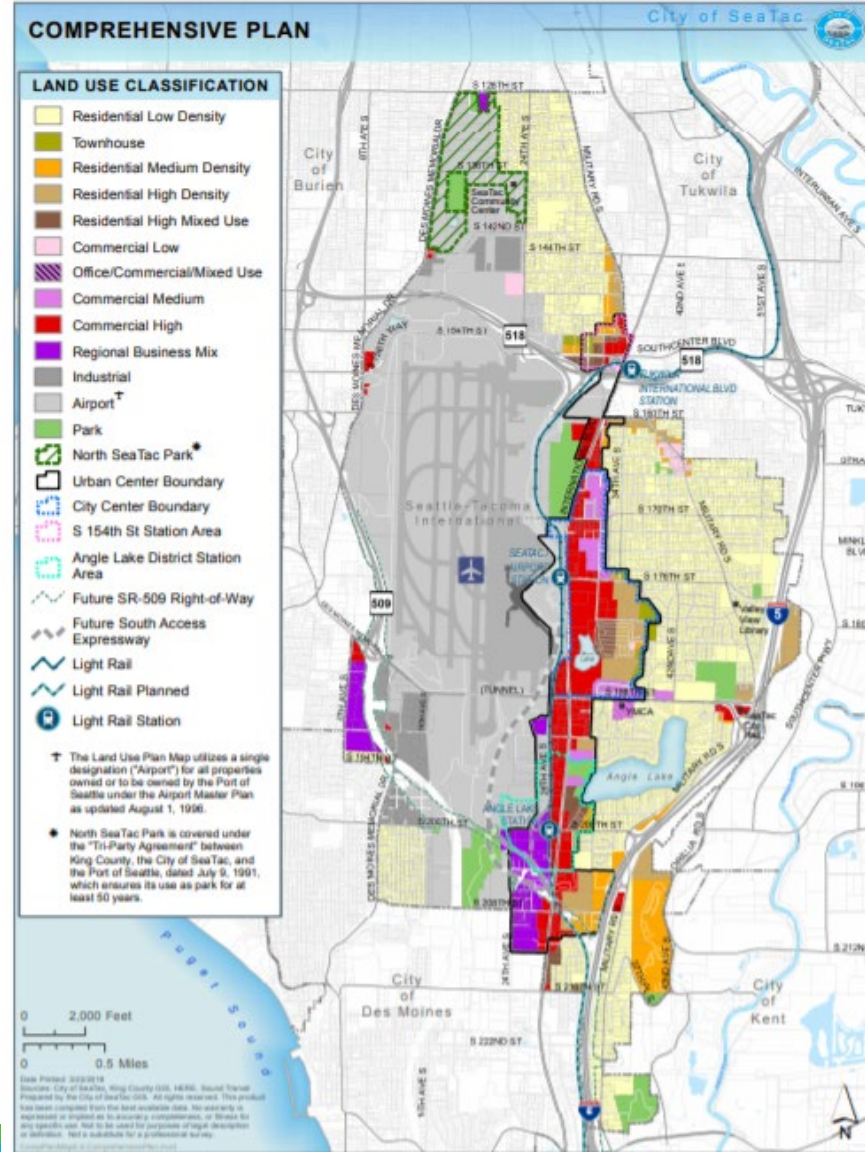
Policies: Focus growth where there is infrastructure

Regional:

- Concentrate jobs and housing within designated Urban Center boundaries

Comprehensive Plan:

- Focus growth within City Center and station areas
- Ensure sufficient zoning capacity to accommodate designated growth targets



Additional Review Criteria for Map Amendment Proposals

*Per Comprehensive Plan Land Use Designation Criteria
(See Exhibit 5C, example below)*

TABLE 2.1 COMPREHENSIVE PLAN LAND USE DESIGNATION CRITERIA

DESIGNATION	IMPLEMENTING ZONES	DESIGNATION CRITERIA
RESIDENTIAL LAND USE DESIGNATIONS		
Residential Medium Density	UM-3,600 UM-2,400 MHP	<p>Environmentally critical areas.</p> <ul style="list-style-type: none"> • Existing Land Uses/Locations: Areas that provide a transition between lower density residential uses and more intense uses. • Access: Properties are located adjacent to or have adequate access to arterial streets and are near transit. • Environmentally Critical Areas: Areas should be free of or must be capable of appropriately accommodating environmentally critical areas.

Preliminary Docket Summary - 2019

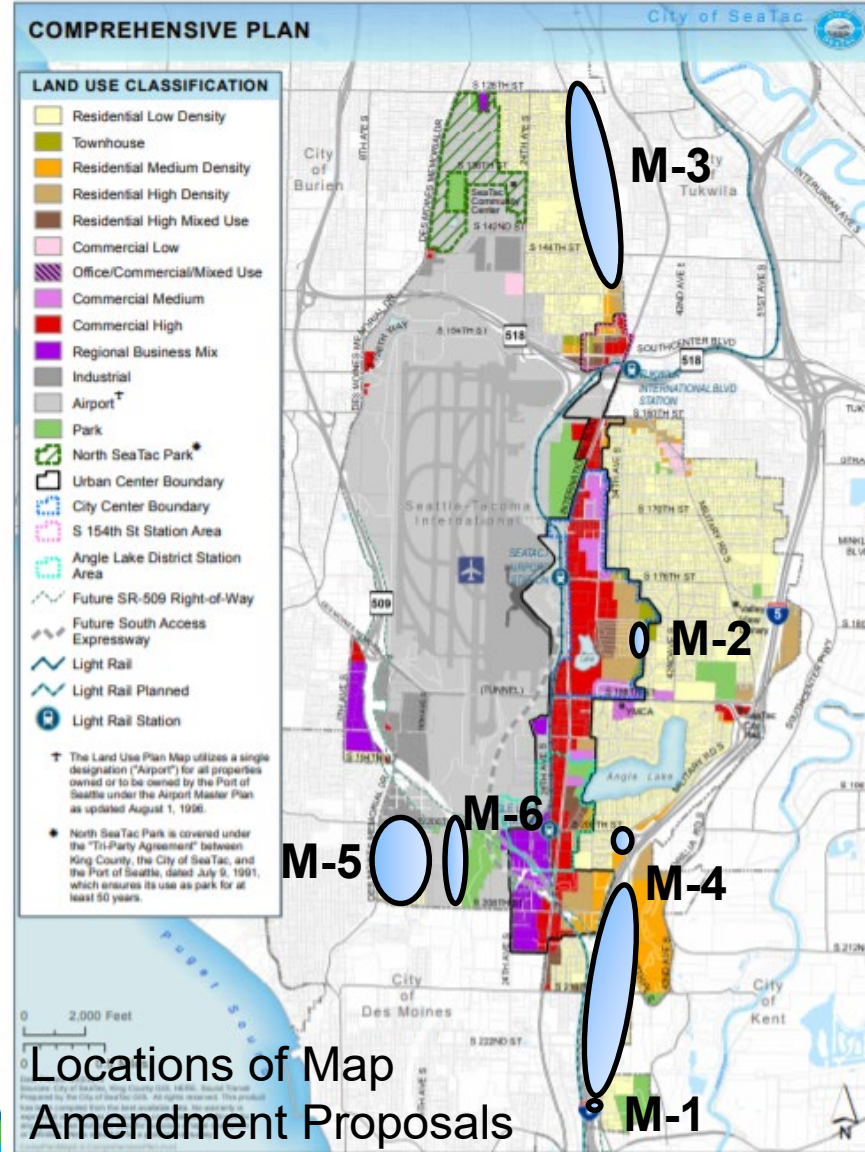
(Descriptions in Exhibit 5D)

Text Amendment Proposals

- City-Initiated: 4

Map Amendment Proposals

- Private/Other Agency: 2
- City-Initiated: 5
 - Note: #M-7 is reserved for routine map updates



Locations of Map Amendment Proposals

Text Amendment Proposals

City-Initiated Proposals		Proponent
T-1	Transportation Concurrency Revisions <ul style="list-style-type: none">• Change from intersection to multi-modal level of service	Public Works Department
T-2	Capital Facilities Plan Update <ul style="list-style-type: none">• State requirement	Planning Division
T-3	PROS Plan Update <ul style="list-style-type: none">• Update of 2008 Parks, Rec & Open Space Plan	Parks Department
T-4	City Center Sub-Area Plan Update: Phase 1 Preliminary Urban Design Framework	Planning Division

Map Amendment Proposals

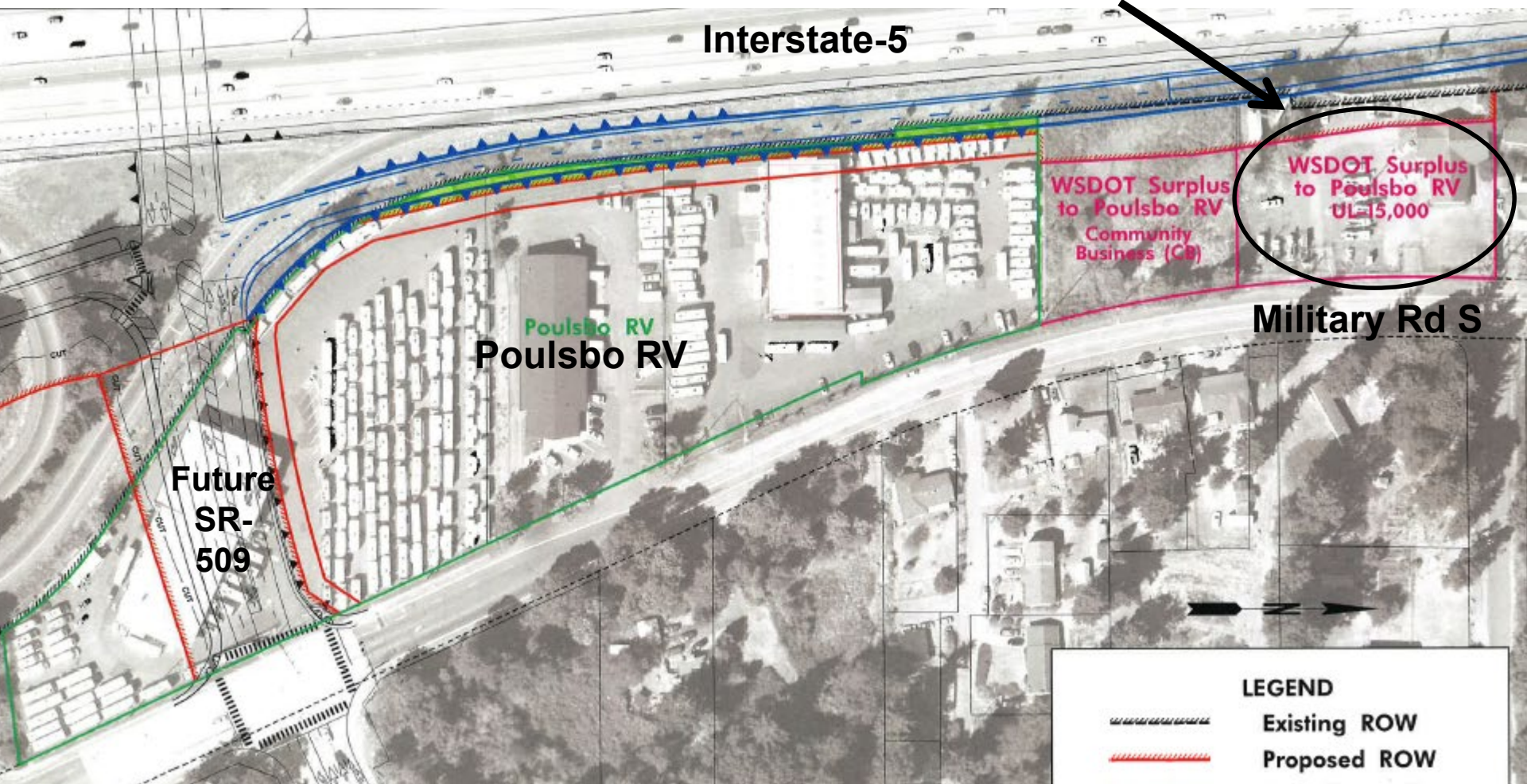
M-1: WSDOT/Poulsbo RV Map Amendment & Concurrent Rezone

Proposal: To change land use designation and zone of one parcel as part of SR509 extension mitigation process.

- **Proponent:** WSDOT
- **Location:** 22809 Military Rd S
- **From:** Residential Low Density (UL-15,000 zone)
- **To:** Commercial High (CB zone)

Location & Context

Proposed Site 22809 Military Rd S



Interstate-5

WSDOT Surplus
to Poulsbo RV
Community
Business (CB)

WSDOT Surplus
to Poulsbo RV
UL=15,000

Poulsbo RV
Poulsbo RV

Military Rd S

Future
SR-
509

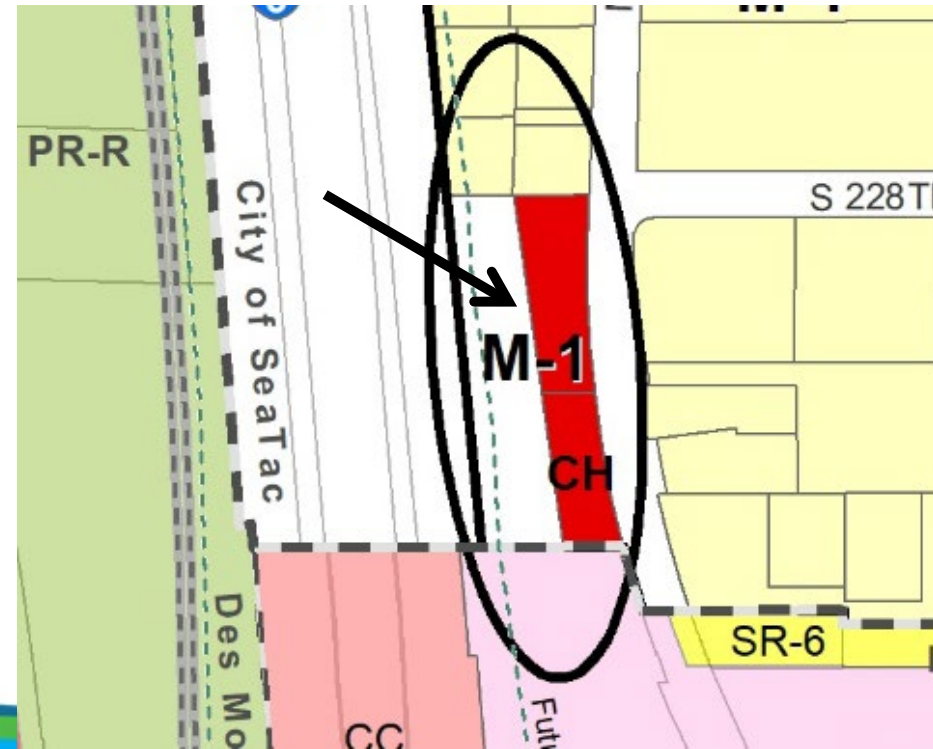
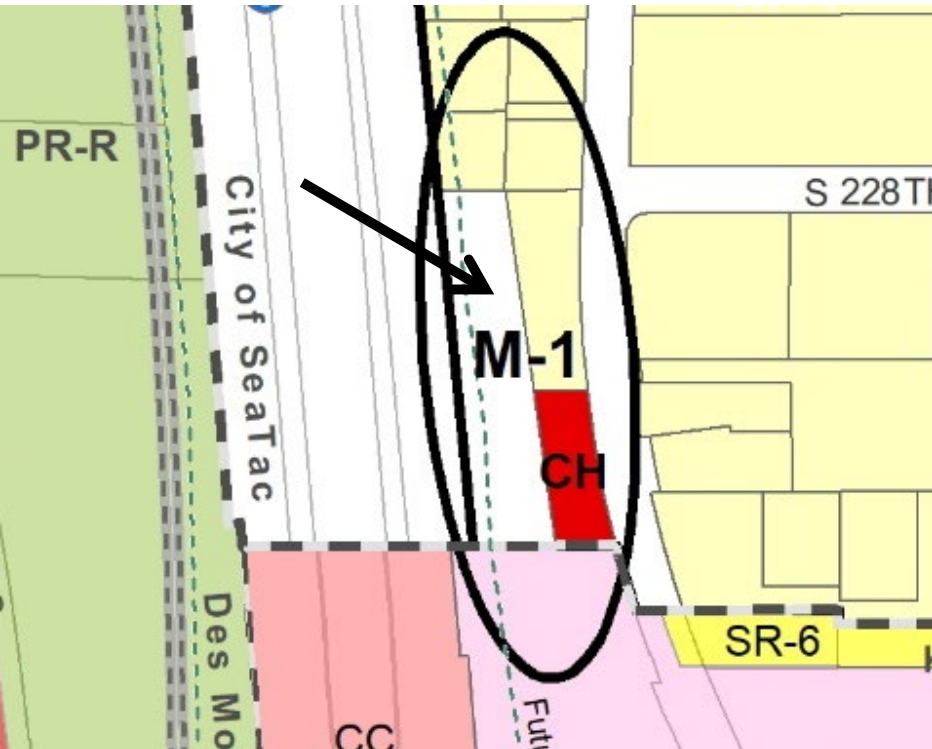
LEGEND

- Existing ROW
- Proposed ROW

Proposed Comprehensive Plan Land Use Designation

Existing: Residential Low
(single-family)

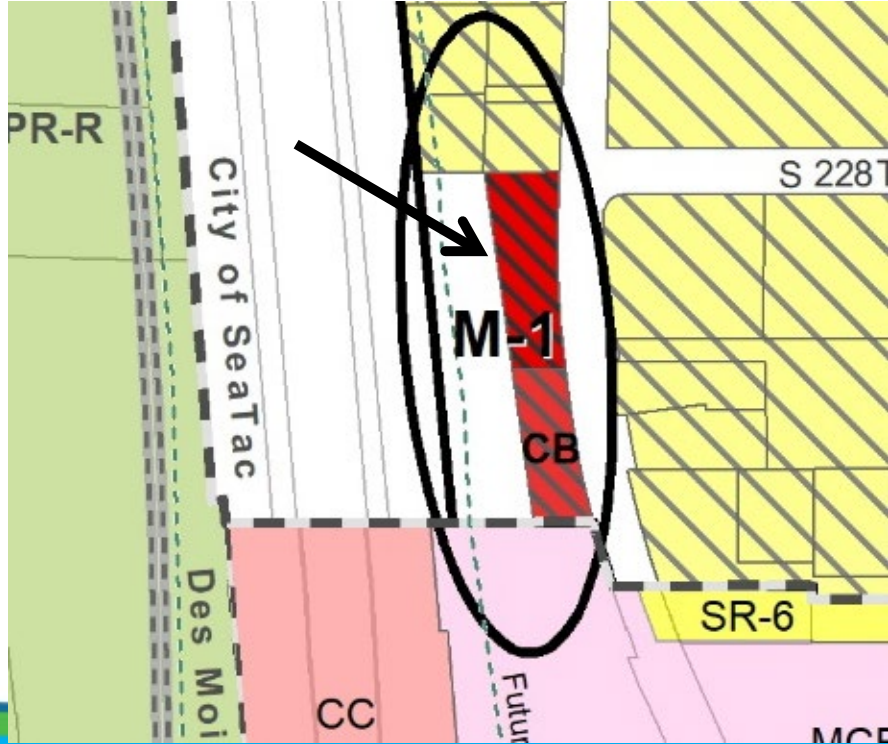
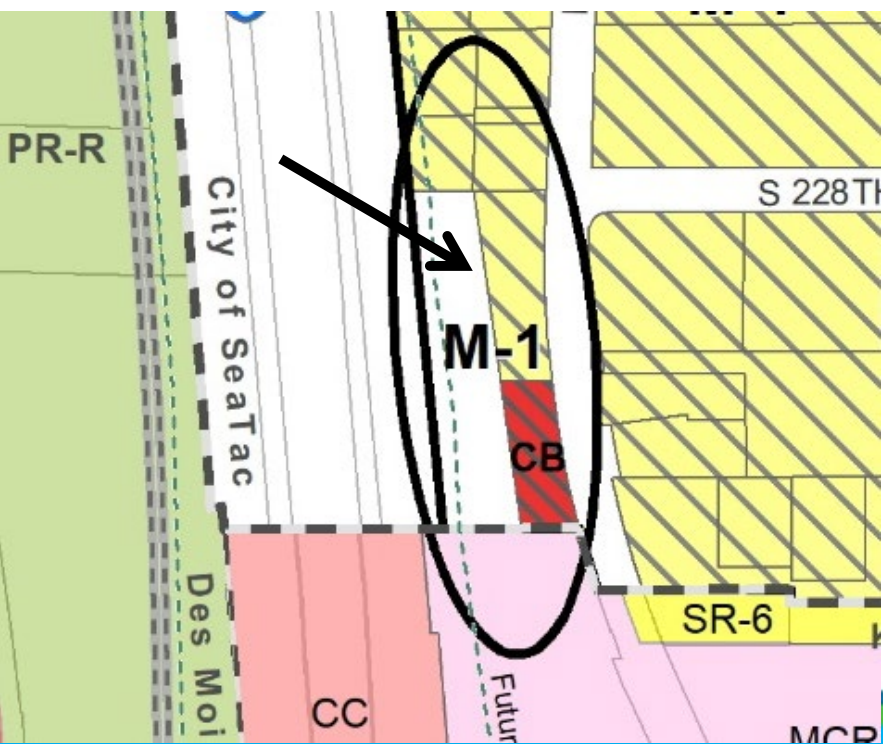
Proposed: Commercial High
(same as adjacent parcel)



Proposed Zoning

Existing: Urban Low 15,000
(single-family, large lot)

Proposed: Community Business
(Commercial high intensity)



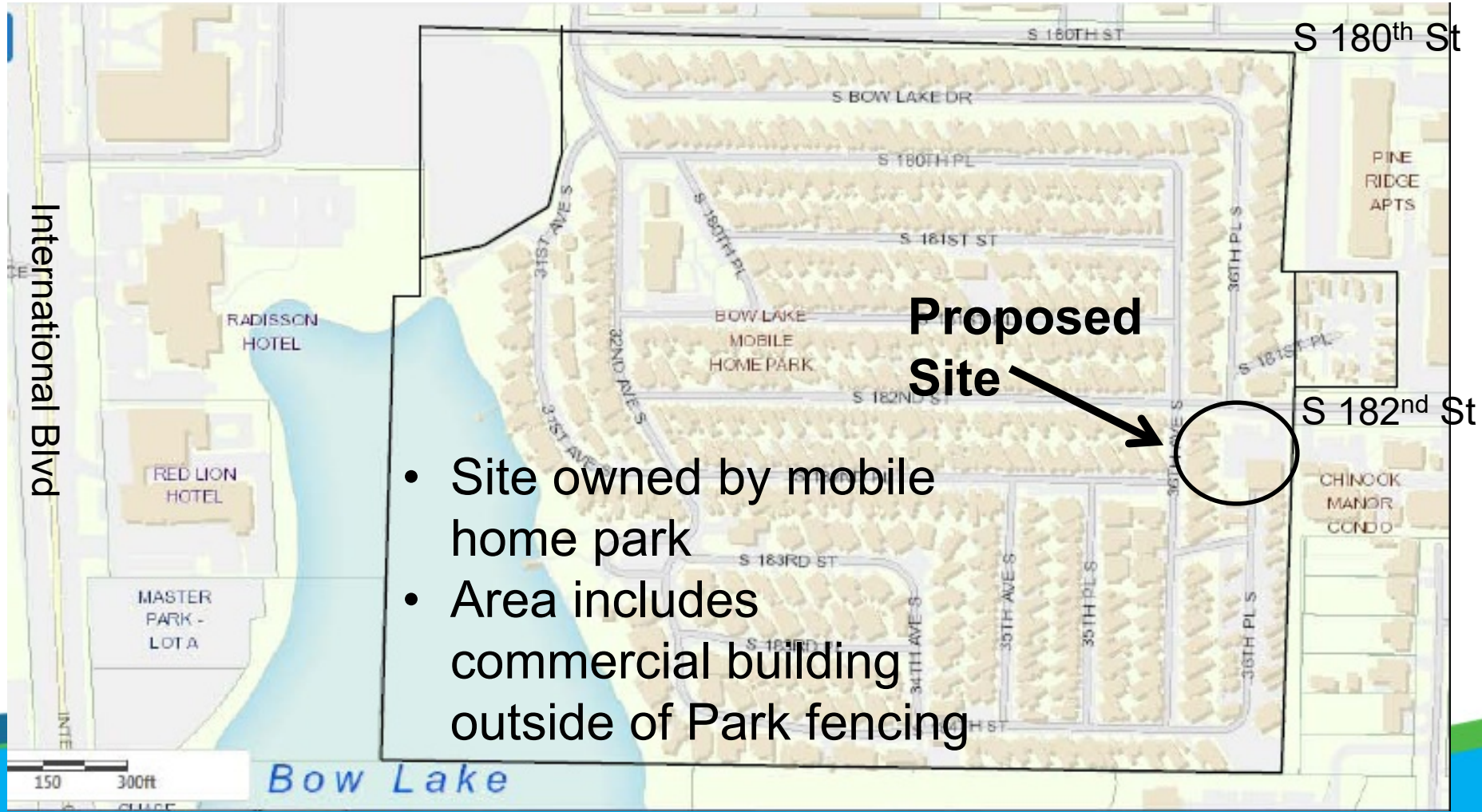
Map Amendment Proposals

M-2: Bow Lake Mobile Home Park Map Amendment & Concurrent Rezone

Proposal: To change the land use designation and zone of a portion of a parcel to allow for the expansion of new mobile home pads and/or RV parking.

- **Proponent:** CPI Bow Lake Estates Owner, LLC
- **Location:** Portion of 3615 S 182nd
- **From:** Commercial Low (NB zone)
- **To:** Residential High (UH-900 zone)

Location & Context

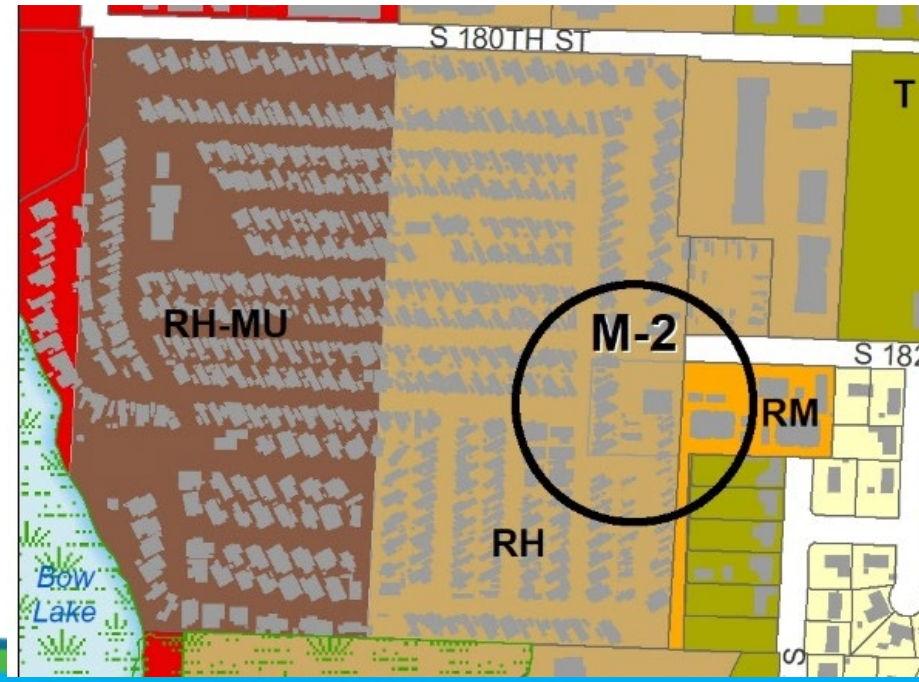
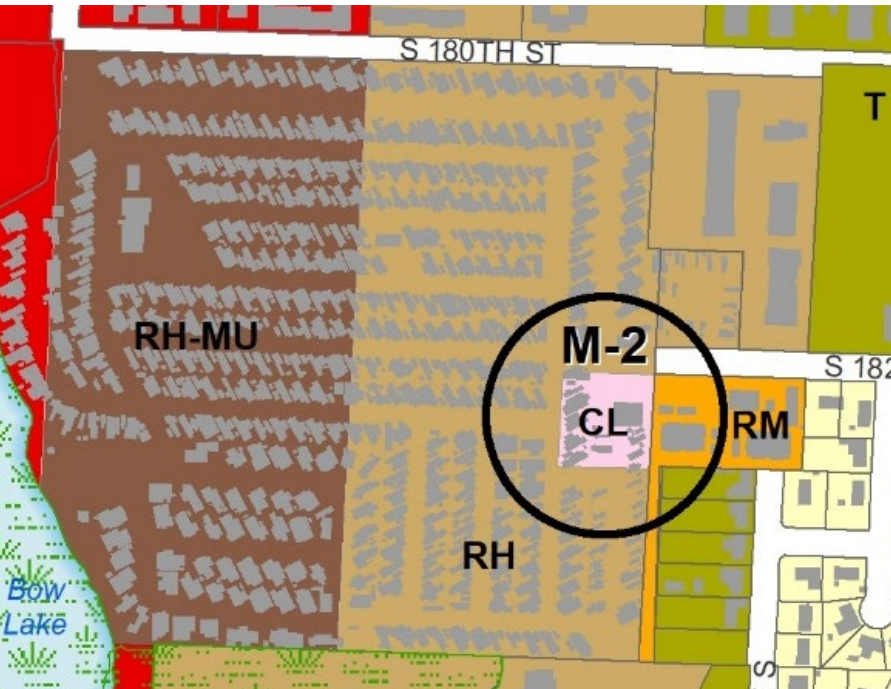


- Site owned by mobile home park
- Area includes commercial building outside of Park fencing

Proposed Comprehensive Plan Land Use Designation

Existing: Commercial Low
(low intensity commercial)

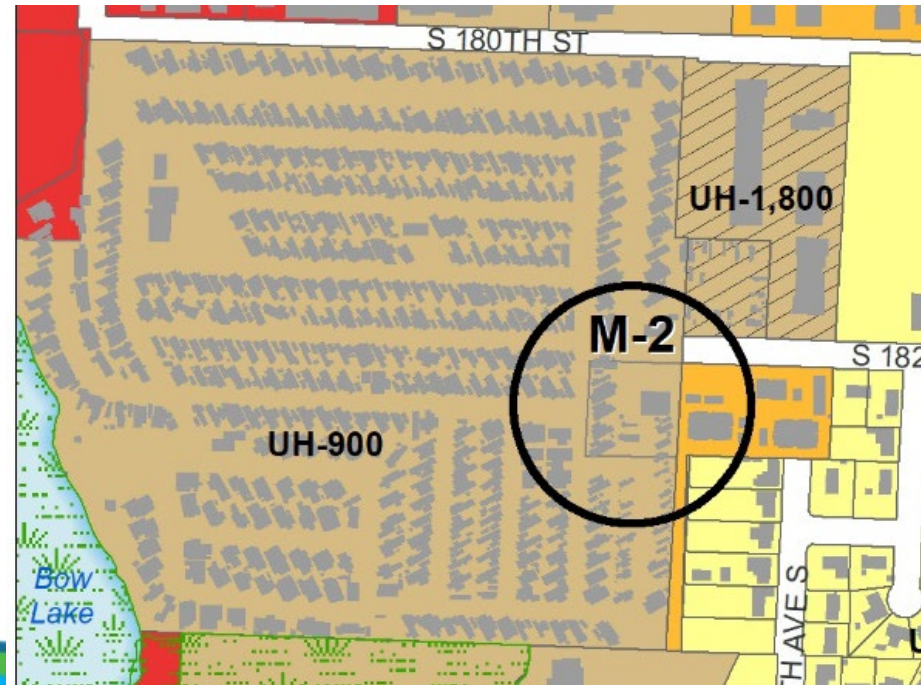
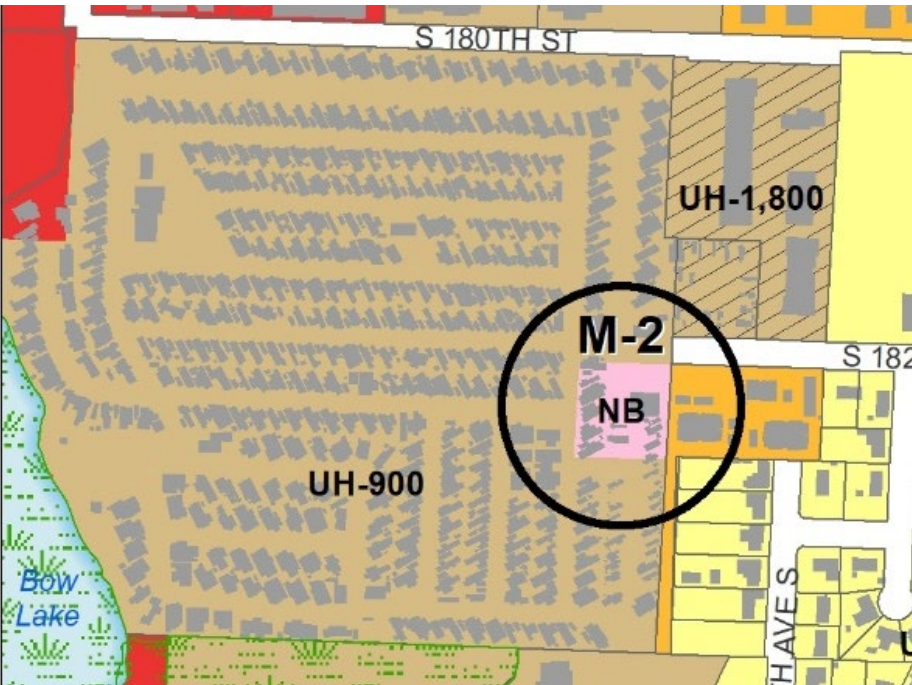
Proposed: Residential High
(high density multi-family)



Proposed Zoning

Existing: Neighborhood Business
(low intensity commercial)

Proposed: Urban High 900
(high density multi-family,
same as adjacent area)



Map Amendment Proposals - City Initiated

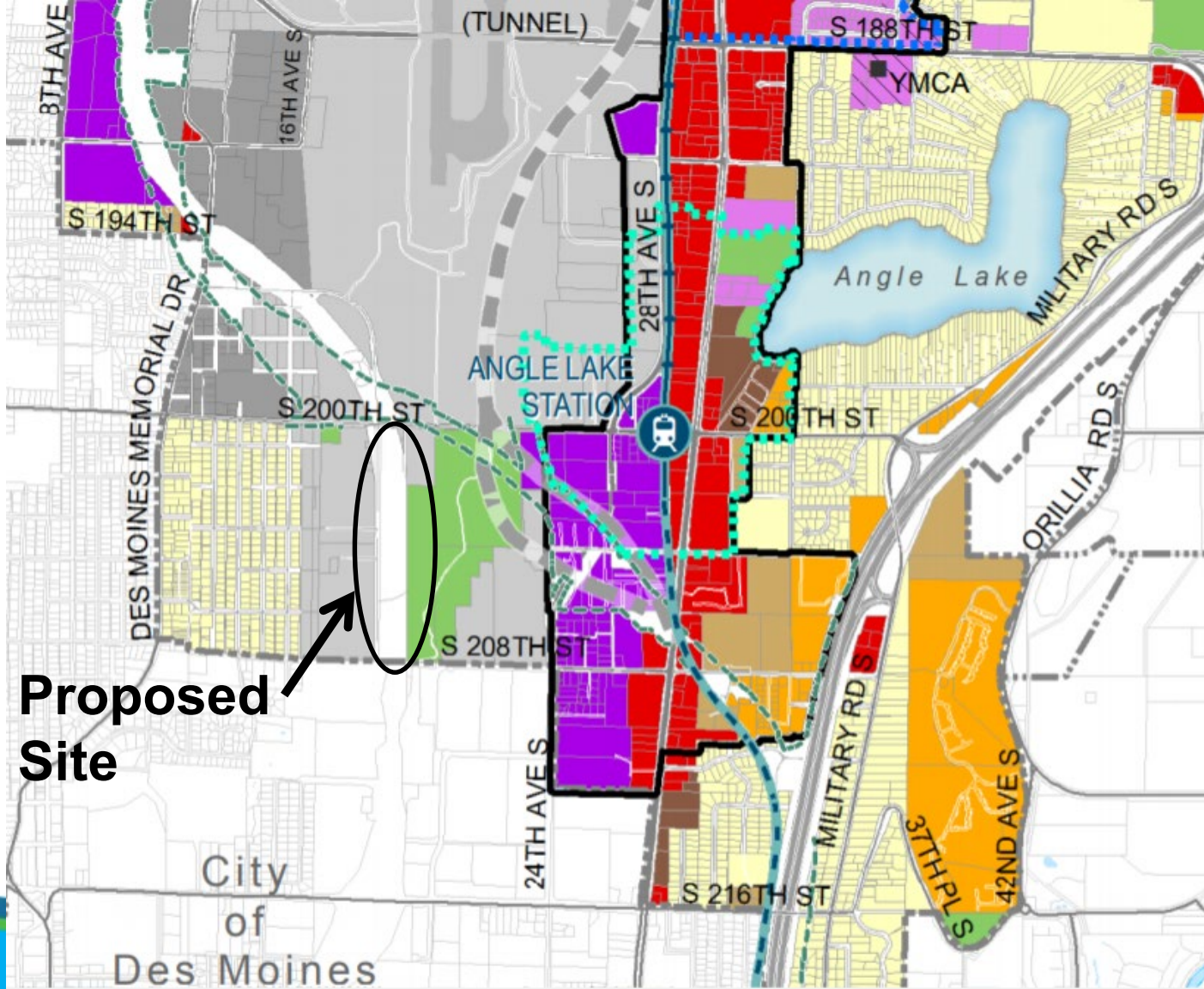
M-6: Establishing Land Use Designation & Zoning for Unused SR509 Right-of-Way

Proposal: Add a land use designation and zone to unused right-of-way adjacent to Des Moines Creek Park

- **Location:** Unused ROW immediately west of Des Moines Creek Park, between S 200th & S 208th streets
- **From:** Land use designation & zone TBD
- **To:** Land use designation & zone TBD

Location & Context

- Unused SR509 right-of-way
- West of Des Moines Creek Park

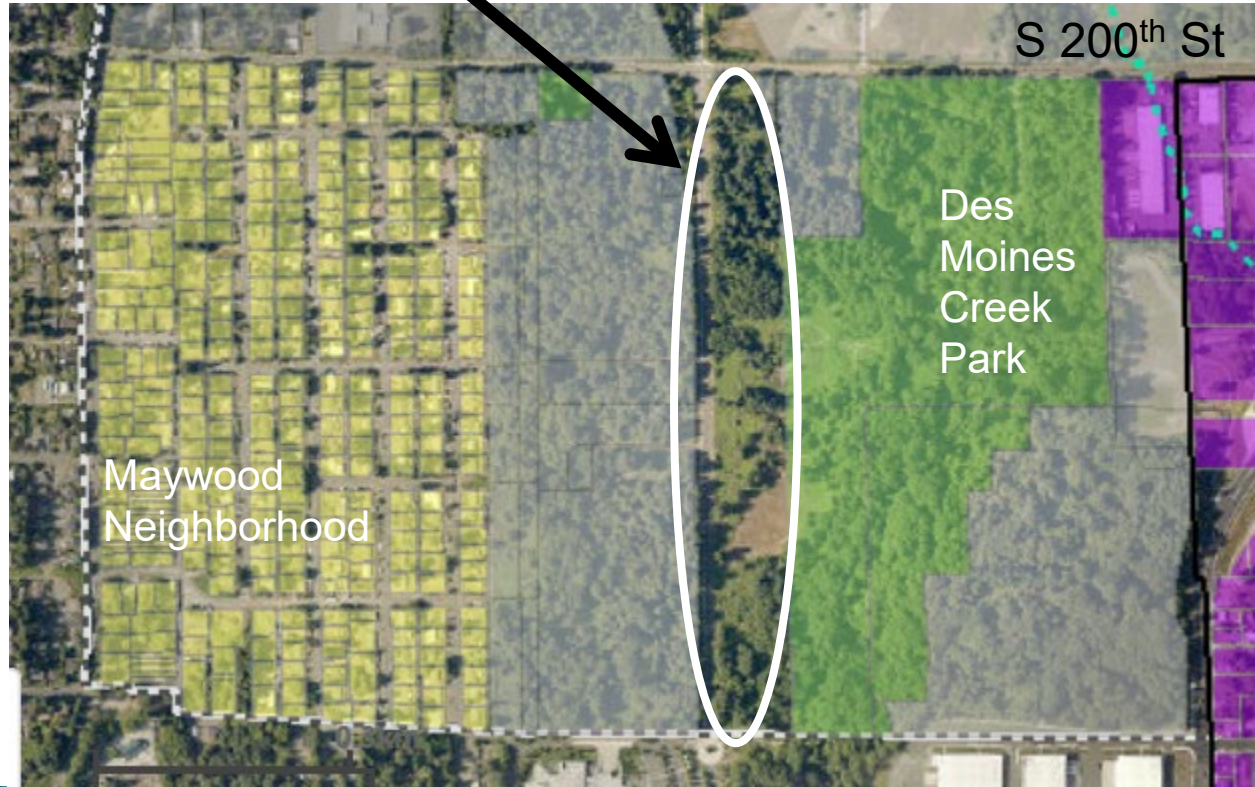


Proposed Site

City of Des Moines

Location & Context (cont.)

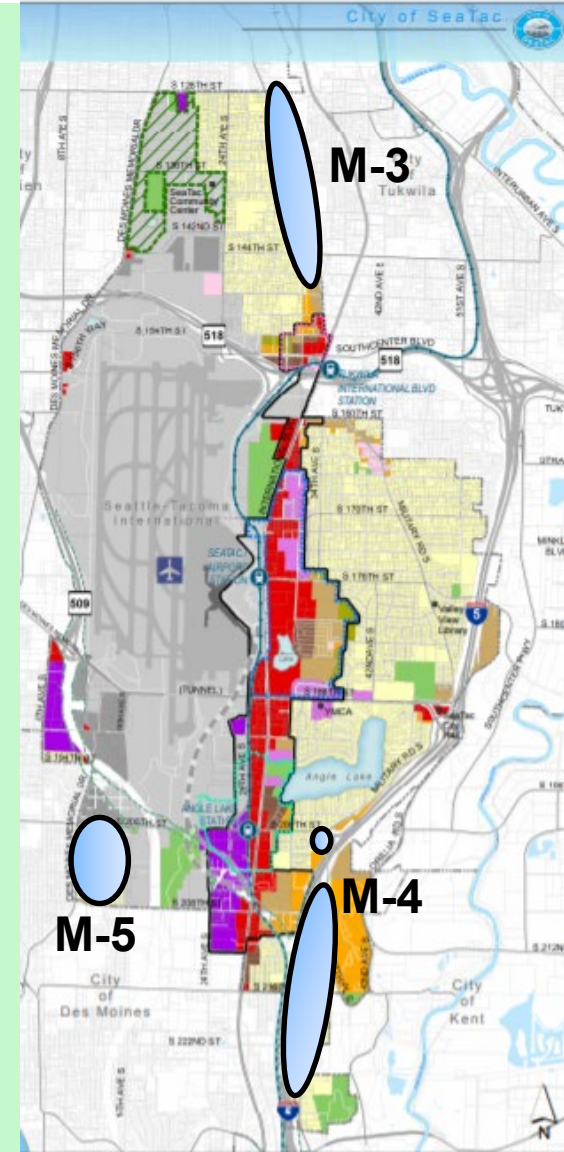
Proposed Site



- Parks Dept. seeking funding to develop portion of former ROW for addition to park
- WSDOT likely to maintain portion of site

Further Input Needed on PED Proposals

- **M-3: Military Road S – North End**
Map Amendment & Concurrent Rezone
- **M-4: Military Road S – South End**
Map Amendment & Concurrent Rezone
- **M-5: Maywood Area**
Map Amendment & Concurrent Rezone

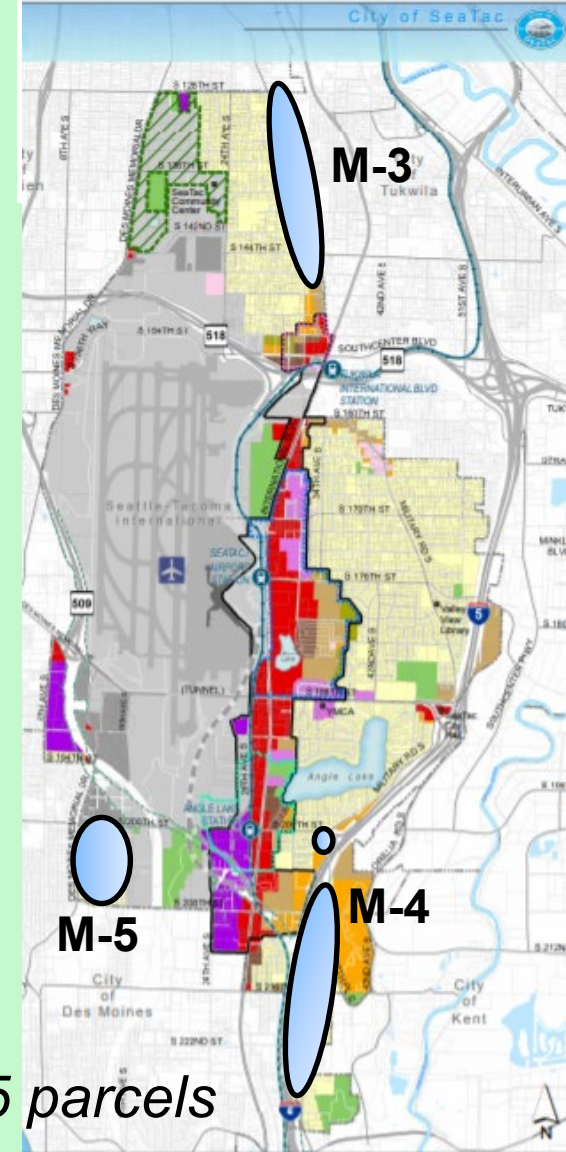


Input Needed (cont.)

Consider: Key evaluation criteria from previous slides

- Would changes be consistent with existing growth policies?
- Are sites physically suitable & is there sufficient infrastructure for higher intensity development?
- Sufficient City resources for review?

Initial Study Areas: Approx. 765 parcels



Map Amendment Proposals - City Initiated

M-3: Military Road S – NORTH End

Map Amendment & Concurrent Rezone

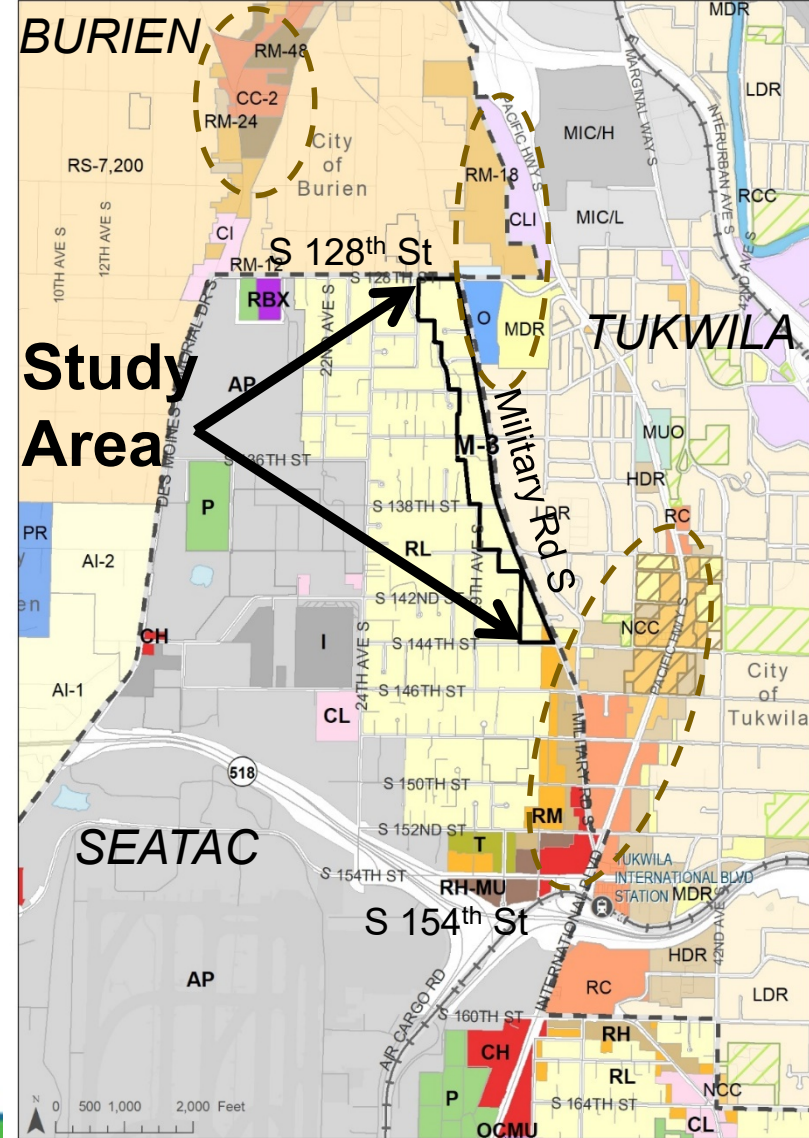
Proposal: To consider higher density land use designations and zoning for parcels adjacent to the northernmost portions of Military Rd S.

- **Location:** Exact location not yet defined
- **From:** Residential Low Density (UL-7,200)
- **To:** Land use designation and zoning not yet defined

(Input needed)

M-3 Location & Context

- *Study area:* 119 parcels (study area boundary drawn to assume multi-family development)
- *Existing development:*
 - Primarily single family
 - Some adjacency to higher density residential/commercial nodes

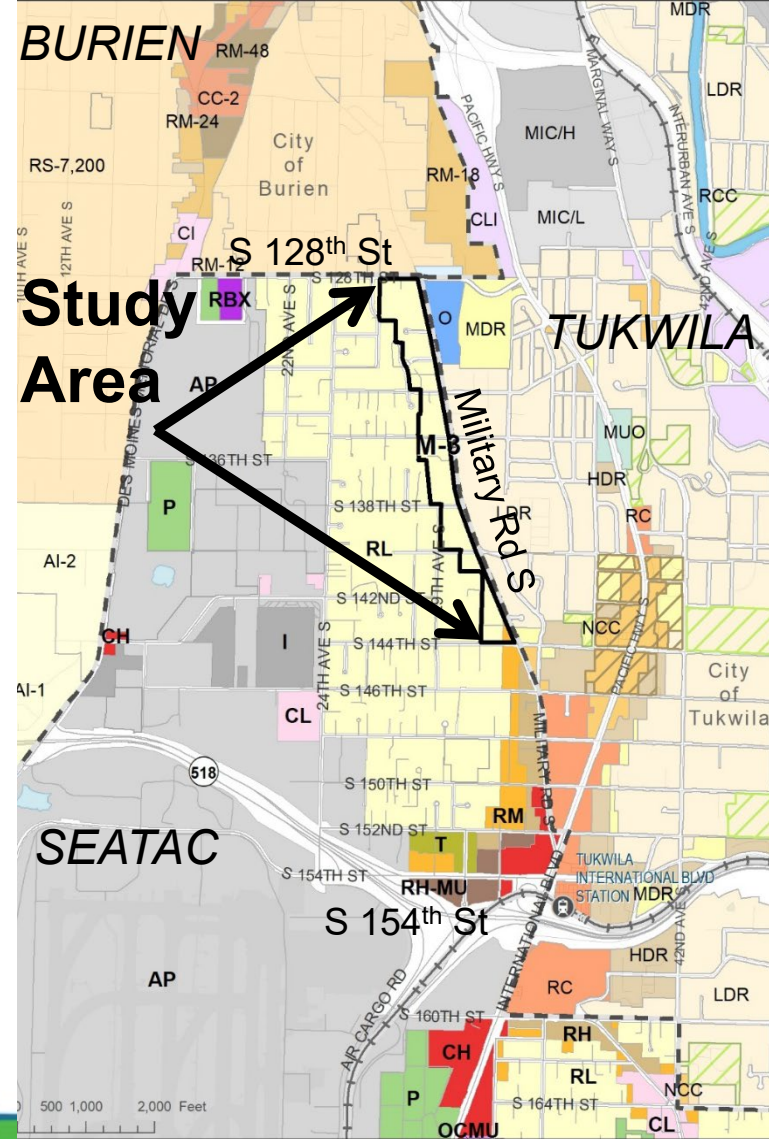


M-3 Consistent with Growth Policies?

- *Inside Urban Center? No*
- *Consistent with adopted Land Use Designation Criteria?*

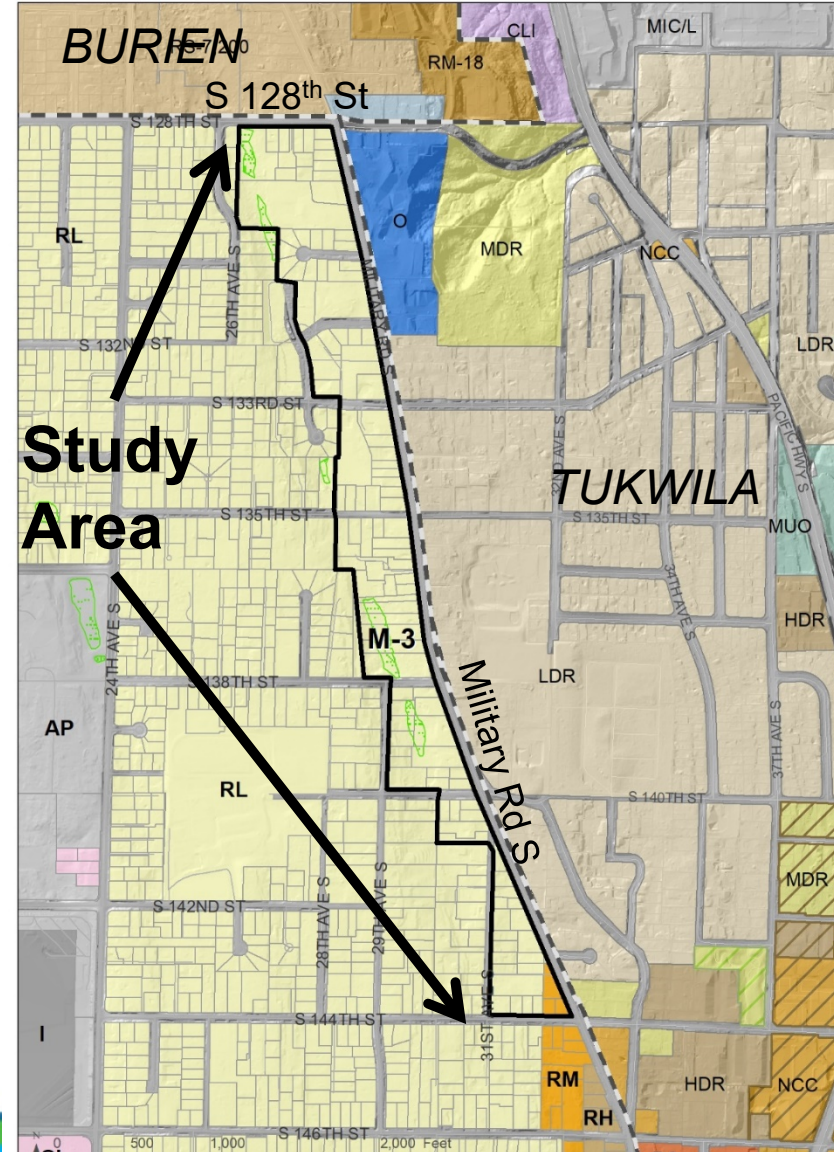
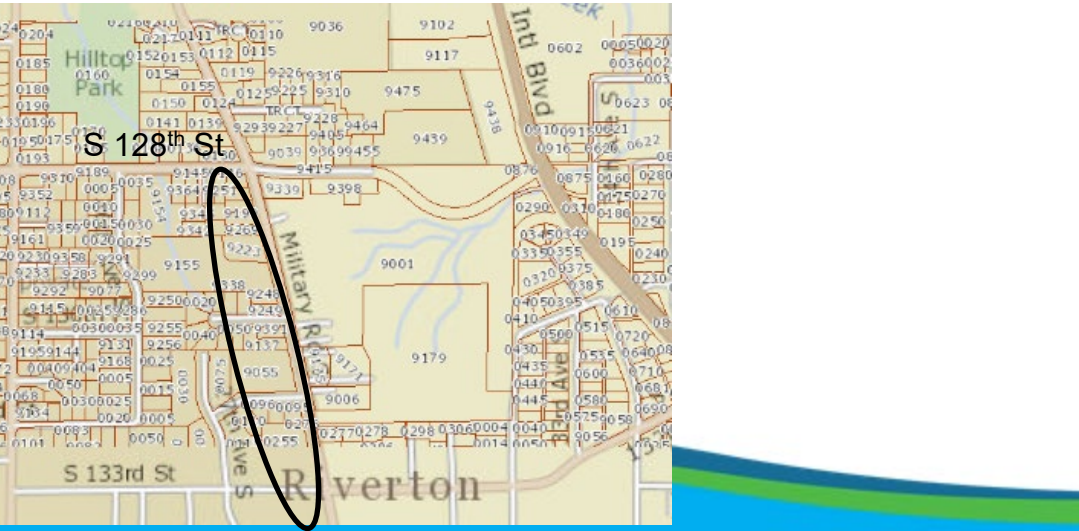
See Criteria in Exhibit B-3 for:

- Existing Land Uses/Locations
- Access
- Environmentally Critical Areas



M-3 Site Physically Suitable?

- *Steep Slopes?* Mostly flat in study area
- *Wetlands?* Some wetland & stream features could limit development in some areas



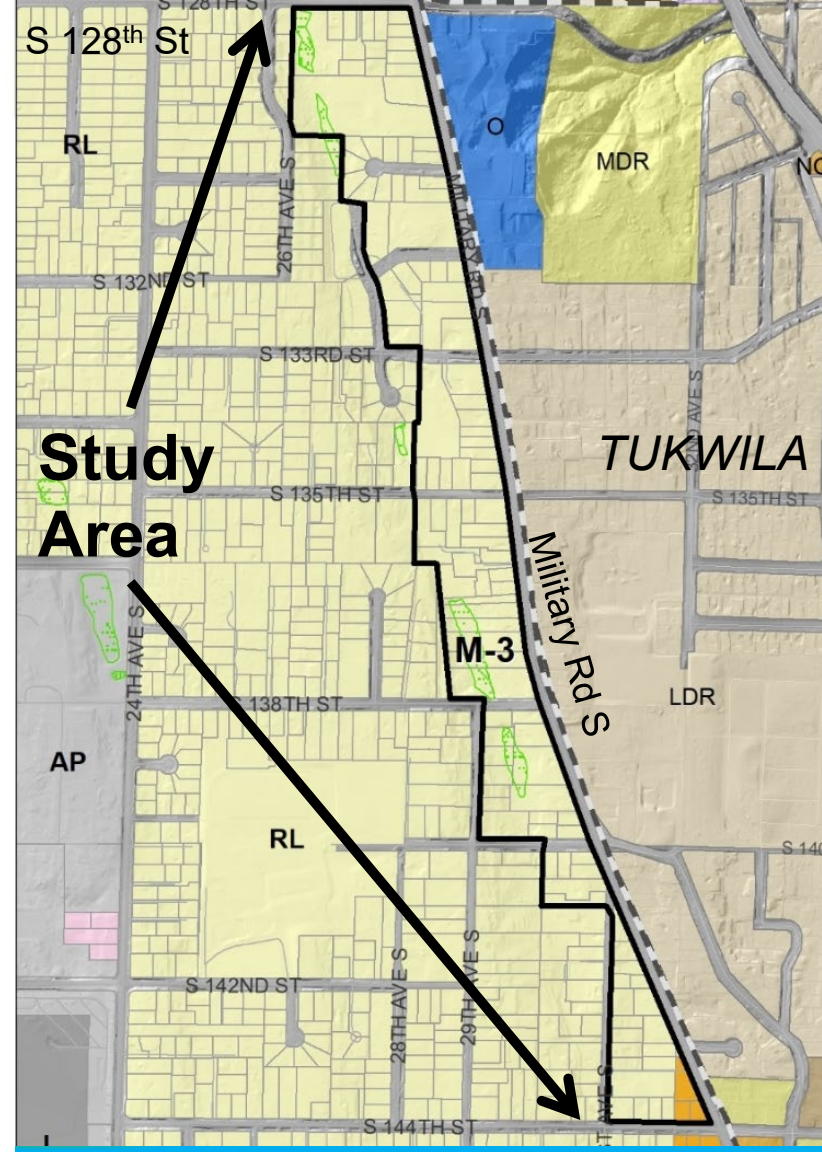
M-3 Sufficient Infrastructure?

Comprehensive Plan requires growth to be accommodated with concurrent (or planned) infrastructure for:

- **Transportation**
- **Utilities**
- **Parks & Recreation**

City has planned for residential low density in this corridor.

- Further study necessary to understand infrastructure issues
- Coordination with Tukwila required

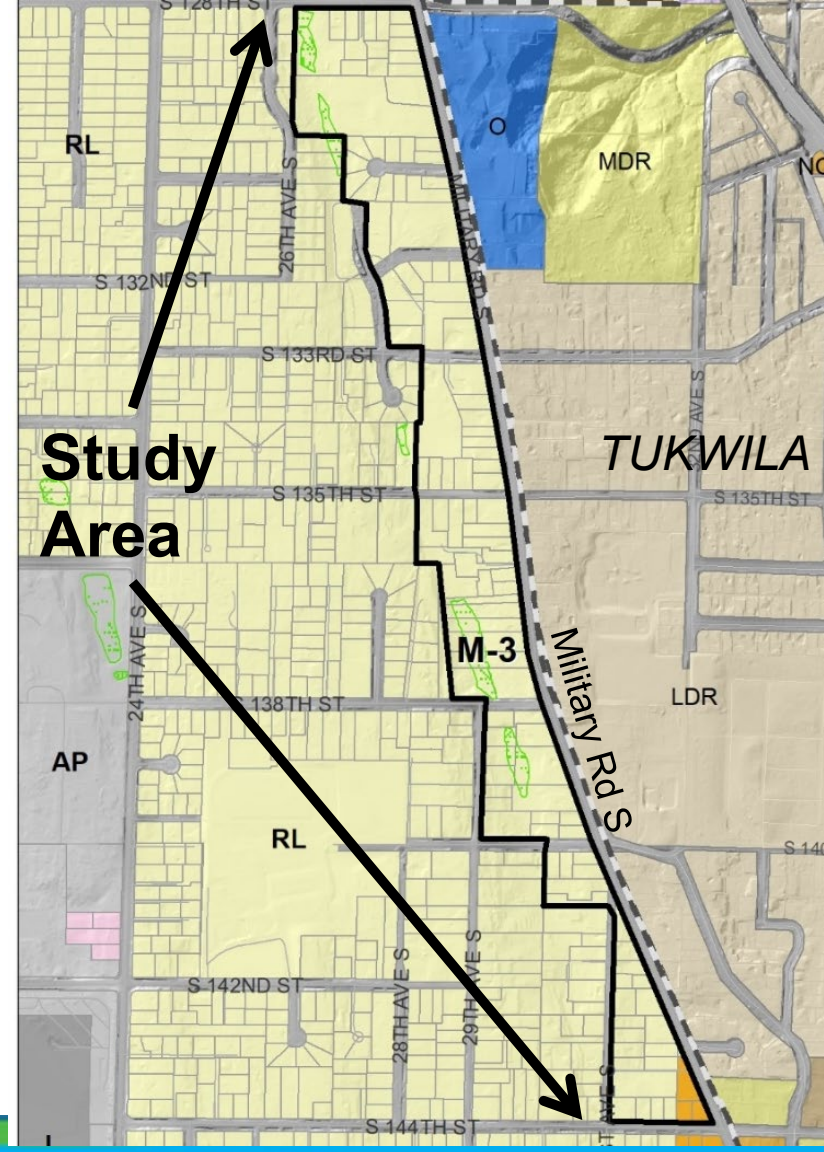


M-3 Input Needed

1) Is M-3 proposal meeting basic criteria to be included for further study?

2) If yes:

- Confirm boundary of study area
- Confirm potential land use designation:
 - *Residential Medium?*
 - *Residential High?*
 - *Other?*



Map Amendment Proposals - City Initiated

M-4: Military Road S – SOUTH End

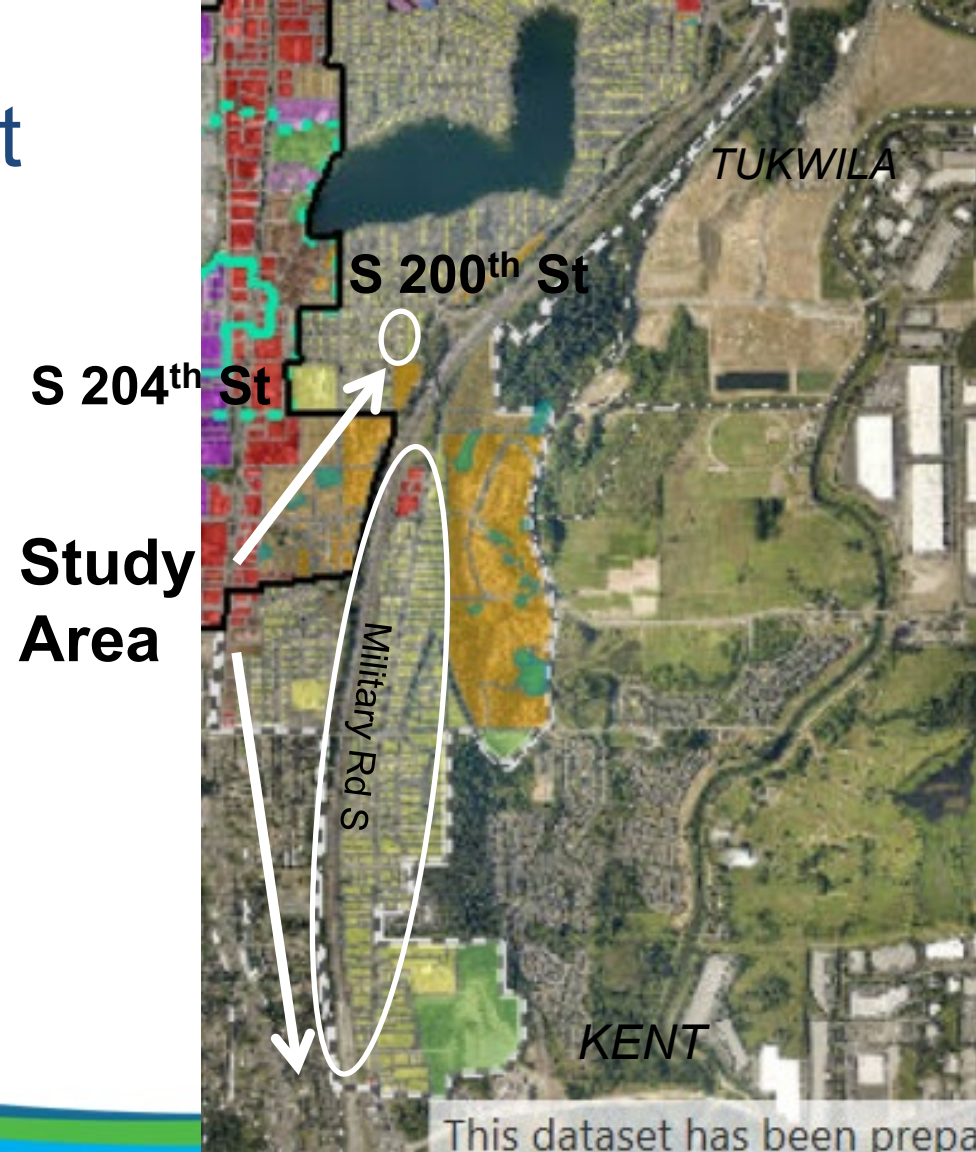
Map Amendment & Concurrent Rezone

Proposal: To consider higher density land use designations and zoning for parcels adjacent to the southernmost portions of Military Rd S.

- **Location:** Exact location to be defined
- **From:** Residential Low Density (UL-7,200, UL-9,600 & UL-15,000)
- **To:** Land use designation and zone to be defined
(PC input needed)

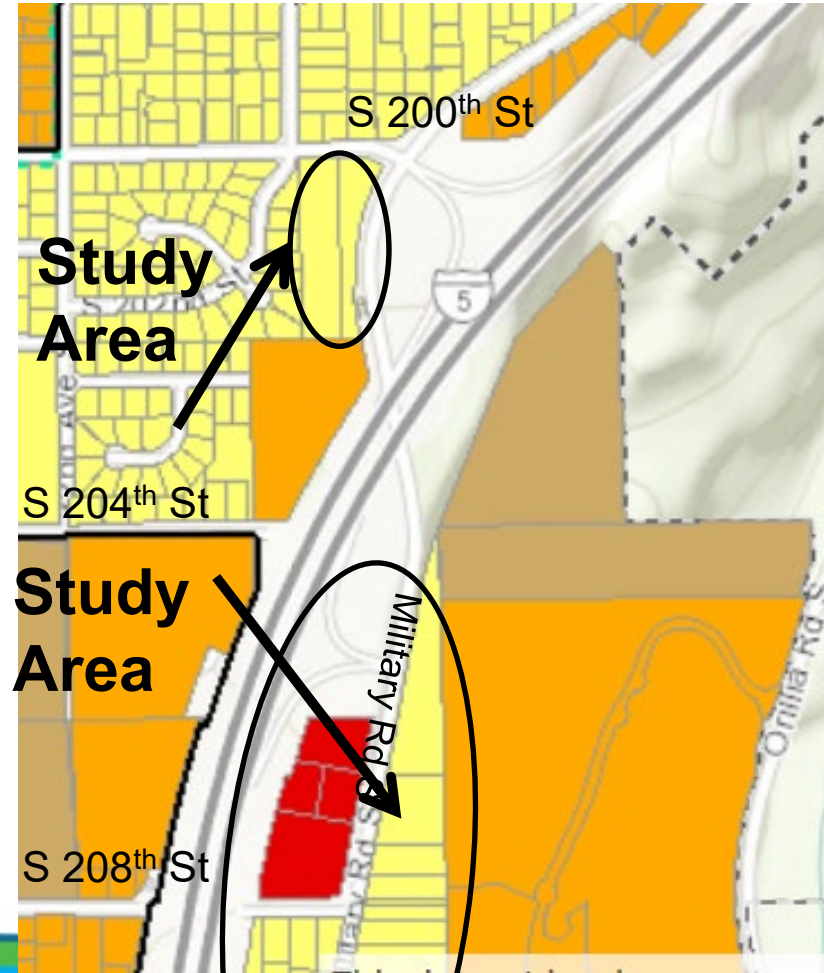
M-4 Location & Context

- *Study area*: 300 parcels (study area boundary drawn to assume multi-family development)
- *North of S 204th*
 - Two parcels
- *South of S 204th*
 - 298 parcels



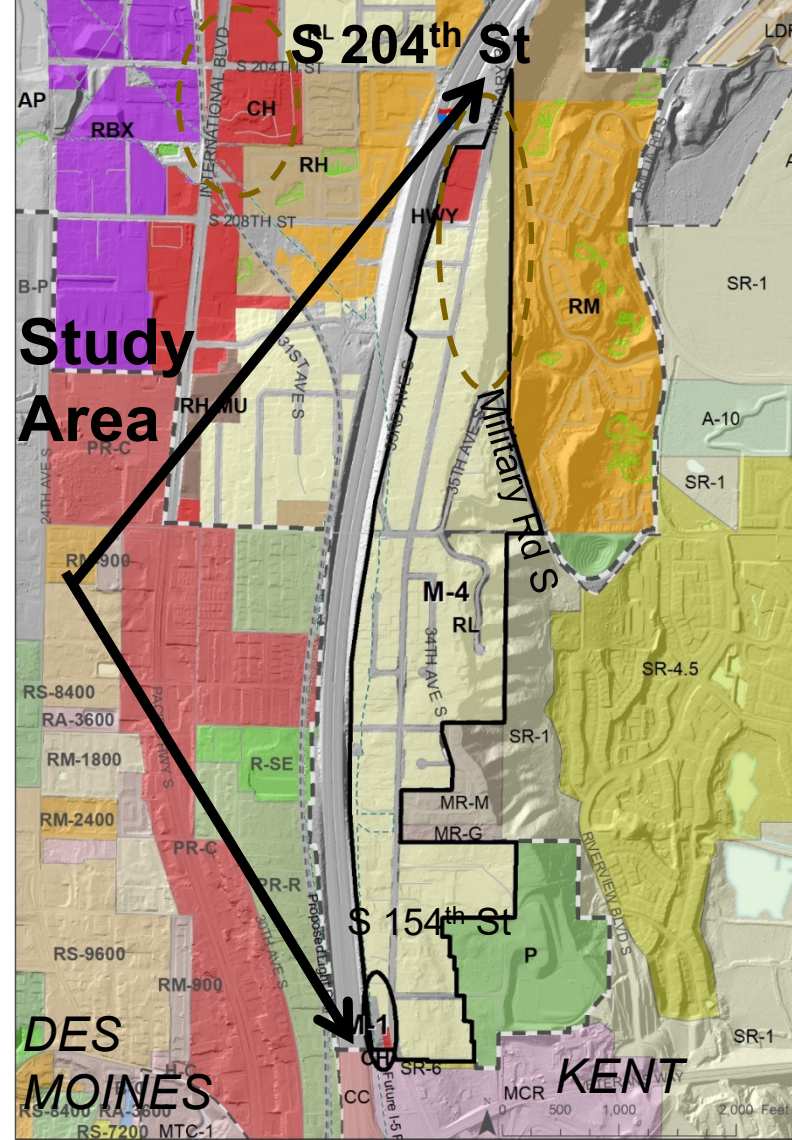
M-4 Location & Context (cont.)

- **North of S 204th St:**
 - Two parcels zoned UL-7,200
 - Parcel immediately adjacent to Military is vacant



M-4 Location & Context (cont.)

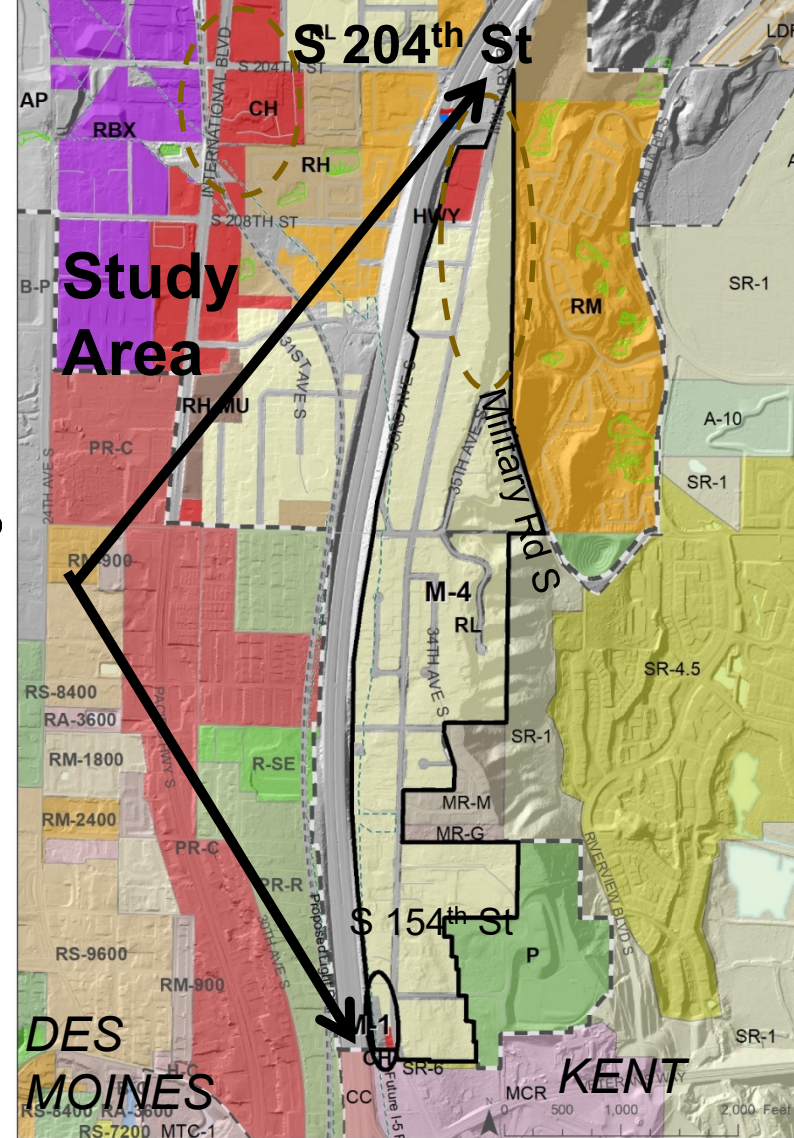
- **South of S 204th St:**
 - Large lot single family
 - Lowest density area in city
 - I-5 immediately west & hilly topography to east
 - M-1 WSDOT/Poulsbo RV proposal at far south end



M-4 Consistent with Growth Policies?

- *Inside Urban Center? No*
- *Consistent with adopted Land Use Designation Criteria?*

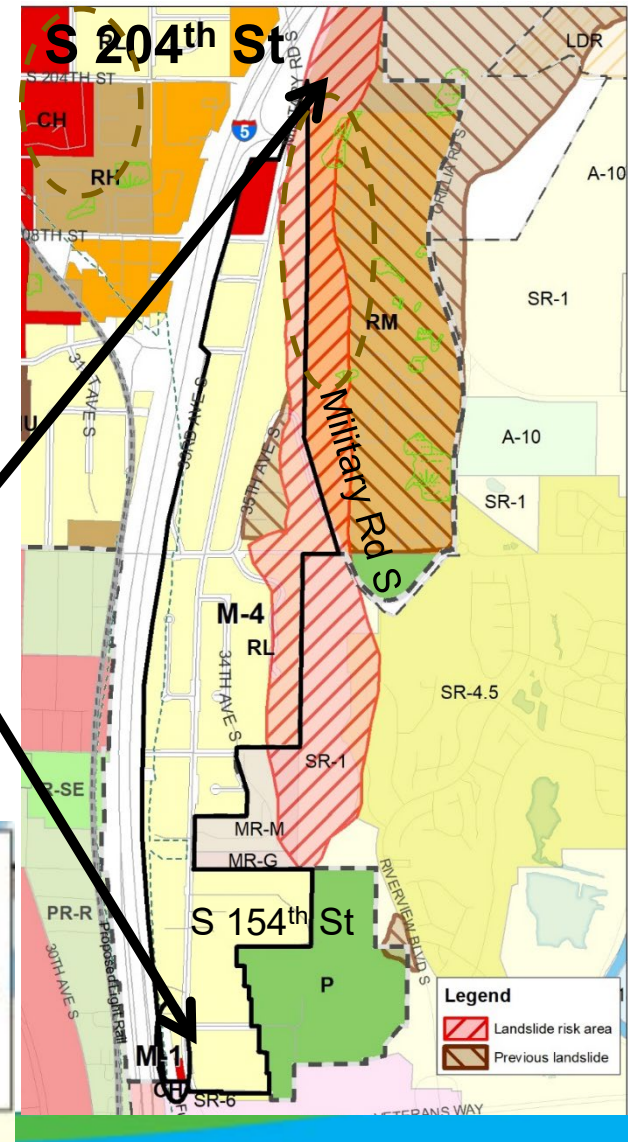
See Criteria in Exhibit B-3 for:
Res Med & Res High Densities
- Existing Land Uses/Locations
- Access
- Environmentally Critical Areas



M-4 Site Physically Suitable?

- *Steep Slopes?* South of S 204th St, significant topography to east
- *Wetlands?* Not apparent in study area

Study Area



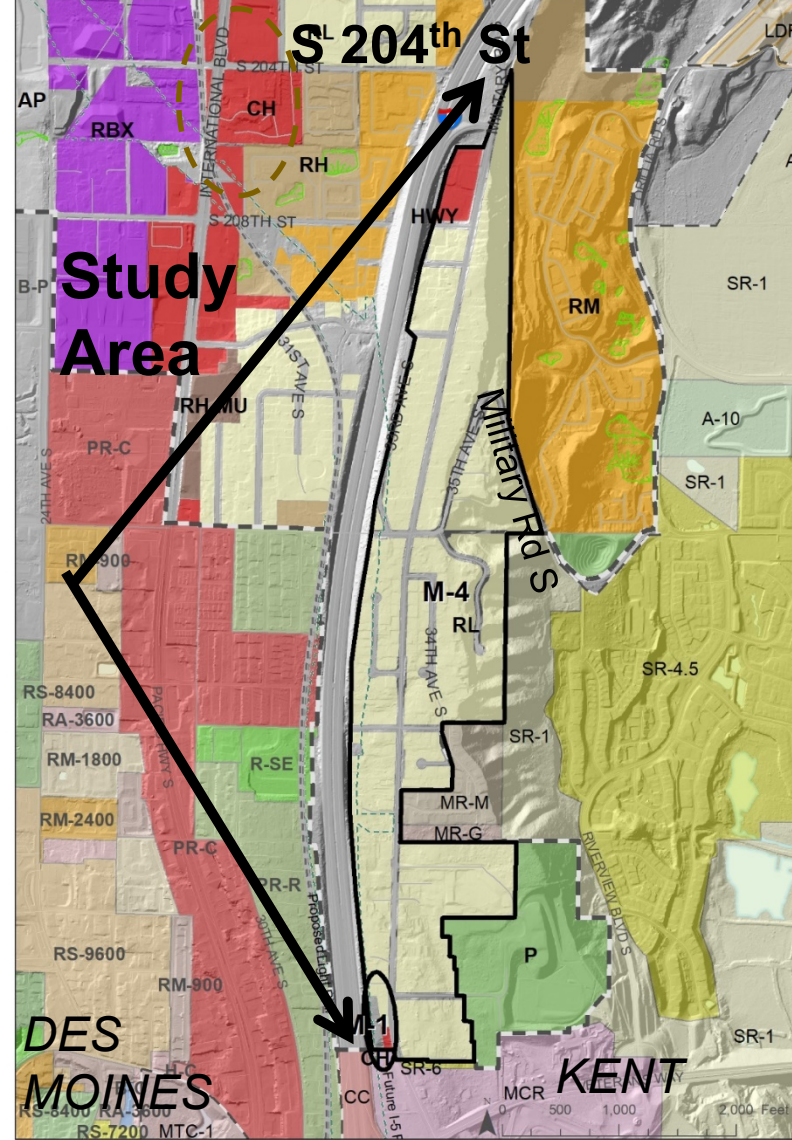
M-4 Sufficient Infrastructure?

Comprehensive Plan requires concurrent (or planned) infrastructure for:

- **Transportation**
- **Utilities**
- **Parks & Recreation**

South of S 204th:

- Large lot single family zoning in this area designated because of lack of sewer and other infrastructure



M-4 Input Needed

1) Is M-4 proposal meeting basic criteria to be included for further study?

2) If yes:

- Confirm boundary of study area
- Confirm potential land use designation:
 - Residential Medium?
 - Residential High?
 - Other?



Map Amendment Proposals - City Initiated

M-5: Maywood Area

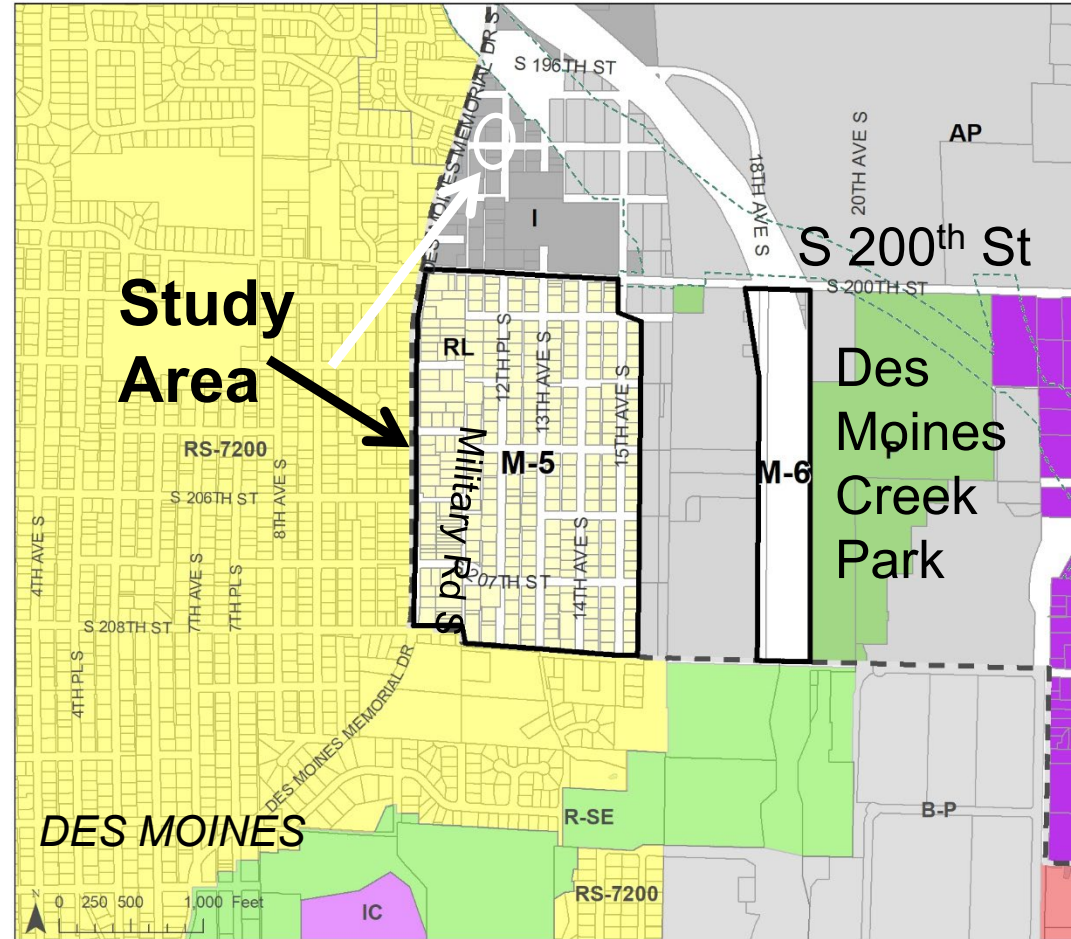
Map Amendment & Concurrent Rezone

Proposal: Consider higher intensity land use designations and zoning for the Maywood residential neighborhood.

- **Location:** West of Des Moines Memorial Park, between S 200th & S 208th streets
- **From:** Residential Low Density (UL-7,200)
- **To:** Land use designation and zone to be defined

M-5 Location & Context

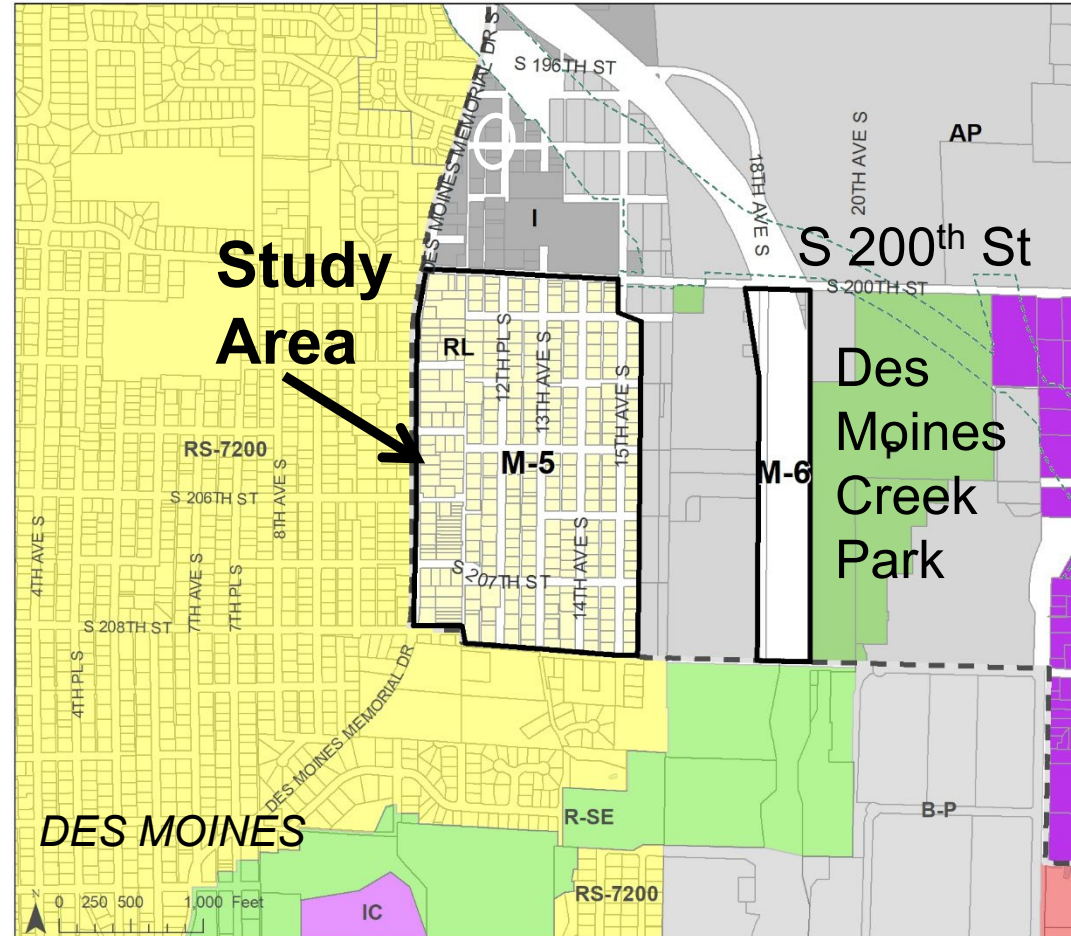
- *Study area*: 346 parcels
(study area boundary drawn to assume different land uses)



M-5 Consistent with Growth Policies?

- *Inside Urban Center?*
No
- *Consistent with adopted Land Use Designation Criteria?*
 - Currently, land use designation is not defined

Coordination with City of Des Moines required

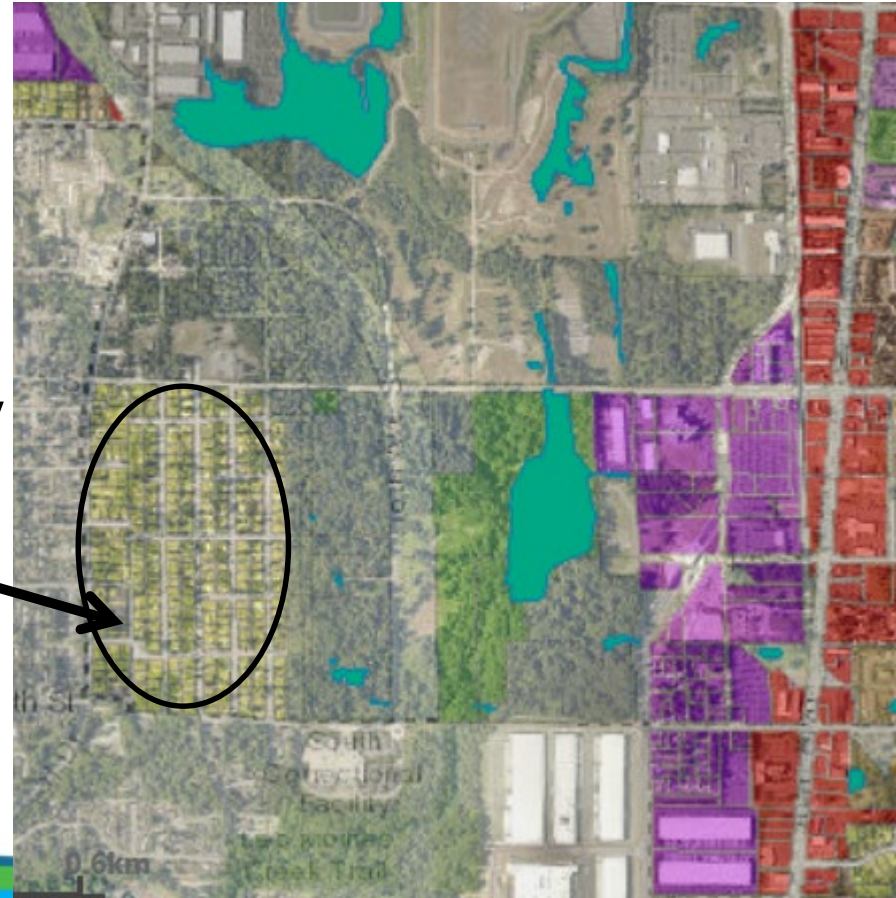


M-5 Site Physically Suitable?

- *Steep Slopes?* Mostly flat in study area
- *Wetlands?* Some wetlands adjacent to study area in Port owned property to east

Study Area

Wetland data 



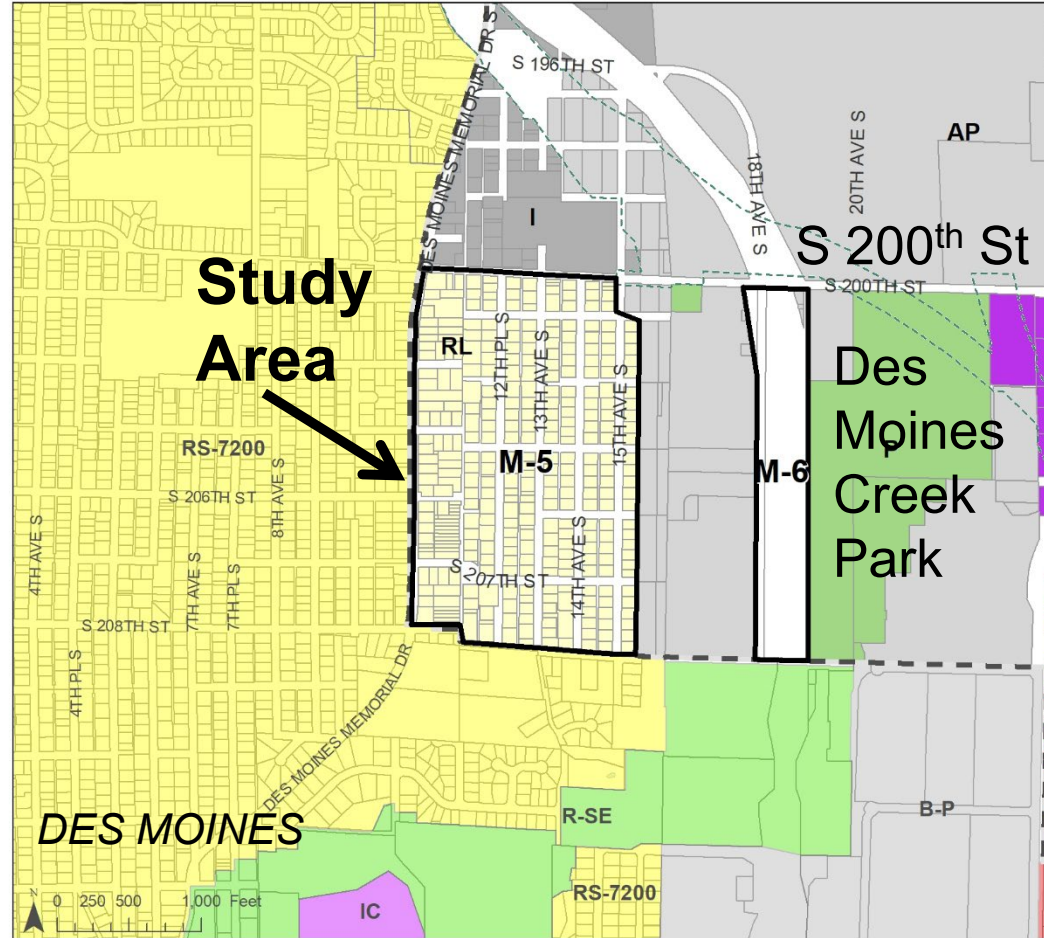
M-5 Sufficient Infrastructure?

Comprehensive Plan requires concurrent (or planned) infrastructure for:

- **Transportation**
- **Utilities**
- **Parks & Recreation**

City has planned for residential low density in this corridor.

- Further study necessary to understand infrastructure issues

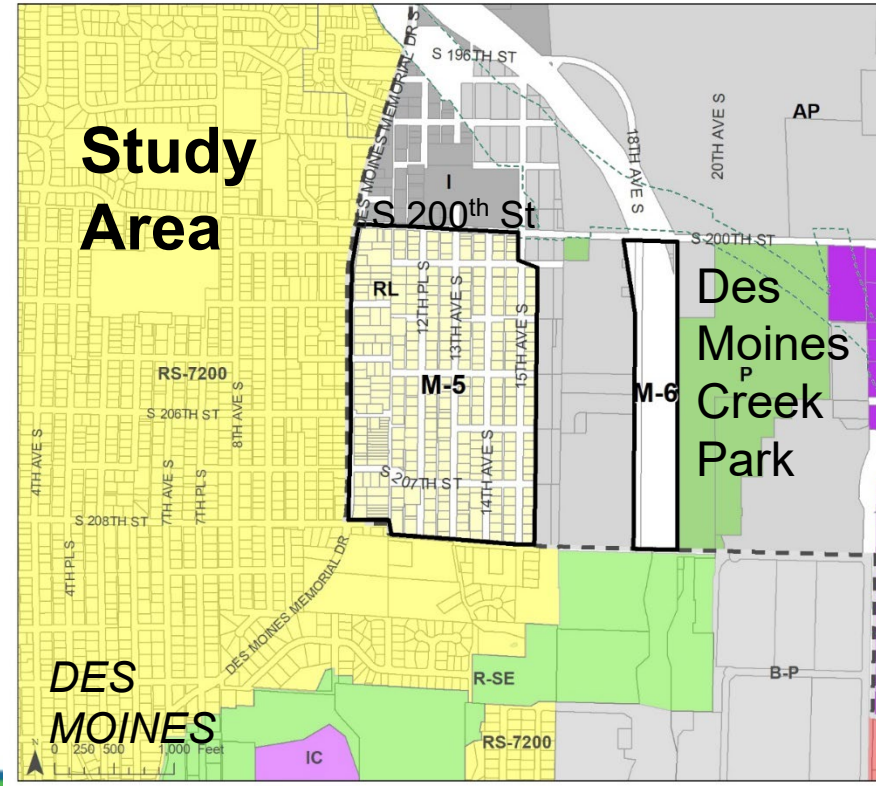


M-5 Input Needed

1) Is M-5 proposal meeting basic criteria to be included for further study?

2) If yes:

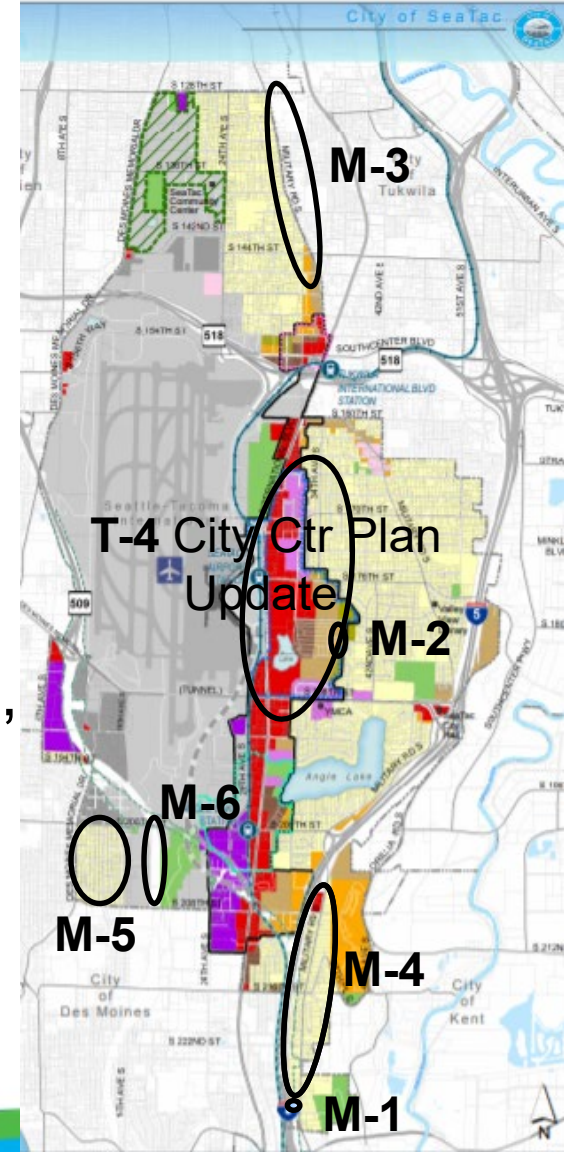
- Confirm boundary of study area
- Confirm potential land use designation:
 - Residential?
 - Commercial?
 - Industrial?



Sufficient City Resources for Review?

Considerations:

- Requirement for meaningful public participation
- Existing budgeted priorities
- Level of analysis required based on site specific issues (concurrency, environmental, economic)
- Staff hours available
- Can it be completed in 2019





City of SeaTac Comprehensive Plan Amendment Procedures

Pursuant to the authority granted by Resolution 97-001, and requirements of SMC 16A.25.040, the Director of the Community and Economic Development Department hereby adopts these procedures to serve as the City of SeaTac's official Comprehensive Plan Amendment Procedures.

I. Approval

Steve Pilcher, Director
Department of Community and Economic Development

Date

II. Comprehensive Plan Amendment Cycles & Eligibility

RCW 36.70A.130(2) specifies that a City's Comprehensive Plan may be amended "no more frequently than once every year," except under certain circumstances.

- A. City of SeaTac Amendment Cycles: Odd-Numbered Years.** Proposals will only be considered during odd-numbered years, but may be submitted at any time.
- B. Eligibility.** Proposals may be submitted by individuals, property owners, neighboring jurisdictions, Councils, Boards, Commissions or City staff.
- C. Off-Year Exception.** City Council, via a full Council decision, may initiate proposals during even-numbered years. Off-Year Exceptions are only allowed if there is an identified need for the proposed amendment, and necessary resources are available to accomplish the work. See Section VII. Exceptions, for the Off-Year Amendment Process.

III. Concurrent Development Regulation Amendments & Zone Reclassifications

Concurrent with the Comprehensive Plan amendment process, the City will also undertake the following:

- A. Development Regulation Amendments:** Proposed changes to development regulations may be compiled and reviewed according to procedures specified in SMC 16A.21.020.
- B. Zone Reclassifications:** In order to preserve consistency between the Zoning Code and Comprehensive Plan, zone reclassification processes will be conducted concurrent with proposals to amend Comprehensive Plan map designations as appropriate.

IV. General Amendment Schedule

The Department will establish anticipated calendar dates at the start of each amendment process which will generally correspond to the following:

STEP 1: APPLICATION SUBMITTAL

January: Applications Available
Jan/Feb: Planning Commission & City Council consideration of City-initiated proposals
March: Proposal Submission & Fee Deadline (Typical due date is last business day of month)

STEP 2: PRELIMINARY DOCKET COMPILATION & REVIEW

May: Staff Analyzes/Compiles Preliminary Docket
June: Planning Commission Review of Preliminary Docket
July: Planning Commission Recommendation on Proposals to be Placed on Final Docket

***STEP 3: ESTABLISHMENT OF FINAL DOCKET**

July: City Council Reviews Preliminary Docket & PC Recommendation
July/Aug: City Council Establishes Final Docket

***STEP 4: FINAL DOCKET REVIEW**

Aug: Final Docket Supplemental Information
Aug/Sept: Public Notification of Proposed Comprehensive Plan Map Changes & Rezones
Aug/Oct: Staff Analysis and State Agency/Environmental (SEPA) Reviews
Sept/Oct: Planning Commission Review
Oct/Nov: Planning Commission Public Hearing & Recommendation to City Council

***STEP 5: CITY COUNCIL ADOPTION OF PROPOSED AMENDMENTS**

Nov: City Council Reviews Final Docket & Planning Commission Recommendation
Nov/Dec: City Council Adoption of Amendments & Rezones

*City Council will likely refer the preliminary and final docket proposals to Committee prior to full Council review and action.

V. Amendment Process

STEP 1: SUBMITTAL OF PROPOSED AMENDMENTS

- A. Submittal of Applications.** Proposals shall be submitted on forms prepared by the Community and Economic Development Department (the “Department”) and include environmental checklists filled in by the applicants.
1. Department staff shall continually review the Comprehensive Plan and identify needed amendments. Department proposals must be submitted per the established deadline.
 2. All proposals shall be docketed (maintained on a list called the “Preliminary Docket”) and available for public review.
- B. Fee Requirements.** Application fees are required for the processes identified below.

Comprehensive Plan Amendments (Concurrent rezone proposal costs included in fee.)	Comprehensive Plan Amendment Application fee
	SEPA Environmental Checklist fee
	<i>If proposal not established as part of Final Docket:</i> <ul style="list-style-type: none"> - One-half of the Comprehensive Plan Amendment Application fee will be refunded to the applicant. - All of the SEPA fee will be refunded.
Development Regulation Amendments	No application fee
	SEPA Environmental Checklist fee

For specific fee amounts, click the following link: [City’s Fee Schedule.](#)

- C. Supplemental Information.** Additional information, if any, may be requested by the Department and shall be provided at the expense of the applicant, unless waived by written determination of the Department.
- D. Expansion of the Scope of Proposed Amendments.** After submission of a proposal, the Department may recommend expansion of the scope of any proposed map change based on its effects upon surrounding properties and neighborhoods, land uses, circulation patterns, and future development. The Department may also recommend expanding the scope of proposed text changes based upon impacts on other elements of the Comprehensive Plan.
- E. Proposals Received After the Proposal Submission Deadline.** Proposals received after the Proposal Submission Deadline, shall be held over for review during the next biennial amendment cycle.

STEP 2: PRELIMINARY DOCKET COMPILATION & REVIEW

- A. Compilation of Preliminary Docket.** The Department shall maintain a list of all proposed amendments called the “Preliminary Docket.” A copy shall be available for public review.
- B. Staff Analysis of Proposals.** The Department shall review the proposals and determine whether any should be deferred or eliminated from consideration under the current amendment cycle.
- C. Staff Recommendation on Deferral or Elimination of Proposals.** Staff may recommend that a proposal be recommended for deferral or elimination if:
 - **Incomplete:** The proposal is incomplete;
 - **Not Meet Preliminary Docket Criteria:** The proposal does not meet the Preliminary Docket Criteria, described in Section V(A), or information is unavailable to determine whether it meets the criteria;
- D. Planning Commission Review/Recommendation on Proposals for Final Docket.** The Planning Commission shall consider the staff recommendations before making a recommendation to the City Council regarding the proposed elimination or deferral of any proposal from the Final Docket.

STEP 3: ESTABLISHMENT OF FINAL DOCKET

- A. City Council Review/Establishment of Final Docket.** The City Council shall confirm or deny the proposed elimination or deferral of all Preliminary Docket proposals and establish the Final Docket via a Resolution of the full Council.
 - 1. Biennial Capital Facilities Plan Amendments.** The Department shall amend the Final Docket as necessary to include the biennial Capital Facilities Plan.
- B. Notification of Applicants.** Following the City Council’s establishment of the Final Docket, applicants will be notified of the status of their proposals.
 - 1. Eliminated Proposals.** If the proposal was eliminated, applicants will be notified of the decision and the reasons.
 - 2. Final Docket Proposals.** Applicants will be notified if their proposals were confirmed as part of the Final Docket, and may be asked to provide supplemental information for the Final Docket evaluation.
- C. Final Docket Public Review Draft.** Once established, the Department shall maintain a Final Docket of all proposed amendments approved for review by the City Council for consideration, a copy of which shall be kept on file for public review.

STEP 4: FINAL DOCKET REVIEW

- A. Submittal of Supplemental Information.** Applicants shall submit supplemental information necessary to complete assessment of the policy implications and environmental impacts of the proposed amendment, as required by the Department.
- 1. Submittal Deadline.** Supplemental information must be received by the submittal deadline, which is determined by the Department. Failure to submit the required information by this date may cause the proposed amendment to be eliminated from further consideration by the Planning Commission.
- B. Public Notice for Map Change/Concurrent Rezone Proposals.** For Comprehensive Plan Map change and concurrent rezone proposals, approximately two weeks after the Final Docket is established, the following public notification is required:
- 1. Applicant Installs Notice Board.** Applicants shall post a Notice Board on the subject property/properties. The Department will provide applicant with Notice Board template and installation requirements.
 - 2. Department Mails Notification.** The Department shall send public notice mailings to adjacent property owners within 500 feet of the subject property. The City's database of property owner information shall be the source for the notification mailing lists. At the discretion of the Director, notification requirements may be met through other official public noticing methods.
- C. Staff Analysis of Final Docket/State Environmental (SEPA) Review.**
- 1. Staff Analysis:** Following receipt of any required supplemental information, the Department shall conduct an assessment of the Final Docket which will consider the following:
 - **Sufficient Supplemental Information Provided:** The applicant provided the Department with the requested information in a timely fashion.
 - **Consistency with Final Docket Criteria:** The proposal does not meet the Final Docket Criteria, described in Section V(B), or information is unavailable to determine whether it meets the criteria;
 - 2. State Environmental (SEPA) Review.** In order to ensure a holistic assessment of potential environmental impacts from the proposals, the Department will review the environmental checklists required for each proposed amendment and review the potential environmental impacts of all proposals before issuing a single, composite environmental determination.
 - 3. Staff Report.** The Department shall prepare a written report regarding consistency with the Criteria for Final Docket as described in Section V(B) and provide a recommendation on each proposal.
- D. Planning Commission Review.** The Department shall present the Staff Report findings and recommendations to the Planning Commission.
- E. Public Hearing & Planning Commission Recommendation on Final Docket.**
- 1. Public Hearing.** The Planning Commission shall hold a public hearing to consider testimony regarding all the proposals on the Final Docket.
 - 2. Planning Commission Recommendation.** After considering public testimony and the recommendations of the Department, the Planning Commission shall provide recommendations to the City Council.
 - 3. Additional Public Hearing.** The Department shall recommend whether the City Council should hold an additional public hearing to receive additional public testimony as provided in SMC 2.25.030(B).

STEP 5: CITY COUNCIL ADOPTION OF PROPOSED AMENDMENTS

- A. **City Council Review & Adoption.** The City Council shall consider the recommendations of the Department and the Planning Commission and take final action on whether to amend the Comprehensive Plan.
- B. **Public Notice.** After adoption, public notice shall be as provided in RCW 35A.12.160.
- C. **Transmittal of Ordinance.** Also after adoption, the City Clerk shall transmit a complete and accurate copy of the Ordinance, as adopted, to the Washington Department of Commerce, Growth Management Services within ten days after final adoption, pursuant to RCW 36.70A.106 and WAC 365-195-620; to the Puget Sound Regional Council (PSRC), pursuant to RCW 36.70A.100 and RCW 36.70A.210. The City Clerk shall also transmit a complete and accurate copy of the Ordinance, as adopted, to the King County Assessor by the ensuing 31st day of July, pursuant to RCW 35A.63.260.

VI. Criteria for Evaluating Comprehensive Plan Amendments

- A. **Preliminary Docket Criteria.** All proposed amendments shall be evaluated according to the following criteria. Proposals that do not meet the criteria may be eliminated from consideration prior to public notification.
 - 2. **For All Changes.**
 - a. ***Sufficient City Resources for Review.*** The City has the resources, including staff and budget, necessary to review the proposal.
 - b. ***City-Led Process More Appropriate.*** The proposal does not raise policy or land use issues that are more appropriately addressed by on-going or planned City work programs.
 - c. ***Regional Policy Consistency.*** The proposal is consistent with requirements of the Growth Management Act, the Puget Sound Regional Council (PSRC) Multi-County Planning Policies, and King County Countywide Planning Policies.
 - d. ***Not in Conflict/Redundant with Comprehensive Plan.*** The proposal is not in conflict with an adopted Comprehensive Plan Policy; is not redundant with, or duplicative of, an adopted Comprehensive Plan Policy; or is not clearly out of character with the goals of the Comprehensive Plan.
 - 3. **Additional Criteria for Comprehensive Plan Map Changes.**
 - a. ***Site Suitability.*** The site affected is physically suited for anticipated development.
 - b. ***Sufficient Infrastructure/Public Facilities.*** Adequate public facility capacity to support the proposed land use exists, or can be provided, including sewer, water and roads.
- B. **Final Docket Criteria.** All proposed amendments which are included in the Final Docket shall be evaluated according to the following criteria:
 - 1. **Changed Circumstance.** Circumstances related to the proposal have changed or new information has become available which was not considered when the Comprehensive Plan was last amended.
 - 2. **Comprehensive Plan Consistency.** The proposal is consistent with all elements of the Comprehensive Plan and other applicable City policies and agreements.
 - 3. **Population/Employment Targets.** The proposal will not prevent the City's adopted population and employment targets from being achieved.

4. **Concurrency.** The 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.
5. **No Adverse Impacts.** The proposal will not result in development that adversely affects public health, safety and welfare and, as demonstrated from the SEPA environmental review, the proposal will not result in impacts to housing, transportation, capital facilities, utilities, parks or environmental features that cannot be mitigated.
6. **Additional Criteria for Comprehensive Plan Map Changes.** In addition to the above criteria, map change proposals will be evaluated according to the following:
 - a. **Change in Condition.**
 - (1) Conditions have changed since the property was given its present Comprehensive Plan designation so that the current designation is no longer appropriate, or
 - (2) The map change will correct a Comprehensive Plan designation that was inappropriate when established.
 - b. **Anticipated Impacts.** The proposal identifies anticipated impacts of the change, including the geographic area affected and the issues presented by the proposed change.
 - c. **Compatibility with Adjacent Uses.** The proposed amendment will be compatible with nearby uses.

VII. Exceptions

- A. **Revised Code of Washington.** RCW 36.70A.130(2) specifies that a City's Comprehensive Plan may be amended "no more frequently than once every year," except under certain circumstances. Those circumstances may be summarized as follows:
 1. The initial adoption of a subarea plan;
 2. The adoption or amendment of a shoreline master program;
 3. The amendment of the capital facilities element that occurs concurrently with the adoption or amendment of a city budget;
 4. The adoption of comprehensive plan amendments necessary to enact a planned action; or
 5. Whenever an emergency exists or to resolve an appeal of a comprehensive plan filed with a growth management hearings board or with the court.
- B. **Off-Year Exception Amendment Process.** When City Council initiates a proposal during off-years, the amendment process will be as follows:
 1. **Public Participation (per SMC 16A.25.030).** Planning staff shall establish and broadly disseminate information regarding the Comprehensive Plan amendment process.
 2. **Staff Analysis and Recommendation (per General Comprehensive Plan Procedures).** Planning staff shall analyze and evaluate proposals according to the Final Docket criteria, and prepare a report which includes this evaluation and a recommendation on each proposal.
 3. **Review and Approval Process (per SMC 2.25.030).**
 - a. **SMC 2.25.030(A) Public Hearing Required.** The Department shall ensure that the Planning Commission holds at least one (1) public hearing before adopting any elements, amendments, extensions or additions to the Comprehensive Plan, and the Department shall assist the Planning Commission in scheduling and conducting such public hearings.

- b. **SMC 2.25.030(B) City Council Approval.** The Department shall recommend to the Council, upon transmittal of the Planning Commission's recommendation as to adoption of any elements, amendments, extensions or additions to the Comprehensive Plan or sub-area plan, whether an additional public hearing should be held by the Council.

V. Procedure Alteration

The Community and Economic Development Director is authorized to alter these procedures as necessary pursuant to Resolution 97-0001.

TABLE 2.1 COMPREHENSIVE PLAN LAND USE DESIGNATION CRITERIA

DESIGNATION	IMPLEMENTING ZONES	DESIGNATION CRITERIA
RESIDENTIAL LAND USE DESIGNATIONS		
Residential Low Density	UL-15,000 UL-9,600 UL-7,200	<ul style="list-style-type: none"> • Existing Land Uses/Locations: Areas are characterized by existing pattern of low density single family development. Very low density residential uses are appropriate in locations that lack sewer facilities and other urban levels of service. • Access: Properties are generally located away from streets with high volumes of through traffic. • Environmentally Critical Areas: Areas must be capable of appropriately accommodating environmentally critical areas.
Townhouse	T	<ul style="list-style-type: none"> • Existing Land Uses/Locations: Areas that provide a transition between lower density residential and higher density residential and/or commercial uses. • Access: Properties are located adjacent to or have adequate access to arterial streets and are near transit. • Environmentally Critical Areas: Areas should be free of or must be capable of appropriately accommodating environmentally critical areas.
Residential Medium Density	UM-3,600 UM-2,400 MHP	<ul style="list-style-type: none"> • Existing Land Uses/Locations: Areas that provide a transition between lower density residential uses and more intense uses. • Access: Properties are located adjacent to or have adequate access to arterial streets and are near transit. • Environmentally Critical Areas: Areas should be free of or must be capable of appropriately accommodating environmentally critical areas.
Residential High Density	UH-1,800 UH-900	<ul style="list-style-type: none"> • Existing Land Uses/ Locations: Areas that provide a transition between low to moderate density residential uses and higher intensity mixed use or commercial areas. • Access: Areas are located adjacent to arterial streets and are near transit and employment and/or commercial areas. • Environmentally Critical Areas: Areas should be free of or must be capable of appropriately accommodating environmentally critical areas.
Residential High – Mixed Use	UH-UCR	<ul style="list-style-type: none"> • Existing Land Uses/Locations: Areas that provide a transition between moderate to high density residential uses and higher intensity commercial areas. • Access: Areas are located adjacent to arterial streets and are near transit and employment and/or commercial areas. • Environmentally Critical Areas: Areas should be free of or must be capable of appropriately accommodating environmentally critical areas.

DESIGNATION	IMPLEMENTING ZONES	DESIGNATION CRITERIA
COMMERCIAL LAND USE DESIGNATIONS		
Commercial Low	NB	<ul style="list-style-type: none"> • Existing Land Uses/Locations: Areas that are generally located adjacent to previously developed low intensity commercial uses which provide goods and services to existing low or medium density residential neighborhoods. Areas are primarily located outside of the urban center boundary. Any newly established Commercial Low area, which is not immediately adjacent to existing Commercial Low properties, should be at least two acres in size. • Access: Properties are generally located on or adjacent to arterial street intersections. • Environmentally Critical Areas: Areas should be free of or must be capable of appropriately accommodating environmentally critical areas.
Office/ Commercial/ Mixed Use	O/C/MU	<ul style="list-style-type: none"> • Existing Land Uses/Locations: Areas that establish or provide a transition between medium intensity uses and public facilities or lower density residential uses. • Access: Properties are located adjacent to or have adequate access to arterial streets, and are near transit and employment and/or commercial areas. • Environmentally Critical Areas: Areas should be free of or must be capable of appropriately accommodating environmentally critical areas.
Commercial Medium	O/CM	<ul style="list-style-type: none"> • Existing Land Uses/Locations: Areas that provide a transition between higher intensity uses and public facilities or lower density residential uses. • Access: Properties are located adjacent to or have adequate access to arterial streets, and are near transit and employment and/or commercial areas. • Environmentally Critical Areas: Areas should be free of or must be capable of appropriately accommodating environmentally critical areas.
Commercial High	CB CB-C	<ul style="list-style-type: none"> • Existing Land Uses/Locations: Areas are generally characterized by previously developed high intensity commercial or industrial uses and are in locations that provide a transition between industrial or high intensity commercial areas and less intensive commercial, mixed use or residential zones. • Access: Properties are located along principal or minor arterial streets. • Environmentally Critical Areas: Areas should be free of or must be capable of appropriately accommodating environmentally critical areas.
Regional Business Mix	RBX	<ul style="list-style-type: none"> • Existing Land Uses/Locations: Areas are generally characterized by previously developed high intensity commercial or industrial uses and are in locations that provide a transition between industrial or high intensity commercial areas and less intensive commercial, mixed use or residential zones. • Access: Properties are located along principal or minor arterial streets. • Environmentally Critical Areas: Areas should be free of or must be capable of appropriately accommodating environmentally critical areas.

DESIGNATION	IMPLEMENTING ZONES	DESIGNATION CRITERIA
INDUSTRIAL & AIRPORT LAND USE DESIGNATIONS		
Industrial	I	<ul style="list-style-type: none"> • Existing Land Uses/Locations: Areas are generally characterized by previously developed industrial uses and are immediately adjacent to industrial areas or the airport. Should be separated from existing and potential residential or pedestrian-oriented commercial neighborhoods. • Access: Properties are accessed by arterial streets. • Environmentally Critical Areas: Areas should be free of or must be capable of appropriately accommodating environmentally critical areas.
Airport	AVC AVO	Not Applicable
PARK AND OPEN SPACE LAND USE DESIGNATIONS		
Park	P	Applicable to public and private parks and open space.

2019 Comprehensive Plan Amendment Process

Preliminary Docket Proposal Summary

#	PROPOSALS	BACKGROUND
MAP AMENDMENT PROPOSALS		
PUBLIC & OTHER AGENCY MAP PROPOSALS		
M-1	WSDOT/Poulsbo RV Land Use Designation & Zone Change: Proposal to change a parcel from Residential Low Density to Commercial High as part of SR509 extension mitigation (with concurrent rezone from UL-15,000 to CB).	<ul style="list-style-type: none"> • <i>Location:</i> 22809 Military Rd S • <i>Parcel #:</i> 152204-9031 • <i>Proponent:</i> WSDOT (Washington State Dept. of Transportation)
M-2	Bow Lake Mobile Home Park Land Use Designation & Zone Change: Proposal to change a portion of a parcel currently designated as Commercial Low to Residential High Density to allow for expansion of mobile home pads and/or RV parking (with concurrent rezone from NB to UH-900).	<ul style="list-style-type: none"> • <i>Location:</i> Bow Lake Mobile Home Park, 3615 S 182nd St • <i>Parcel #:</i> A portion of 342304-9008 • <i>Proponent:</i> Bow Lake Mobile Home Park
CITY-INITIATED MAP PROPOSALS		
M-3	Military Road S Land Use Designation & Zone Changes – North End: Consider higher density land use designations and zoning for parcels adjacent to the northernmost portions of Military Road S. The exact locations and type of zoning to be defined through Planning Commission & PED Committee processes.	<ul style="list-style-type: none"> • <i>Locations:</i> Parcels adjacent to northern portions of Military Rd S • <i>Proponent:</i> PED Committee
M-4	Military Road S Land Use Designation & Zone Changes – South End: Consider higher density land use designations and zoning for the parcels adjacent to the southernmost portions of Military Road S. The exact locations and type of zoning to be defined through Planning Commission & PED Committee processes.	<ul style="list-style-type: none"> • <i>Locations:</i> Parcels adjacent to southern portions of Military Rd S • <i>Proponent:</i> PED Committee
M-5	Maywood Area Land Use Designation & Zone Changes: Consider higher intensity land use designations and zoning for the Maywood residential neighborhood located adjacent to the City of Des Moines, between S 200 th & S 208 th and Des Moines Memorial Dr S & 15 th Ave S.	<ul style="list-style-type: none"> • <i>Locations:</i> Maywood area, SW SeaTac • <i>Proponent:</i> PED Committee
M-6	Establishing Land Use Designation and Zoning for Unused SR509 ROW: Add a land use designation and zone to unused right-of-way adjacent to Des Moines Creek Park.	<ul style="list-style-type: none"> • <i>Location:</i> Adjacent and to west of Des Moines Creek Park • <i>Proponent:</i> City Staff
M-7	Routine Comp Plan Map Updates: Routine updates/housekeeping.	<ul style="list-style-type: none"> • <i>Proponent:</i> City Staff
TEXT AMENDMENT PROPOSALS		
CITY INITIATED TEXT PROPOSALS		
T-1	Transportation Concurrency Revisions: (Transportation Element, Capital Facilities Element & Transportation Master Plan).	<ul style="list-style-type: none"> • <i>Proponent:</i> Public Works Department
T-2	Routine Capital Facilities Plan Update: Updating Capital Facilities Plan (Capital Facilities Background Report).	<ul style="list-style-type: none"> • <i>Proponent:</i> Planning Division
T-3	PROS Plan Update (Parks Element & PROS Plan).	<ul style="list-style-type: none"> • <i>Proponent:</i> Parks Department
T-4	City Center Sub Area Plan Update: Phase 1.	<ul style="list-style-type: none"> • <i>Proponent:</i> Planning Division

From: [Barbara McMichael](#)
To: [Kate Kaehny](#); [Kate Kaehny](#)
Subject: [EXTERNAL EMAIL] - Proposal to rezone South SeaTac along Military Road South
Date: Sunday, May 19, 2019 10:03:52 PM

Hello, Kate -

Forgive me if you get this twice - I think the city has updated its e-mail addresses since I last sent an e-mail to you, so I'm using both the old address and what I think may be your new address to ensure that you get this e-mail!

I'm a property owner at 20816 Military Road South, and I'm very worried to hear that the City may be considering a rezoning of my neighborhood from single family residential to high density residential or commercial. I've been talking about this with my neighbors up and down Military Road, and I've gathered signatures on a petition to let the city know that I am not alone in opposing this proposed rezoning.

I feel the city should be focusing on developing high density housing closer to the light rail and bus services along Pacific Highway South. Military Road is simply not designed to handle the traffic that would come with a high density or commercial rezone, and much of our land wouldn't even be conducive to large-scale development.

Beyond those practical considerations, there are even more important reasons for us to preserve our neighborhood. Many of us are long-term residents who have strong emotional attachments to our homes, our gardens, and our neighbors. And our more recent residents, in many cases, are folks who have worked hard to move OUT of high density housing and to buy their own home - a major step in achieving the American dream! The city should understand just how lucky it is to have this great blend of hard-working, interesting residents. But our community in this southernmost part of SeaTac has never had representation on the City Council, and I fear that many who are in decision-making positions with the city have no appreciation for this gem of a neighborhood.

A couple of weeks ago I spoke with Jennifer in your department, and I understand that there will be two meetings that will address this proposed rezoning project this week. Jennifer suggested that I should forward my petition pages to you so that you can add them to the packet that you're developing on this subject and will be distributing to both the Planning Commission and the Planning & Economic Development Committee.

Could you let me know if you would be able to do that? (I'm sorry to be getting these to you so late - I was hoping to get to more of the neighborhood, but I just ran out of time.)

Thank you for your consideration.

Sincerely,

Barbara McMichael
20816 Military Road S

SeaTac WA 98198

EXHIBIT 5E
DATE: 05/23/19

We understand that there has been some discussion at the City Council level to make a change in SeaTac's Comprehensive Plan that would allow our neighborhood in the southern part of the City of SeaTac to be rezoned as high density or commercial. As residents in that neighborhood, we oppose that suggested change.

Barbara McMichael 20816 Military Rd S Seatac
Tom Dodey 20640 MILITARY RD. S Seatac
Daniel Wend 20816 Military Rd. S. Seatac
Mary Wood 20816 Military Rd. S. Seatac
Phil Wood 20812 Military Rd S. Seatac WA
Neeraj Jemison 20916 Military Rd So.
Kelley & L. Smith 21127 military Rd. S.
Conrad Picou 3503 S 228th St.
Lauren Picou 3503 S 228th St.
Peter Gammann 20630 Military Rd So
Luizao Pasio 20660 Military Rd. S Seatac
Porjo BATES 20660 Military Rd. S Seatac
Alondra Leyva 2352 S 221 St SEATAC WA
David Lemka 21847 32nd Pl. So. Seatac
Benjamin Alford 21807-32 PLS SEATAC
Gary Napsen 21817 32nd Pl. S Seatac 98198
Roland Metzler 21825 32nd Pl. S. SEATAC 98198

We understand that there has been some discussion at the City Council level to make a change in SeaTac's Comprehensive Plan that would allow our neighborhood in the southern part of the City of SeaTac to be rezoned as high density or commercial. As residents in that neighborhood, we oppose that suggested change.

Cherry Ann Dicken 3415 S 20th St. Seatac

Cherie Helm 3445 S 20th St. Seatac WA 98198

Sandra Clewson 3323 20th St Seatac, Wa 98198

Michael Anderson 3323 S. 221st SEATAC, WA 98198

Tina DeSain 22106 Military Rd. S. Seatac Wa 98198

James Weyand 22106 Military Rd. So. Seatac, WA. 98198

Paul & Nancy Kutz 3322 So 221st wa 98198

Connie Norman 33275. 221st 98198

Amada Mendez 3324 S 222nd Ln Seatac WA 98198

Paula Alonzo 3324 S. 222nd Ln Seatac WA 98198

OMAR KELIFA 3330 S 222nd LN SEATAC WA 98198

Donald F Rizzo 22606 Military Rd. S. Seatac wa

Margyana Aguiar 22628 Military Rd S 98198

Edna Aguiar 22628 MILITARY Rd Sea Tac

Sherry Redwine 22632 Military Rd S. Seatac

Joseph West 22705 Military Rd S. Seatac

John Fertig 3217 S. 221st St Seatac

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Joseph M. Macready 21245 Military Rd. S. SeaTac,

Armenita Brungas 21402 Military Road SeaTac

Leonora Brungas 21402 Military Road S SeaTac

Wadey J. Romano (Frank) 21403 Military Rd. S. - SeaTac

Jimmie Durhan 21439 Military Rd. S. SeaTac

Eduardo Diaz G 21427 Military Rd. S. SeaTac.

Paul Bruner 21440 Military Rd S

[Signature] 21458 MILITARY RD. 98198

Joselin L. Tolon 21451 35th Ave S 98198

Marcia A. Charapeta 21636 35th Ave S 98198

Doree Buech 21840 35th Ave S. 98198

Mark Myser 21865 35th Ave. S. 98198

Joan Myser 21865 35th Ave. S. 98198

Gerardo Gaspar 3409 S 216th St SeaTac, WA 98128

[Signature] 21839 34th Ave S SEA TAC 98298

[Signature] 21921 34th Ave S SeaTac 98198

[Signature] 21925 34th Ave S. SeaTac 98198

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Sheneé A. Manning 3328 S 201st St Seatac 98198

Imen Marquize 3328 S. 221st St Seatac WA 98198

Hernan Rosas 3333 S 222nd St Seatac WA 98198

Karina Rojas Rodriguez 3323 S 222nd St Seatac WA 98198

Rocio Rojas Rodriguez 3303 S 222nd St Seatac WA 98198

Angelica Zarcoycy 206 446 0686

Dansi Alfaro 3314 S. 222nd St. Seatac WA 98198

Robert O. Rojas Robert O. C

MIKE GWINER 21430 34th AVE S SEATAC

Brad Belmont 21922 34th Ave S. Seatac

Tigist Kilibiza 21829 34th Ave S Seatac

Melissa Timmerman 21819 34th Ave S Seatac

Julie Smith 21632 34th Ave S, Seatac

Smith 21632 34th Ave S Seatac, WA

VERONICA WARDNER 21324 34th AVE SEATAC

Mary Lewis 21824 34th Ave S, Seatac

Jelly 3415 S. 108th St Seatac

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Leon Banks-Sin 21130 military rd S.
Rennie & Trumble 21130 military rd S.
Ar Si 21130 military Rd. S
Paula 20922 Military Rd S
Donald Khat 21004 Military Rd S.
Kelli Rutter 21004 Military Rd S.
CAO 21026 Military Rd S.
Chris Owen 21026 Military Rd So
Shayla 21114 Military Rd S. SEATAc
John 21135 Military Rd. S. Seatac
John 21135 Military Rd S. SEATAc 98198
James E. Eddi 21117 Military Rd S. Seatac 98198
Grace J. J. J. 21212 Military Rd. Seatac
Vanella J. J. J. (2064897917) 21217 Military Rd S.
Samir J. 21220 Military Rd Seatac
Ray W. J. J. 21234 " " "
Ralph Olson 21245 Military Rd. S

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Luz Marina Marinin 21812 Military Rd S. Seatac wa 98198

Paula Saff 21859 Military Rd S Seatac WA 98198

Antonina Novitskaya Military Rd S Seatac, wa 98198

~~Paula Saff~~ " " " "

Marylouise Garcia 21835 military rd S Seatac 98198

Don Puschner 21605 Military Rd S. Sea Tac

Danell Lagurus 21436 33rd Ave S 98198

Helen Wight 21222-33rd Ave S, Seatac 98198

Miguel Angel 21136-33rd Ave So. SEATAC 98198

~~Miguel Angel~~ 21126 33rd Ave So Seatac 98198

~~Ignacio~~ 3304 S. 211TH ST SEATAC WA 98198
206-375-6022

Gilberto Ruiz Mendoza 3321 So. Av 211th St, Seatac, wa 98198

~~Miguel Angel~~ 21020 Military Rd S Seatac

Amanda Dault 21020 military Rd S, SeaTac WA 98198

Stephen V. Barnett 20917 MILITARY RD So. SEATAC WA 98198

Jean C Barnett 20917 Military Rd So. Seatac WA 98198

20825 MILITARY RD S Seatac WA 98198
KEBRET METAW

Public Comments Received on Map Amendment M-4:
Military Road S Land Use Designation & Zone Changes – South
April-May 2019

From: Marcela Rico [<mailto:mprico@outlook.com>]
Sent: Tuesday, April 30, 2019 7:54 PM
To: City Council <CityCouncil@seatacwa.gov>
Subject: [EXTERNAL EMAIL] - Rezoning Military Rd from 200 to veterans drive

Dear city councils,

My name is Marcela Rico I am a Seatac resident, who is deeply concern about the recent REZONE REQUEST by one of the council members.

I reside at 21217 Military Rd and don't think that rezoning our neighborhood to a highly populated zone will benefit my family or any of my neighbors.

Can you please explain why you are considering rezoning this neighborhood? What are the benefits and disadvantages of rezoning to a high density population?

This neighborhood is already facing high crime, traffic problems and car speeding problems. Based on this, I am against rezoning this area.

Thank you for reading,

Marcela Rico

Sent from my Samsung Galaxy smartphone.

Public Comments Received on Map Amendment M-4:
Military Road S Land Use Designation & Zone Changes – South
April-May 2019

From: lunaestrella [<mailto:lunaestrella@comcast.net>]
Sent: Saturday, May 4, 2019 3:46 PM
To: City Council <CityCouncil@seatacwa.gov>
Subject: [EXTERNAL EMAIL] - SEATAC REZONED REQUEST REJECTED

Att'n: MAYOR ERIN SITTERLEY
CITY COUNCIL

SUBJECT: OPPOSED ANY REZONING IN SEATAC

We would like to express our TOTAL REJECTION that our neighborhood be rezoned to a high density residential or commercial.

Our zone has been already invaded by hundreds and hundreds of condominiums complex all around. That makes already critical and not pleasure to leave here, where we have our family roots and calling home. Put yourselves in our shoes, that someone just wants to come and change your life for the worse, most likely just thinking in economic profit and forgetting about what really matters SAFE FAMILY ENVIRONMENT

WE TOTALLY DENIED AND REJECT THIS PROPOSAL.

FAMILY LOPEZ RAMOS

Sent via the Samsung Galaxy S6 edge+, an AT&T 4G LTE smartphone

Public Comments Received on Map Amendment M-4:
Military Road S Land Use Designation & Zone Changes – South
April-May 2019

From: Michael Anderson [<mailto:mike.ander7440@gmail.com>]
Sent: Thursday, May 2, 2019 8:27 AM
To: City Council <CityCouncil@seatacwa.gov>
Subject: [EXTERNAL EMAIL] - Rezoning of land along Military Road.

I am totally opposed to any high density or commercial zoning along Military Road between South 200 Street and South 229th Street/ This is a residential single family community

Traffic on Military Road is at a standstill at commute time. Military Road has become an on and off ramp for I-5, Veteran's Drove. and the Kent-Des Moines Road.. There has also been a large increase in traffic, since the FAA and new warehouses were built. Apartment houses would exacerbate this problem.

The residents here want to remain a single family community.

Sincerely,

Michael Anderson
3323 South 221 Street
SeaTac. WA 98198

Public Comments Received on Map Amendment M-4:
Military Road S Land Use Designation & Zone Changes – South
April-May 2019
From: Amber Moore

Sent: Wednesday, May 1, 2019 10:07 AM

To: 'CityCouncil@ci.seatac.wa.us' <CityCouncil@ci.seatac.wa.us>

Cc: 'chrismoore@moorefire.com' <chrismoore@moorefire.com>

Subject: rezoning of neighborhood

Importance: High

Hi There,

We received a letter from a neighbor this week that was concerning, about a proposal that had been submitted by councilmember Rick Forschler to the SeaTac Planning Committee, which would recommend a rezoning of our area into either Commercial or High Density Residential. We would like to receive some additional details/insight on this please as to if our address and/or surrounding neighborhood would be affected (and how), when this proposal will be reviewed, what that would mean if either of these options were approved, etc.

Our Address:
21905 34th Ave S.

Seatac, WA 98198

Thank you for your time.

Kind regards,

Chris & Amber Moore

Public Comments Received on Map Amendment M-4:
Military Road S Land Use Designation & Zone Changes – South
April-May 2019

From: Kelli Perry [kelli.perry@apexglobe.com]
Sent: Sunday, May 05, 2019 5:47 AM
To: City Council
Subject: [EXTERNAL EMAIL] - Rezoning for SeaTac

City Council Members,

My partner and I live at 21836 34th Ave S, Seatac. We have heard that the City Council is considering a rezoning to allow high density residential or commercial access. We would like it to be known that we do not support this change or any council member that does. We would like to preserve the community, in addition the roads are not supportive of the additional population.

If you have any questions please feel free to contact myself or my partner at the numbers below.

Kelli Perry 206-858-3347
Rod Guiberson 253-208-5851

Thank you for your consideration.

Kelli Perry | Key Account Manager, Sales [[cid:image001.jpg@01D50349.19268B30](#)]

T: +1 424-373-0300

M: +1 424-373-0300

Kelli.Perry@apexglobe.com<<mailto:Kelli.Perry@apexglobe.com>>

20009 85th Ave S, Kent, WA US 98031

www.apexglobe.com<<http://www.apexglobe.com>>