



Envision SeaTac 2044 and Code Amendments Special Meeting

Code Amendments Package 2 and Update on
ENVISION SeaTac 2044

Planning Commission Meeting
July 30, 2024



PRESENTATION OVERVIEW

PURPOSE OF PRESENTATION

- Review preliminary code amendments (Package 2) that support the new growth strategies and meet State law that will be included in the public review draft in September.
- Update the Commission on the schedule and tasks of the ENVISION SeaTac 2044 project.
- Preview Affordable Housing Committee submittal contents.
- Provide reminder about community engagement meetings coming up.

WHY IS THIS ISSUE IMPORTANT?

1. The Planning Commission is the main community advisory group providing guidance to the Envision SeaTac 2044 project, and also has statutory responsibilities to review proposals to the Comprehensive Plan and its implementing code amendments and regulations.



POTENTIAL COMMISSION ACTION

ACTION REQUESTED: None. Meeting is an informational briefing and work session.

REVIEWS TO DATE:

▪ Envision SeaTac 2044-Major Comprehensive Plan Update and Code Amendments

Work:

- **2022:** 9/20/2022
- **2023:** 8/15/2023, 9/19/2023, 10/17/2023, 11/21/2023,
- **2024:** 1/2/2024, 1/30/2024, 2/6/2024, 3/19/2024, 4/16/2024, 4/30/2024, 5/7/2024, 5/21/2024, 6/4/2024, 6/18/2024, 7/2/2024, 7/16/2024

Code Amendments Package 2

CODE AMENDMENTS PACKAGE 2

DRAFT AMENDMENTS TO:

- Title 15 ZONING CODE
- Division II. Zone Classifications and Land Use Charts
- Division IV. Citywide Development Standards, Regulations and Incentives
- Title 14 SUBDIVISIONS
- Title 16A DEVELOPMENT REVIEW CODE
- Chapter 11.15 Transportation Impact Fees
- Chapter 11.50 Transportation Concurrency Management



TRACKING MATRIX

The matrix summarizes all draft proposed code amendments being presented. The matrix is an overall guide to the amendments being presented to help with navigation through the packet and specifically addresses:

- The amendment number
- Code section
- Name/item of section
- Type of amendment
- The purpose of the amendment (what does the amendment do?)
- The reason for making the amendment (why is the amendment needed?)

CODE AMENDMENTS PACKAGE 2

Title 15 ZONING CODE (SeaTac Municipal Code)

- Most of these changes are required for compliance with State legislation, unless noted.
- Track changes revisions addressing changes to definitions, and Section 15.120 Nonconformance and Reuse of Facilities provisions.
- For Chapter 15.120, a revision is proposed to Section 15.120.090, Alteration of Nonconforming Structure.
- Changes are also proposed to 15.465 Residential Standards and Regulations and 15.475 Temporary Uses (see below for additional explanations).



Division II. Zone Classifications and Land Use Charts

- Track changes revisions to the update abbreviations in the zone columns, to add columns for new zones, and to remove the Townhouse and Neighborhood Business zones (which are no longer needed because the Urban Medium—2,400 zones will be combined). Naming conventions are being updated to omit “density.” The additional zones are created to differentiate zones within and outside of the Urban Center. These changes are consistent with your past review of the Zone and Map Designations on June 18th, as part of [Code Package 1, except that the Corner Store zone is not included per discussion at the last meeting.](#)
- Many of these changes are being proposed to align with the updated Envision 2044 Comprehensive Plan; some are proposed for compliance with State legislation.

Division IV. Citywide Development Standards, Regulations, and Incentives

- Track changes revisions to Chapter 15.465 Residential Standards and Regulations required for compliance with State legislation, as well as a City-initiated change to 15.465 Accessory Dwelling Units, removing the maximum occupancy section which results in renumbering of other sections.
- Amendment to Section 15.465.600, updating the naming convention from “Mobile Home Park” to “Manufactured Home Park” in alignment with Land Use Designations of the updated Comprehensive Plan.

CODE AMENDMENTS PACKAGE 2

Title 14 SUBDIVISIONS

- Track changes revisions addressing changes to the definitions, general standards and procedures, and short subdivision (Chapter 14.18) provisions, as required for compliance with State legislation.
- For Chapter 14.18, changes are proposed to the purpose of the chapter, as well as to add a new Section 14.18.090 for Unit Lot Subdivisions Standards.



CODE AMENDMENTS PACKAGE 2

Title 16A DEVELOPMENT REVIEW CODE

- Track changes revisions to create a new Section 16A.25.050 Tribal Participation as required for compliance with State legislation.



CODE AMENDMENTS PACKAGE 2

Chapter 11.15 Transportation Impact Fees

- Track changes revisions addressing changes to definitions and other provisions related to imposition of impact fee on development activity, as required for compliance with State legislation.



Chapter 11.50 Transportation Concurrency Management

- Track changes revisions addressing changes to the purpose, applicability, and level of service standards as required for compliance with State legislation.
- Changes to Sections 15.50.050 Applicability and 11.50.050 Level of Service Standards are being updated to align with the updated Envision 2044 Comprehensive Plan and Land Use Designations.

**ENVISION SeaTac
2044 Updates
and Community
Engagement
Reminder**

ENVISION SEATAC 2044 UPDATE

- Planning Commission Review Schedule
- Submittal of King County Affordable Housing Committee Package
- Upcoming Community Engagement Meetings
- Public Review Draft in Development



UPCOMING PLANNING COMMISSION SCHEDULE

Planned Topics for Discussion:	Introduced to Planning Commission	Planning Commission Comments/Discussion
Code Amendments Package 2 Update on ENVISION SeaTac 2044 Community Engagement Reminder	July 30, 2024	August 6, 2024
Parks, Recreation and Open Space; Environment; Utilities, and Capital Facilities Elements Transportation Element/TMP	August 6, 2024	August 20, 2024
Draft Code Amendments Package 3 Parking; Other amendments TBD Land Use, Urban Center, and Neighborhoods Update/Implementation Strategies	August 20, 2024	August 29, 2024

ENVISION PLANNING COMMISSION SCHEDULE

Planned Topics for Discussion:	Planning Commission Plan Review Meetings	
Planning Commission – Other Work TBD	September 17, 2024	
Planning Commission – Full Package for Formal Review and Public Hearing Date	October 1, 2024	
Planning Commission – Action/Recommendation to City Council	October 15, 2024	
City Council Study Session	November 12, 2024	
Regular City Council Meeting/Council Action (Adoption Date)	November 26, 2024	



ENVISION SeaTac 2044 Community Engagement Reminder!

Come to a Community Planning Meeting in August!

Gift cards
will be raffled
at each open
house!



Kids' activities
will be provided...
snacks too!



The City is proposing changes for how SeaTac should grow in the future—

Housing, zoning, transportation, parks—What's your opinion?

AUGUST 7, 6-8 PM
South SeaTac Neighborhoods
Madrona Elementary School

AUGUST 14, 6-8 PM
Central SeaTac Neighborhoods
McMicken Heights Elementary School

AUGUST 21, 6-8 PM
North SeaTac Neighborhoods
SeaTac Community Center

Learn more at
[www.seatacwa.gov/
seatac2044](http://www.seatacwa.gov/seatac2044)

Planning Our City Together
Envision SeaTac 2044 &
Transportation Master Plan Update



King County AHC—Submittal Items

Submittal Items:

Housing Element (Draft) Goals, Policies, Implementation Strategies with introductory and description text that references background information

Housing Related Background Information:

Housing Action Plan

- **Appendix A Housing Inventory & Assessment Report**
- **Appendix B Community Engagement Results**
- **Appendix C Displacement Risk Assessment**

1220 Income Bands Analysis

RDI Assessment

Comprehensive Plan Land Use Map (Draft)

CPPs Checklist (specific to AHC)

Implementation Strategies Worksheets

Also: Land Use, Urban Center, Neighborhoods Goals, Policies, Implementation Strategies



Next Steps

PC NEXT STEPS: AUGUST 6, 2024 PLANNING COMMISSION MEETING

- 1) Discuss Comments on Code Amendments Package 2 (Any Remaining Comments)
- 2) Transportation Element
- 3) Parks, Recreation and Open Space; Environment; Utilities; and Capital Facilities Elements



POTENTIAL COMMISSION ACTION

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