



2013 Annual Comprehensive Plan Amendment Process

March 5, 2013

Presentation to the SeaTac Planning Commission

GMA Background

Growth Management Act (GMA) adopted by Washington Legislature 1990, responding to:

- + Increased population growth
- + Need to protect resource and critical areas
- + Need for economic development in rural areas



13 Original GMA Goals

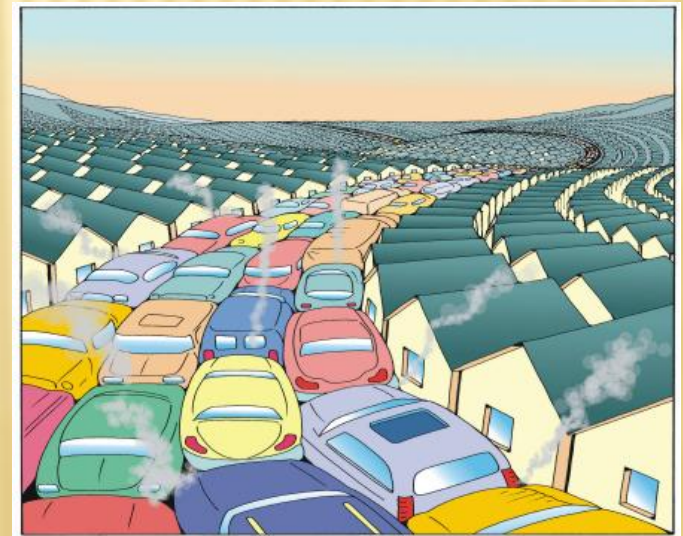
1. Urban Growth

- ✗ Encourage urban growth where facilities are adequate to meet service needs



2. Reduce Sprawl

- ✗ Eliminate sprawling, low-density development that is expensive to deliver services to and is destructive to critical areas, rural areas, and resource values



2013 COMPREHENSIVE PLAN AMENDMENT PROCESS

3. Transportation

- ✘ Encourage efficient, multi-modal transportation



4. Housing

- ✘ Encourage a variety of affordable housing for all economic segments of the population



2013 COMPREHENSIVE PLAN AMENDMENT PROCESS

5. Economic Development

- × Encourage economic development consistent with resources and facilities throughout the state



6. Property Rights

- × Protect property from arbitrary decisions or discriminatory actions



2013 COMPREHENSIVE PLAN AMENDMENT PROCESS

7. Permits

- ✘ Issue permits in a timely manner and administer them fairly



8. Natural Resources Industries

- ✘ Maintain and enhance resource-based industries



2013 COMPREHENSIVE PLAN AMENDMENT PROCESS

9. Open Space and Recreation

- ✘ Encourage retention of open space and recreational areas



10. Environment

- ✘ Protect the environment and enhance the quality of life



2013 COMPREHENSIVE PLAN AMENDMENT PROCESS

11. Citizen Participation

- × Encourage citizen involvement in the planning process



12. Public Facilities & Services

- × Ensure that adequate public facilities and services are provided in a timely and affordable manner



13. Historic Preservation

- ✘ Identify and encourage preservation of historic sites



14th Goal

14. Shoreline Management

- × SMA adopted 1971 to protect significant shorelines (river, lake, coastline)
- × 1995 - goals and policies of the SMA added as one of GMA goals
 - ★ Streamlines shoreline and GMA planning and regulations



2013 COMPREHENSIVE PLAN AMENDMENT PROCESS

- + Comprehensive Plans are a Requirement of State Growth Management Act (GMA)
- + Local Comprehensive Plans must be consistent with:
 - × Multi-county Planning Policies (PSRC – Vision 2040)
 - × Countywide Planning Policies (CPPs) (developed collaboratively with cities in King County)



2013 COMPREHENSIVE PLAN AMENDMENT PROCESS

SeaTac's Comprehensive Plan includes:

- + Future Land Use Map (Land Use Plan Map)
- + Goals and Policies
- + Subarea Plans
 - × City Center Plan
 - × S. 154th St. Station Area Action Plan



Primacy of the Comprehensive Plan

- + Expresses a Community's vision, for now and into the future
- + Is the City's "blueprint for future growth and development"
 - × Policy framework for all land use regulations (Zoning Code, Subdivision Code ...)
- + Land use regulations must be consistent with and implement the Comprehensive Plan



SeaTac's Comprehensive Plan Amendment Process

- + Open to public
- + Two stage process
 - × Preliminary Docket – all proposals
 - × Final Docket – screened proposals
- + Final Docket proposals subject to SEPA review, public noticing & Public Hearing



2013 COMPREHENSIVE PLAN AMENDMENT PROCESS

Schedule (Dates may slightly change)

- + Informational Open House March 5
- + Application Submittal Deadline March 29
- + Planning Commission (PC) Review of Preliminary Docket May 7
- + PC Recommendation:
Proposals to include in Final Docket May 21
- + Council Review (CSS) June 11
- + Council Establishes Final Docket June 25



2013 COMPREHENSIVE PLAN AMENDMENT PROCESS

Schedule (Cont.)

- | | |
|--|-------------|
| + Planning Commission Review of Final Docket | October 1 |
| + Public Hearing w/Open House | October 15 |
| + PC Recommendation | November 5 |
| + Council Review (CSS) | November 12 |
| + Council Action (proposed) | November 26 |



2013 COMPREHENSIVE PLAN AMENDMENT PROCESS

Potential Amendments

- ✦ Properties located at
 - ✦ 3050 S 150th St and
 - ✦ 3054 S 150th St



2013 COMPREHENSIVE PLAN AMENDMENT PROCESS

Potential Amendments

- ✗ Property located at
 - ✧ 16450 Military Road S

(Application anticipated but not yet submitted)



Annual or Placeholder Amendments

- × Update Existing land Use Map
- × Update 6-year Capital Facilities Plan
- × Update Wetland, Stream & Shorelines Map
 - ★ if necessary



Questions/Discussion

