



MEMORANDUM COMMUNITY & ECONOMIC DEVELOPMENT

Date: 12/12/2023
 To: Planning Commission
 From: Kate Kaehny, Principal Planner
 Subject: Upcoming Briefing on “Planning Our City Together” Projects and 2024 Comprehensive Plan Amendment Docket Process

The purpose of this memo is to provide an overview of the upcoming January 2 briefing on major planning projects underway and the 2024 Comprehensive Plan Amendment Docket Process. The majority of the briefing will be focused on the Docket Process, an overview of the “Preliminary Docket” amendment proposals compiled by staff and information on the PED Committee’s recent recommendation regarding the proposals.

Background

“Planning Our City Together” Projects

The name “Planning Our City Together” is an umbrella term for the multiple projects that are underway to update the Comprehensive Plan and some of its components. The City is investing significant resources in these projects because they will re-set SeaTac’s growth and development policies for the next twenty years, and because the major periodic update of the Comprehensive Plan is required by the Growth Management Act. At the upcoming briefing, status updates will be provided on the following “Planning Our City Together” projects:

- Envision SeaTac 2044: Major Comprehensive Plan Update Project
- Transportation Master Plan (TMP) Update Project
- City Center/Airport District Subarea Plan Project

The current timelines for these projects is provided below. Please note that the City Center/Airport District subarea plan project schedule has recently been extended to align with the Envision SeaTac 2044 completion date in Nov/Dec 2024.

2022	2023	2024
Envision SeaTac 2044 Comprehensive Plan Update - Underway - Includes Comprehensive Plan Amendment Docket Process		
Transportation Master Plan (TMP) Update - Underway		
City Center/Airport District Subarea Plan & Code Project - Underway - Schedule recently changed to align with Envision project		

2024 Comprehensive Plan Amendment Docket Process

The Comprehensive Plan Amendment Docket Process is basically a procedure for receiving and evaluating proposals to amend the Comprehensive Plan and development regulations. While SeaTac generally opens the Comprehensive Plan to amendments biennially, in odd-numbered years, the schedule and evaluation methods for considering proposals will be incorporated within the Envision 2044 Comprehensive Plan update project. The amendment process will end with the adoption of the Envision SeaTac 2044 Comprehensive Plan updates at the end of 2024.

At the Commission’s January 2 briefing, staff will:

- Provide an overview of the Docket process, which is basically the procedure for receiving, reviewing and adopting Comprehensive Plan amendment proposals,
- Present the amendment proposals identified by the City and received from the public for consideration (these proposals are compiled within the list that is called the “Preliminary Docket”), and
- Provide an overview of the PED Committee’s recommendation to the full City Council to include all Preliminary Docket proposals on the Final Docket so the City can further review and analyze the proposed amendments.
 - It is anticipated that, at the January 23 Regular Council Meeting, City Council will be asked to review the PED Committee’s recommendation on the proposed amendments on and before adopting a Resolution that establishes the Final Docket. Final Docket proposals will then be fully considered through the Envision SeaTac 2044 technical and community engagement processes.

2024 PRELIMINARY DOCKET: SUMMARY OF PROPOSALS

CITY-IDENTIFIED PROPOSALS

Comprehensive Plan, Development Regulation Amendments & Potential Rezones Related to:

- 1) **Envision SeaTac 2044 Comprehensive Plan Update Project**
- 2) **Transportation Master Plan (TMP) Update Project**
- 3) **City Center/Airport District Subarea Plan**

PROPOSALS FROM THE PUBLIC (one multi-part proposal received)

4) Jordan Family Proposed Amendments & Concurrent Rezone Of Four Parcels

4-A: Development Regulation Amendment: Add a new residential zone, “Urban-High (UH) 450,” to increase allowed density within the existing UH-900 zone

4-B: Comprehensive Plan Text Amendment: Add new “UH-450” zone as an implementing zone of the Residential High Density land use designation

4-C: Concurrent Rezone of Four Parcels North of S 164th Street Along Military Road: Rezone four contiguous parcels north of S 164th Street to new UH-450 zone

Packet Materials

Packet materials include the following:

- This memo
- Presentation slides to be reviewed at meeting
- 2024 Preliminary Docket Staff Assessment Matrix (and attachments)
 - The Preliminary Docket Staff Assessment includes the staff evaluation of each proposal based on whether it meets the Preliminary Docket evaluation criteria. As noted in the assessment matrix document, staff is recommending that all proposals be placed on the Final Docket for further consideration as part of the Envision SeaTac 2044 project.