

# Public Hearing

## 2019 Comprehensive Plan Amendment Process **Final Docket Proposals**

Planning Commission  
November 5, 2019

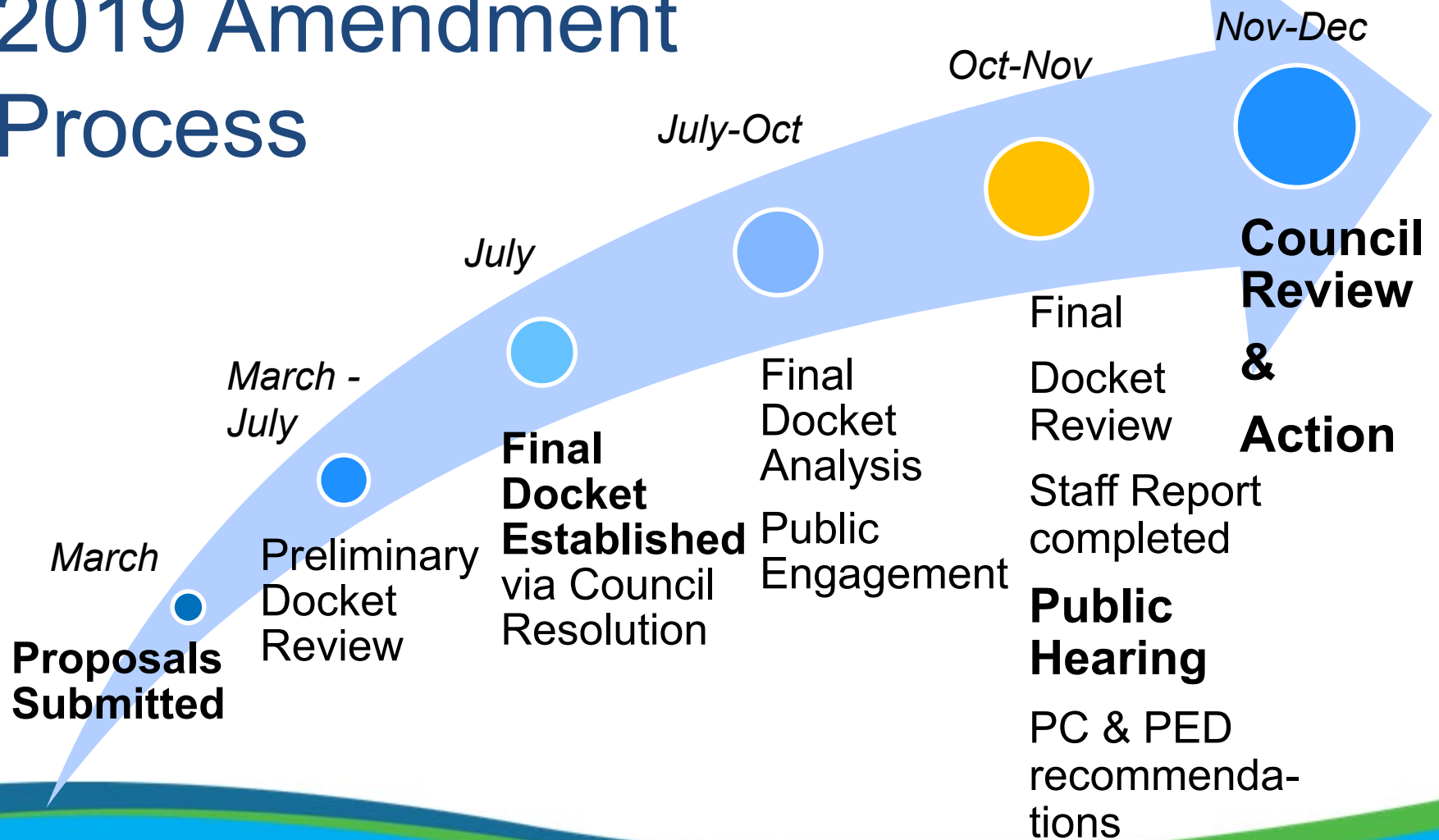


# The Comprehensive Plan & Amendment Process

## **Comprehensive Plan is City's blueprint for future growth and development**

- Foundation document to guide City's priorities
- SeaTac opens Plan for amendments biennially in odd numbered years

# 2019 Amendment Process



# Overview of 2019 Final Docket Amendment Proposals

## **Final Docket Proposals Under Consideration Today:**

- Total Map Amendments: 3
- Total Text Amendments: 2

## **Withdrawn:**

- Four proposals withdrawn from Final Docket consideration
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Map Amendment Proposals		Proponent
M-1	<b>WSDOT/Poulsbo RV Comprehensive Plan Map Amendment &amp; Concurrent Rezone</b>	WSDOT
M-2	<b>Bow Lake Mobile Home Park Comprehensive Plan Map Amendment &amp; Concurrent Rezone</b>	Bow Lake MHP
M-7	<b>Update Comprehensive Plan's Informational Maps</b>	City-Planning
Text Amendment Proposals		
T-1	<b>Revisions to Transportation Level of Service (LOS) &amp; Concurrency Policies</b>	City-Public Works
T-2	<b>Biennial Update of Capital Facilities Plan</b>	City-Planning

WITHDRAWN FROM CONSIDERATION		Proponent
M-3	<b>Military Road S – North End Comprehensive Plan Map Amendment &amp; Concurrent Rezone</b> – Withdrawn at 10/10 Special Council Meeting	City Council
M-6	<b>Establishing Land Use Designation and Zoning for Unused SR509 ROW</b> – Withdrawn because of project timing	Planning Division
T-3	<b>PROS (Parks, Recreation &amp; Open Space) Plan Update</b> – Withdrawn because of project timing	Parks Department
T-4	<b>City Center Sub-Area Plan Update: Phase 1 Preliminary Urban Design Framework</b> – Withdrawn because of project timing	Planning Division

# Proposals Evaluated Using Specific Criteria

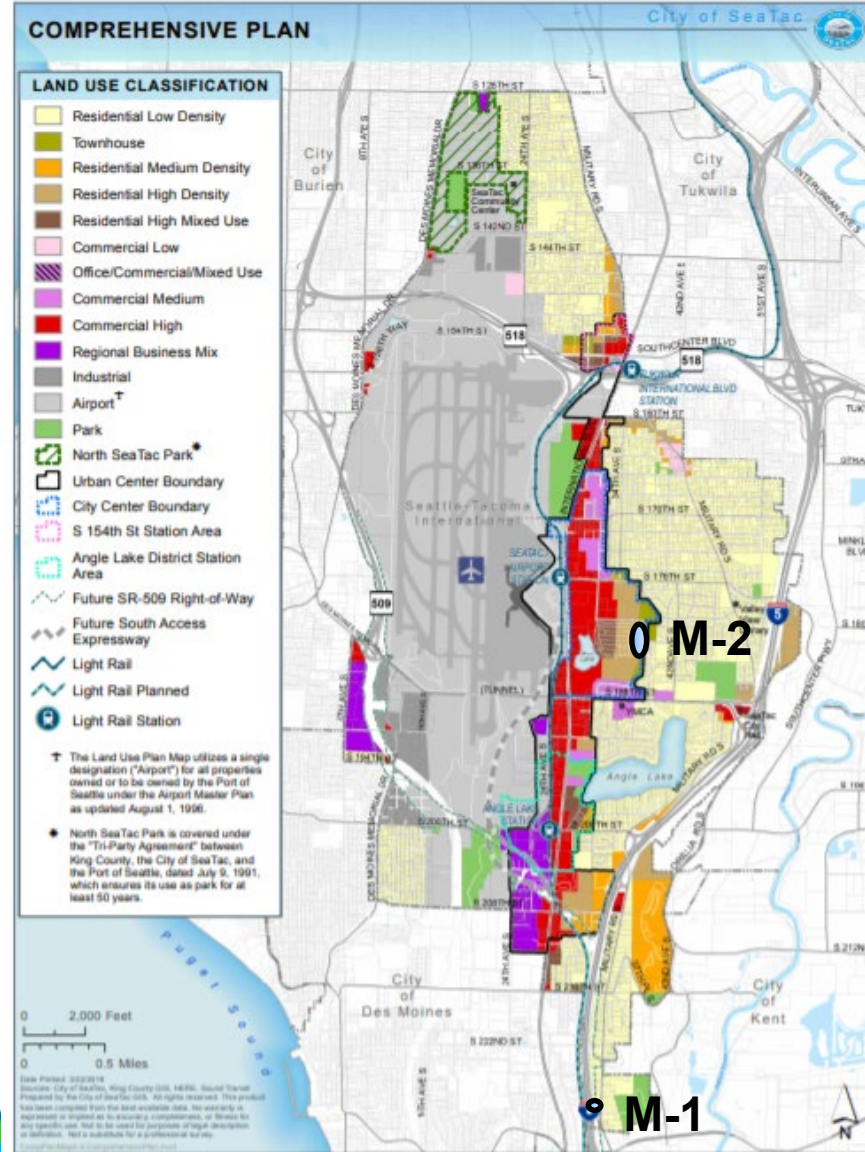
## Two Sets of Criteria:

- **For All Proposals:** Final Docket Criteria from Comprehensive Plan Amendment procedures
- **For Site-Specific Map Amendment Proposals:** Land Use Designation Criteria within Table 2.1 in the Comprehensive Plan

Staff Report available on Comprehensive Plan web page at  
[www.seatacwa.gov/compplan](http://www.seatacwa.gov/compplan)

# Locations of Site-Specific Map Amendment Proposals

- **M-1**: WSDOT/Poulsbo RV Map Amendment and Concurrent Rezone Proposal
- **M-2**: Bow Lake Mobile Home Park Map Amendment and Concurrent Rezone Proposals





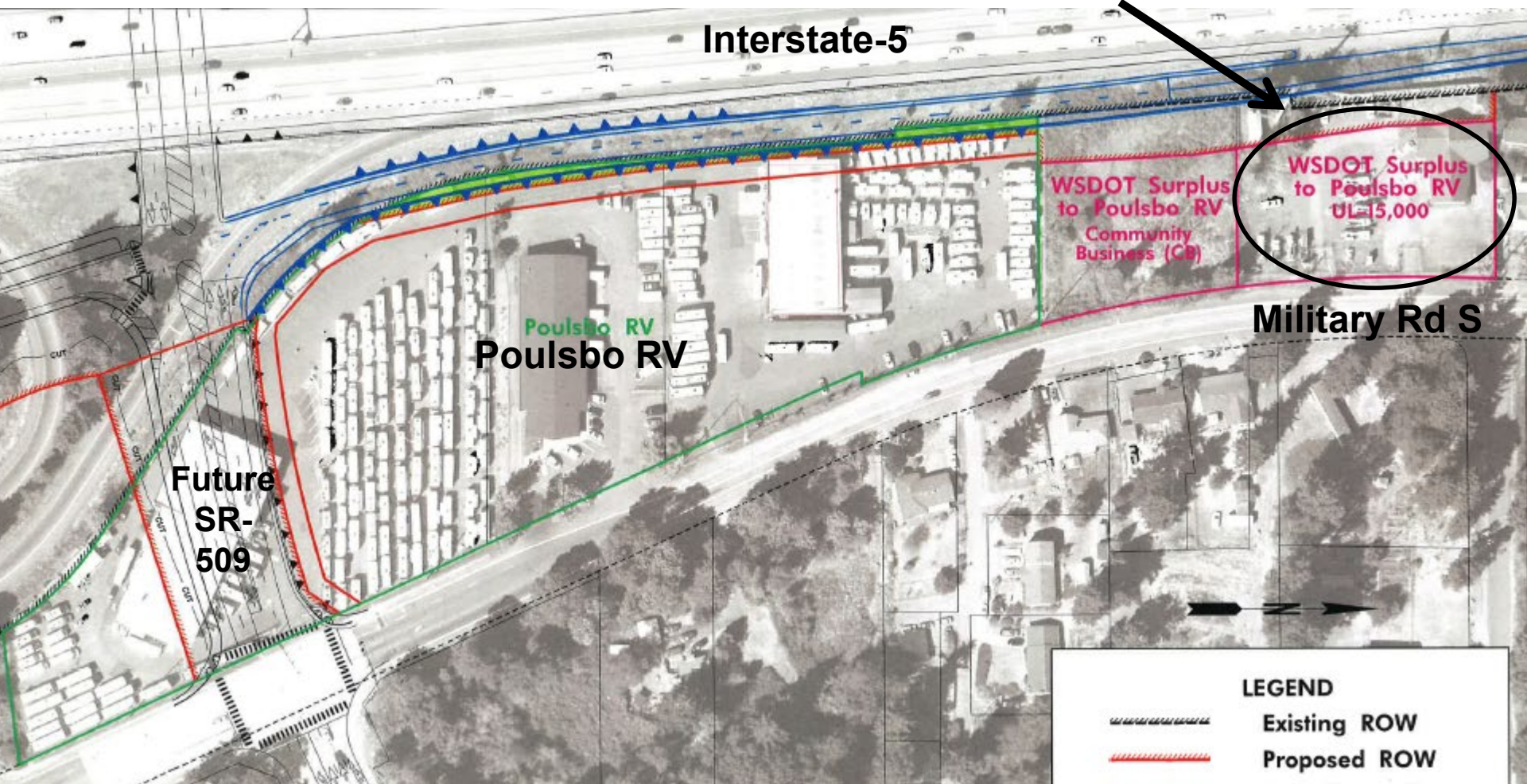
# Map Amendment Proposal M-1

## 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)

# Proposed Site 22809 Military Rd S



Interstate-5

Poulsbo RV

Future  
SR-  
509

WSDOT Surplus  
to Poulsbo RV  
Community  
Business (CB)

WSDOT Surplus  
to Poulsbo RV  
UL=15,000

Military Rd S



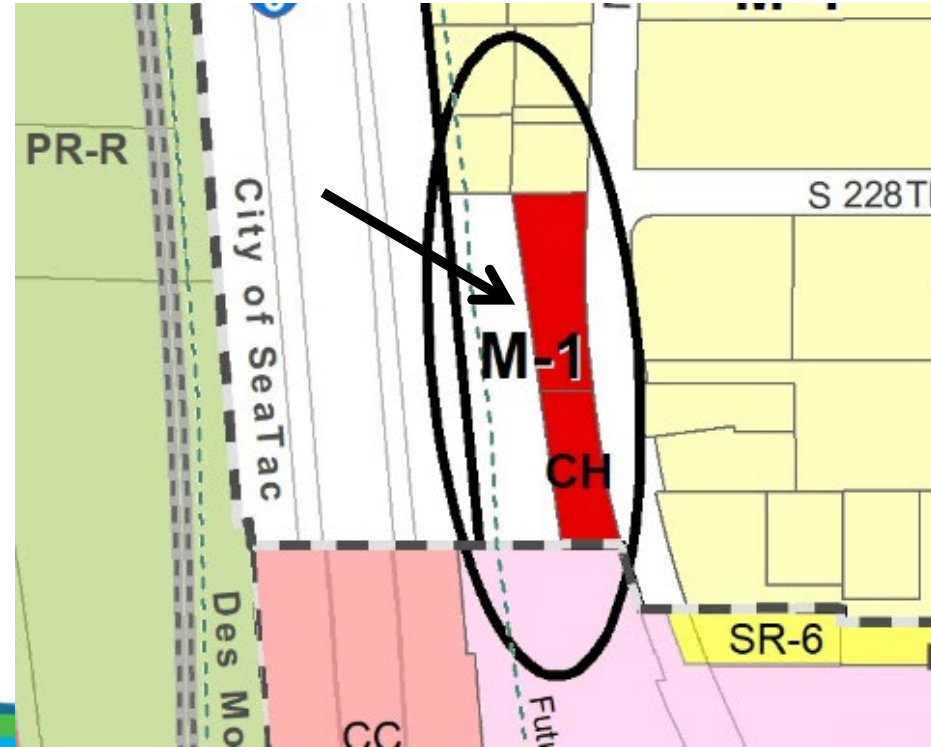
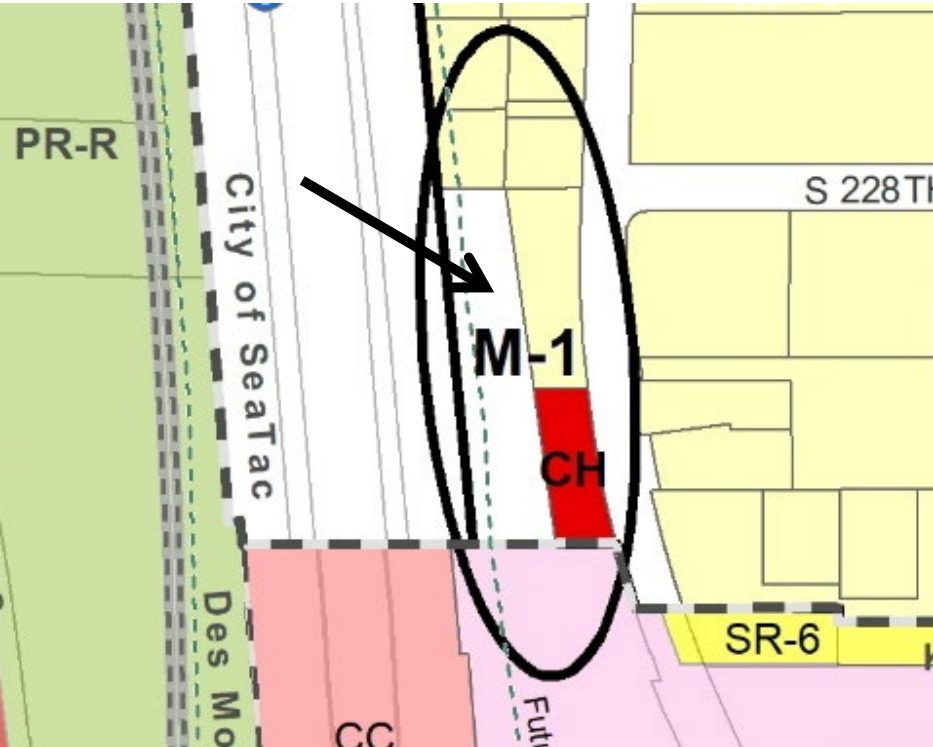
**LEGEND**

- Existing ROW
- Proposed ROW

# M-1: Proposed Comprehensive Plan Land Use Designation

**Existing: Residential Low**  
(single-family)

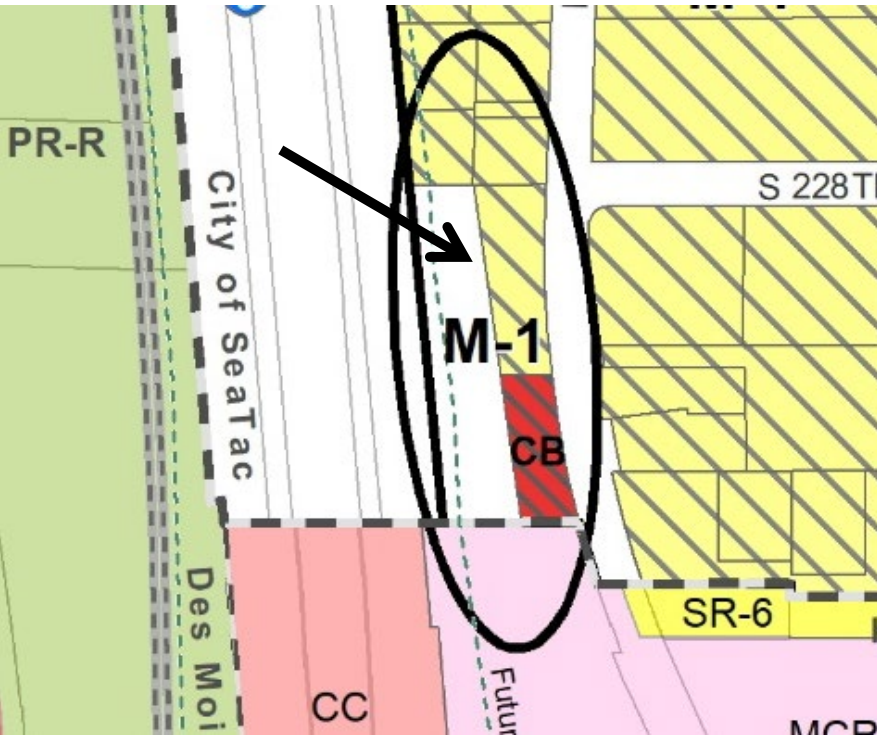
**Proposed: Commercial High**  
(same as adjacent parcel)



# M-1: Proposed Zoning

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

Proposed: Community Business  
(Commercial high intensity)



# M-1: Proposal Meets Land Use Designation Criteria?

## Commercial High Criteria


- **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.
  - **Staff Response: Yes**, area historically used for a mix of moderate intensity commercial and non-residential uses, in location that provides transition to adjacent residential zone.
- **Access:** Properties are located along principal or minor arterial streets.
  - **Staff Response: Yes**, Military Road is a minor arterial.
- **Environmentally Critical Areas:** Areas should be free of or must be capable of appropriately accommodating environmentally critical areas.
  - **Staff Response: Yes**, area has no identified critical areas.

<b><u>M-1</u>: Proposal Meets Final Docket Criteria?</b>	<b>Findings</b>
<b>1) Is proposal a result of changed circumstance or new information?</b>	✓ Yes
<b>2) Consistent with Comprehensive Plan</b> - Including population & employment targets	✓ Yes
<b>3) Concurrency requirements met/No adverse impacts</b>	✓ Yes
<b>4a) Change in Condition:</b> - Conditions changed since property given its present designation	✓ Yes
<b>4b) Proposal Identifies Anticipated Impacts to Geographic Area</b>	✓ Yes
<b>4c) Compatibility with Adjacent Uses</b>	✓ Yes

# M-1 Staff Recommendation

## **Approve proposal.**

### *Determining Factors:*

- Meets Final Docket and Land Use Designation Criteria.
  - Conditions for area changing because of SR509 extension and impacts to Poulsbo/RV site and adjacent parcels.
  - Site has historically contained non-residential uses.
  - Parcel with Commercial High designation would continue to act as transition between commercial area and residential neighborhood.
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# Map Amendment Proposal M-2

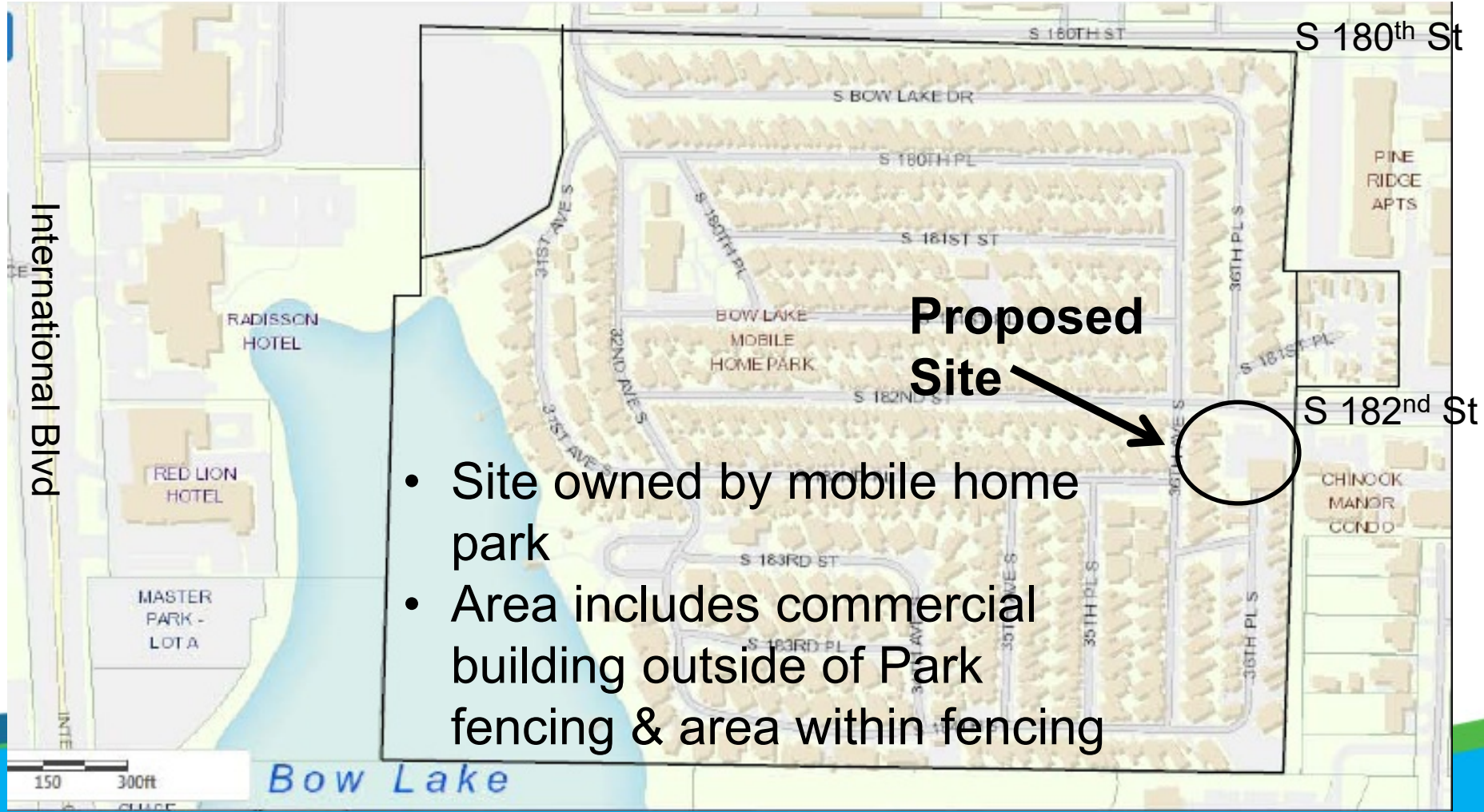
## M-2: Bow Lake Mobile Home Park Map Amendment & Concurrent Rezone

**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)



# M-2: Location & Context



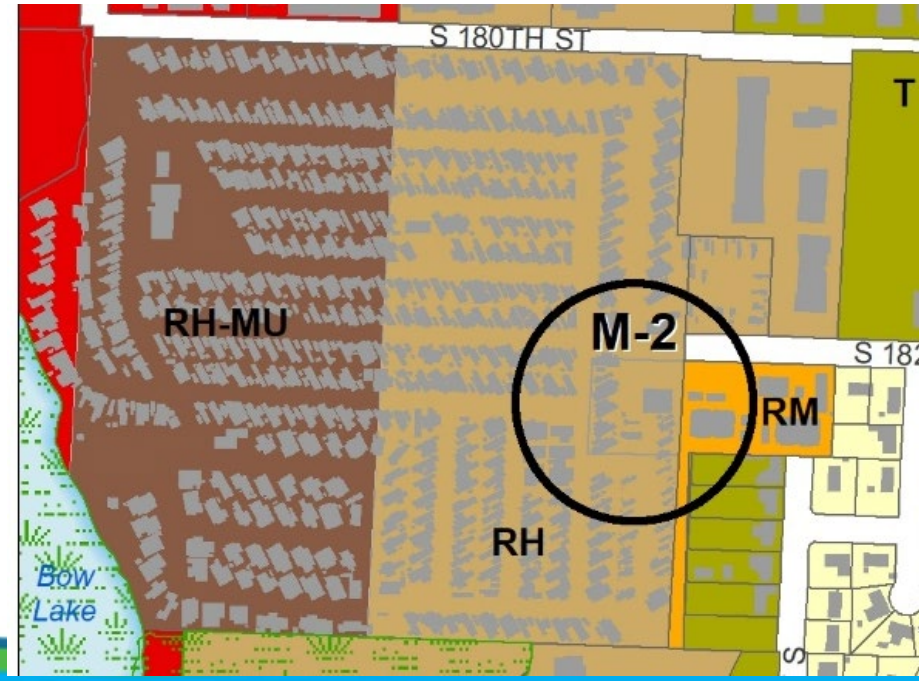
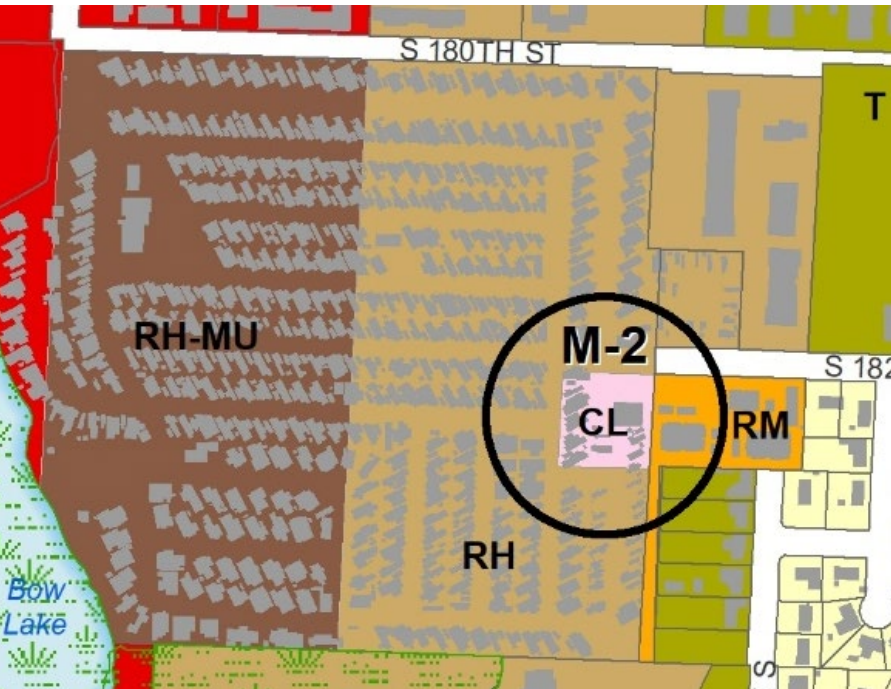
# M-2: Location & Context



# M-2: Proposed Comprehensive Plan Land Use Designation

**Existing: Commercial Low**  
(low intensity commercial)

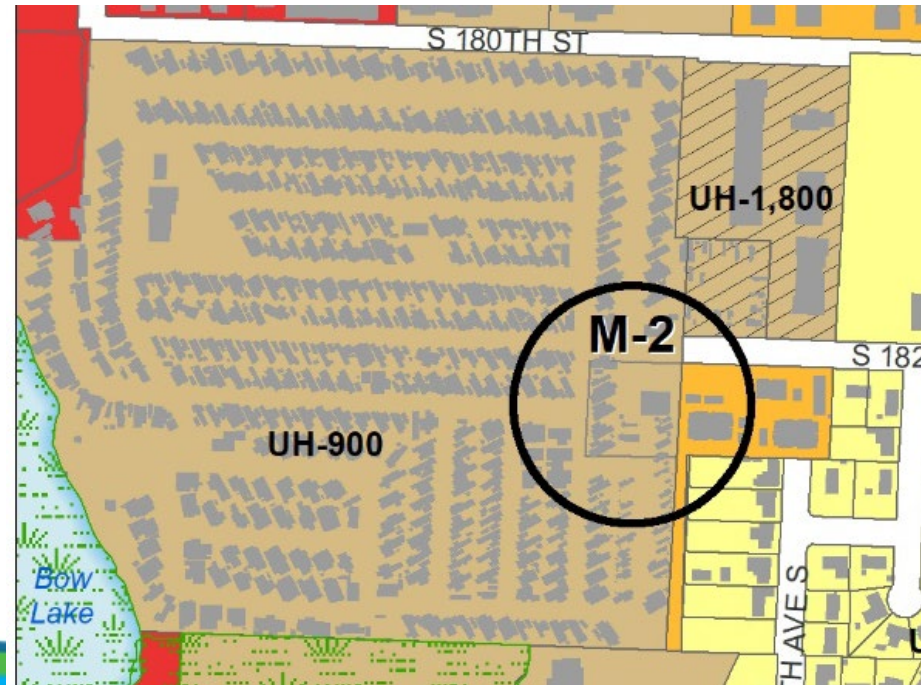
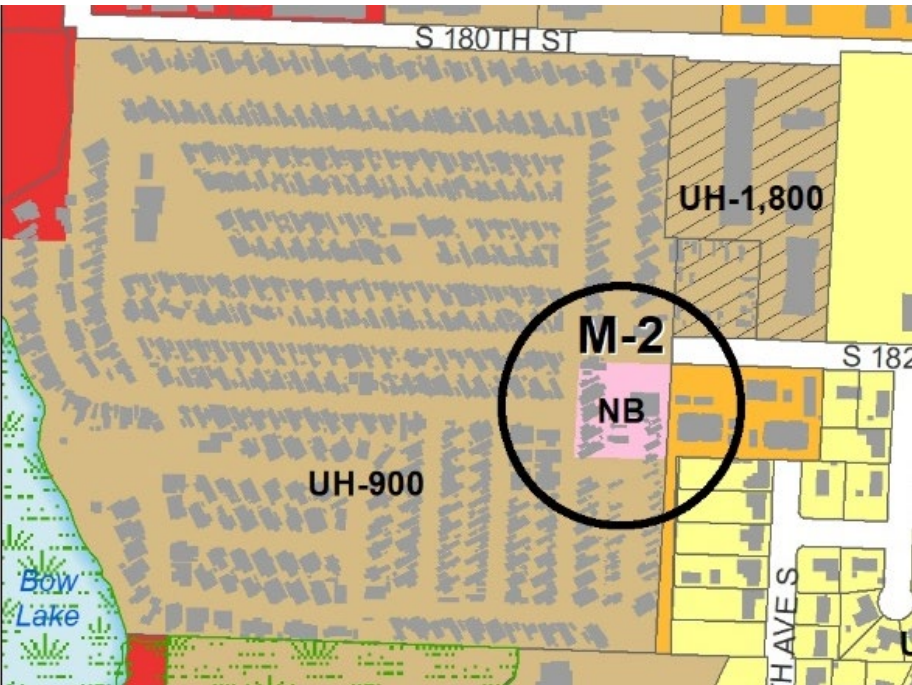
**Proposed: Residential High**  
(high density multi-family)



# M-2: Proposed Zoning

**Existing: Neighborhood Business**  
(low intensity commercial)

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



# M-2: Proposal Meets Land Use Designation Criteria?

## Residential High Density Criteria


- **Existing Land Uses/Locations:** Areas that provide a transition between low to moderate density residential uses and higher intensity mixed use or commercial areas.
  - **Staff Response: Yes,** proposed Residential High designation and zone match surrounding area.
- **Access:** Areas are located adjacent to arterial streets and are near transit and employment and/or commercial areas.
  - **Staff Response: Yes,** area in walking distance of arterial streets, light rail, bus and employment and commercial uses.
- **Environmentally Critical Areas:** Areas should be free of or must be capable of appropriately accommodating environmentally critical areas.
  - **Staff Response: Yes,** area is outside of the critical area buffer adjacent to Bow Lake. No regulations apply.

<b><u>M-2</u>: Proposal Meets Final Docket Criteria?</b>	<b>Findings</b>
<b>1) Is proposal a result of changed circumstance or new information?</b>	✓ Yes
<b>2) Consistent with Comprehensive Plan</b> - Including population & employment targets	✓ Yes
<b>3) Concurrency requirements met/No adverse impacts</b>	✓ Yes
<b>4a) Change in Condition:</b> - Conditions changed since property given its present designation	✓ Yes
<b>4b) Proposal Identifies Anticipated Impacts to Geographic Area</b>	✓ Yes
<b>4c) Compatibility with Adjacent Uses</b>	✓ Yes

# M-2 Staff Recommendation

## **Approve proposal.**

### *Determining Factors:*

- Meets Final Docket and Land Use Criteria.
  - Proposal eliminates non-conforming status of pre-existing mobile homes and would allow for additional residences on site.
  - Residential High designation matches surrounding areas of parcel within which site is located.
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# Map Amendment Proposal M-7

## **M-7: Routine Comprehensive Plan Map Updates**

**Proposal:** Administrative update to the formatting of Map 9.1: Wetlands & Streams Map. Does not change any of the map's data

**Proponent:** City

**Meet Criteria?** Not applicable because administrative change.

**Staff Recommendation: Approve proposal.**





# Text Amendment Proposal T-1

## **T-1: Revisions to Transportation Level of Service (LOS) Policy**

**Proposal:** To change the way the City measures Level of Service from delay at intersections to corridor travel speed and non-motorized system completeness

- **Proponent:** City

<b><u>T-1: Proposal Meet Final Docket Criteria?</u></b>	<b>Findings</b>
1) Is proposal a result of changed circumstance or new information?	✓ Yes – PSRC identified revisions to City’s concurrency policy as a way to increase alignment with GMA. LOS measurement change complements these revisions
2) Consistent with Comprehensive Plan	✓ Yes – see Capital Facilities Goal 5.1 regarding establishing level of service (LOS) standards
3) Concurrency requirements met/No adverse impacts  <b><u>Staff Recommendation:</u></b> <b><u>Approve Proposal</u></b>	✓ Yes – proposed LOS revisions: <ul style="list-style-type: none"> <li>• Increase alignment with GMA’s concurrency requirements</li> <li>• Complements City’s efforts to better ensure transportation infrastructure keeps up with growth</li> </ul>

# Text Amendment Proposal T-2

## **T-2: Capital Facilities Plan Updates**

**Proposal:** Update the 6-year Capital Facilities Plan per the Growth Management Act requirement to ensure adequate infrastructure in place or planned for new growth.

- **Proponent:** City

**Meet Criteria?** Yes (is a state requirement)

**Staff Recommendation: Approve proposal.**

# Anticipated Next Steps for Final Docket Proposals

## **November**

- 11/5: Public hearing (Commission could provide recommendation tonight)
- 11/19: Planning Commission recommendation
- 11/21: PED Committee recommendation

## **December**

- 12/10 Council action