



Staff Report
2021 Final Docket of
Comprehensive Plan Amendments

September 7, 2021 *(Revised 9/17/2021)*

As part of SeaTac’s biennial process, the City considers proposals to amend the Comprehensive Plan. Each proposal is reviewed in this Staff Report based on the Final Docket Evaluation Criteria established within the City’s Comprehensive Plan Amendment Procedures. Site-specific map amendment proposals are additionally evaluated in terms of how proposed land use designations meet the Land Use Designation Criteria within Table 2.1 in the Comprehensive Plan’s Land Use Element.

SECTION I: LIST OF FINAL DOCKET PROPOSALS
(Established by Resolution 21-001)

FINAL DOCKET	STAFF RECOMMENDATION
<i>MAP AMENDMENT PROPOSALS INITIATED BY CITY</i>	
M-1: Establishing a “Park” Land Use Designation and Zone on Unused SR509 Right-of-Way Adjacent to Des Moines Creek Park Map Amendment & Concurrent Rezone	Approve
M-2: Updating Informational Maps in Comprehensive Plan	Approve
<i>TEXT AMENDMENT PROPOSALS INITIATED BY CITY</i>	
T-1: Adding Economic Development Policies Related to Tourism	Approve
T-2: Capital Facilities Plan Update	Approve

SEE ATTACHMENT 1 FOR DETAILED INFORMATION & AMENDMENT LANGUAGE FOR ALL PROPOSALS.

SECTION II: EVALUATION CRITERIA

FINAL DOCKET EVALUATION CRITERIA FOR ALL PROPOSALS:

1. **Changed Circumstance.** Circumstances related to the proposal have changed or new information has become available which was not considered since the last State-mandated review of the Comprehensive Plan.
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.

FINAL DOCKET CRITERIA FOR SITE-SPECIFIC MAP AMENDMENT PROPOSALS ONLY:

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

LAND USE DESIGNATION CRITERIA FOR SITE-SPECIFIC MAP AMENDMENT PROPOSAL ONLY:

In addition to the Final Docket Criteria, site-specific Map Amendment proposals will also be assessed in terms of the how the proposed land use designation meets the Comprehensive Plan Land Use Designation Criteria within Table 2.1 in the Comprehensive Plan.

SECTION III: MAP AMENDMENT PROPOSALS

M-1) Establishing a “Park” Land Use Designation and Zone on Unused SR509 Right-of-Way Adjacent to Des Moines Creek Park Map Amendment & Concurrent Rezone

PROPOSAL:

Location: The subject site is a portion of undeveloped right-of-way and associated supporting uses, considered to be surplus WSDOT inventory. The subject property abuts the southerly, non-contiguous portion of APN 2823049016, which is situated within the Port of Seattle owned Aviation Operations (AVO) zoning designation. The site also abuts Des Moines Creek Park.

Size of Parcel: 8 acres

Present Use: Surplus WSDOT right-of-way

Description of Proposal: Establish a “Park” land use designation and zone on eight acres of surplus WSDOT right-of-way adjacent to Des Moines Creek Park.

Proposed Land Use Designation Change:

Current: Undesignated surplus WSDOT right-of-way; Proposed: Park

Proposed Rezone:

Current: Undesignated surplus WSDOT right-of-way; Proposed: Park

BACKGROUND & CONTEXT:

Background:

Since 2018, the City of SeaTac has expressed interest in acquiring eight acres of undeveloped, forested WSDOT surplus land that is adjacent to Des Moines Creek Park for the purposes of:

- Expanding open space to allow for an improved trail system;
- Constructing a new trailhead facility that will include stormwater education and outreach elements, restroom facilities, safer vehicular ingress and egress, and expanded parking capacity; and
- Preserving high value conservation property adjacent to one of the City’s salmon-bearing streams.

In March 2021, City Council authorized the City Manager to receive a grant of King County Conservation Future Tax Levy funds to fund the acquisition of the eight acres, and has subsequently completed the purchase of the property from WSDOT.

Environmentally Critical Areas (*Critical areas located on or immediately adjacent to the site may trigger development requirements in the SeaTac Zoning Code*):

The site has no known critical areas, though it is adjacent to Des Moines Creek Park which includes some portions of Des Moines Creek.

(M-1 Continued)

ANALYSIS:

Final Docket Evaluation Criteria & Findings:

CRITERIA	FINDINGS: ARE CRITERIA MET?
<p>1) Circumstances Changed? (Is proposal a result of changed or new information?)</p>	<p>Yes.</p> <ul style="list-style-type: none"> The City has identified the area for park uses in order to expand and enhance Des Moines Creek Park, and has purchased the site from WSDOT.
<p>2) Consistent with Comprehensive Plan? 3) Consistent with Plan’s population & employment targets?</p>	<p>Yes.</p> <ul style="list-style-type: none"> See “Relevant Policies” section below. Proposal is consistent with population and employment targets.
<p>4) Concurrency Requirements Met? 5) No Adverse Impacts? (i.e. Does not adversely impact infrastructure (transportation, utilities), health, safety, environment, etc. in ways that can’t be mitigated.)</p>	<p>Yes.</p> <ul style="list-style-type: none"> The site is currently undeveloped forested land that will be improved and integrated into Des Moines Creek Park with no adverse effects on adjacent uses.
<p><i>ADDITIONAL CRITERIA FOR SITE-SPECIFIC MAP AMENDMENTS</i></p>	<p><i>FINDINGS: ARE CRITERIA MET?</i></p>
<p>6a) Change in Condition: 1) Conditions changed since property given its present designation. 2) Map change will correct a designation that was inappropriate when established.</p>	<p>Yes.</p> <ul style="list-style-type: none"> Circumstances changed – see response to Criteria #1.
<p>6b) Site Suitability & Infrastructure</p>	<p>Yes.</p> <ul style="list-style-type: none"> Site is suitable for its intended use as part of Des Moines Creek Park.
<p>6c) Anticipated Impacts & Compatibility with Adjacent Uses</p>	<p>Yes.</p> <ul style="list-style-type: none"> The site is intended to be improved and integrated into the adjacent Des Moines Creek Park, and as such will not adversely impact nearby undeveloped properties owned by the Port of Seattle and WSDOT.

Land Use Designation Evaluation Criteria & Findings:

The following assessment evaluates how the applicant’s proposed land use designation meets the Land Use Designation Criteria in Table 2.1 of the Comprehensive Plan.

Table 2.1 Land Use Designation Criteria for Proposed Land Use Designation

CRITERIA FOR “PARK” DESIGNATION	FINDINGS: ARE CRITERIA MET?
Applicable to public and private parks and open space.	<u>Yes.</u> The subject site is undeveloped, forested land that will be improved and integrated into Des Moines Creek Park as public park space.

RELEVANT COMPREHENSIVE PLAN POLICIES

Ch. 10 Parks, Recreation & Open Space Element

- **Goal 10.2:** Preserve and acquire land for a comprehensive system of parks, open spaces, and trails that responds to the recreational, environmental, health, and aesthetic needs and desires of park users.
- **Policy 10.2D:** Identify lands appropriate for park and open space purposes including:
 - Natural areas and features with outstanding scenic or recreational value;
 - Lands that may provide public access to creeks and lakes;
 - Lands that visually or physically connect natural areas or provide important linkages for recreation, plant communities, and wildlife habitat;
 - Lands valuable for active and passive recreation, such as athletic fields, trails, fishing, swimming, or picnic activities on a regional or community-sized scale...

Parks and Open Space Land Use

- **Goal 2.6:** Provide an adequate amount of accessible parks, recreational land, and open space throughout the City

STAFF RECOMMENDATION: **Approve proposal.**

Staff recommends approval of this because it meets the Final Docket Criteria and the Comprehensive Plan Amendment Land Use Designation Criteria. Determining factors include the intended use of the site to enhance and expand the existing Des Moines Creek Park.

M-2) Updating Comprehensive Plan’s Informational Maps

PROPOSAL:

Description of Proposal: Update the Map 9.1 Wetland & Streams. See Attachment 1 for more detail.

BACKGROUND & CONTEXT:

Background: This proposal will update Map 9.1 Wetland & Streams to incorporate the latest available wetland and stream data. (See Attachment 1 for proposed amendments.)

ANALYSIS:

Final Docket Evaluation Criteria & Findings: Because this is proposal only updates map data, the criteria are not applicable.

CRITERIA	FINDINGS: ARE CRITERIA MET?
1) Circumstances Changed? (Is proposal a result of changed or new information?)	<u>N/A</u>
2) Consistent with Comprehensive Plan? 3) Consistent with Plan’s population & employment targets?	<u>N/A</u>
4) Concurrency Requirements Met? 5) No Adverse Impacts? (i.e. Does not adversely impact infrastructure (transportation, utilities), health, safety, environment, etc. in ways that can’t be mitigated.)	<u>N/A</u>
6a) Change in Condition: 1) Conditions changed since property given its present designation. 2) Map change will correct a designation that was inappropriate when established.	<u>N/A</u>
6b) Proposal Identifies Anticipated Impacts to Geographic Area	<u>N/A</u>
7. Compatibility with Adjacent Uses	<u>N/A</u>

STAFF RECOMMENDATION: Approve proposal.

Staff recommends approval of this proposal to update Map 9.1 Wetland & Streams to include the most recent wetland and stream data.

SECTION IV: TEXT AMENDMENT PROPOSALS

T-1) Adding Economic Development Policies Related to Tourism

PROPOSAL:

Add one or more economic development policies related to tourism to the Chapter 8 Economic Vitality Element.

BACKGROUND/CONTEXT:

Currently, the Comprehensive Plan lacks economic development policies that specifically address tourism. This proposal adds one new policy goal, five new policies, revisions to existing policies, and related new implementation strategies to the Ch. 8 Economic Vitality Element that promote the economic benefits of SeaTac’s travel and tourism market, with a focus on enhancing the experience of visitors. (See Attachment 1 for proposed amendments.)

ANALYSIS:

Final Docket Evaluation Criteria & Findings:

CRITERIA	FINDINGS: ARE CRITERIA MET?
1) Circumstances Changed? (Is proposal a result of changed or new information?)	<u>Yes.</u> <ul style="list-style-type: none"> The proposal addresses a gap in policy guidance within the current Economic Vitality Element regarding SeaTac’s travel and tourism economy.
2) Consistent with Comprehensive Plan? 3) Consistent with Plan’s population & employment targets?	<u>Yes.</u> <ul style="list-style-type: none"> See “Relevant Policies” section below. The proposal supports population and employment targets.
4) Concurrency Requirements Met? 5) No Adverse Impacts? (i.e. Does not adversely impact infrastructure (transportation, utilities), health, safety, environment, etc. in ways that can’t be mitigated.)	<u>Yes.</u> <ul style="list-style-type: none"> The proposed amendments support existing Economic development and other policies and do not adversely impact the city’s physical infrastructure.

RELEVANT COMPREHENSIVE PLAN POLICIES

Economic Vitality

- Overall Goal: Create an environment that strengthens economic vitality within the City of SeaTac.
- Policy 8.4B: Encourage and recruit economic activity that attracts new capital into the SeaTac economy by prioritizing and targeting marketing to the following businesses and industries: Hospitality Industry...Tourism...

STAFF RECOMMENDATION: Approve proposal.

Staff recommends approval of this proposal because it meets the Final Docket Criteria and aligns with and help implements other City policies.

T-2) Capital Facilities Plan Update

PROPOSAL:

Update the Capital Facilities Element and Background Report, including the 6-year Capital Facilities Plan (biennial update). (See Attachment 1 for proposed amendments.)

BACKGROUND:

The Washington State Growth Management Act (GMA) requires the Capital Facilities Element to identify public facilities that will be needed to meet the twenty-year forecasted population estimate, including at least a six-year plan that will finance these facilities in the period after an update to the Comprehensive Plan.

ANALYSIS:

Final Docket Evaluation Criteria & Findings:

CRITERIA	FINDINGS: ARE CRITERIA MET?
1) Circumstances Changed? (Is proposal a result of changed or new information?)	<u>Yes.</u> <ul style="list-style-type: none"> State law requires Cities to update capital facilities plans with current population and capital project information.
2) Consistent with Comprehensive Plan? 3) Consistent with Plan’s population & employment targets?	<u>Yes.</u> <ul style="list-style-type: none"> See policies in “Relevant Policies” section below. The Capital Facilities Plan must plan to accommodate population and employment growth.
4) Concurrency Requirements Met? 5) No Adverse Impacts? (i.e. Does not adversely impact infrastructure (transportation, utilities), health, safety, environment, etc. in ways that can’t be mitigated.)	<u>Yes.</u> <ul style="list-style-type: none"> The purpose of updating the Capital Facilities Plan is to ensure that adequate infrastructure is in place or planned for in order to accommodate new growth. The 2021 Capital Facilities Plan confirms that level of service for the following facilities is met in 2021, or can be addressed in 2026 and 2040: Stormwater Management, Transportation, City Hall, Parks & Recreation Facilities. <ul style="list-style-type: none"> Note: Parks & Recreation facilities that do not meet 2021 LOS, but can be addressed in 2026 and 2040 include: Parks M&O, Indoor Facilities, Citywide Parks/Developed Acres, Community & Neighborhood Parks/Developed Acres, and Trails.

RELEVANT COMPREHENSIVE PLAN POLICIES

Capital Facilities Chapter

- Goal 5.1: Plan for public facilities to adequately serve existing and new development by establishing levels of service (LOS) standards and determining the capital improvements needed to achieve and maintain these standards for existing and future residents and employees.

STAFF RECOMMENDATION: Approve proposal.

Staff recommends approval of this proposal to ensure compliance with State law and because it meets the Final Docket Criteria.