



City of Tukwila

Jim Haggerton, Mayor

Department of Community Development

Jack Pace, Director

CHAIR, LOUISE STRANDER; VICE-CHAIR, MIKE HANSEN; COMMISSIONERS, THOMAS MCLEOD, BROOKE ALFORD, SHARON MANN, MIGUEL MAESTAS, AND NHAN NGUYEN

PLANNING COMMISSION AGENDA JULY 24, 2014 - 6:30 PM TUKWILA CITY HALL COUNCIL CHAMBERS

- I. Call to order
- II. Attendance
- III. [Adoption of 06/24/14 and 6/26/14 Minutes](#)

- IV. [CASE NUMBER: L13-0061 Tukwila South](#)
APPLICANT: City of Tukwila
REQUEST: Review updates to the Tukwila South element of the Comprehensive Plan per RCW 36.70.A, and make a recommendation to the Tukwila City Council.
LOCATION: Generally south of S. 180th to the City limits

- V. [CASE NUMBER: L13-0054 Economic Development](#)
APPLICANT: City of Tukwila
REQUEST: Review updates to the Economic Development element of the Comprehensive Plan per RCW 36.70.A, and make a recommendation to the Tukwila City Council.
LOCATION: Citywide

- VI. DIRECTOR'S REPORT
- VII. AJOURN

Sample motions are on the back



STAFF REPORT TO THE PLANNING COMMISSION

Prepared July 14, 2014

HEARING DATE: July 24, 2014

FILE NUMBERS: [PL13-0051—2015 Comprehensive Plan Update](#)
[L13-0061 Tukwila South Element](#)
[L13-0054 Economic Development Element](#)

APPLICANT: City of Tukwila

REQUEST: 2015 Comprehensive Plan Update—The Planning Commission will hold a public hearing on the revised Tukwila South and Economic Development Elements. This is part of the periodic review and update of the Plan required by the Washington Growth Management Act.

LOCATION: Tukwila South: Generally located south of S. 180th Street to the City's southern corporate limits.

Economic Development: Citywide

NOTIFICATION: Hearing Notice was published in the Seattle Times on July 10, 2014 and posted on the City of Tukwila website on July 18, 2014

SEPA DETERMINATION: An environmental determination will be issued prior to City Council consideration in the fourth quarter of 2014.

STAFF: Brandon J. Miles, Economic Development Planner

ATTACHMENTS: A. Tukwila South
[1. Proposed Tukwila South Element](#)
[2. Tukwila South Background Memo](#)

B. Economic Development
[1. Proposed Economic Development Element with comments](#)
[2. Economic Development Background Memo](#)
[a. Comprehensive Annual Financial Report \(Excerpt\)](#)

BACKGROUND

The City of Tukwila's Comprehensive Plan, first adopted in 1995, establishes goals and policies that guide the community as it grows and changes over time. Its policies and land use map lay out the community's long range vision. The state Growth Management Act (GMA) requires counties and cities periodically to conduct a thorough review of their plan and development regulations to bring them up to date with any relevant changes in the GMA and to respond to changes in land use and population growth. The last required systematic review and update was completed in 2004. By June 30, 2015, the City of Tukwila is required to complete a periodic review and update of its Comprehensive Plan.

Tukwila is undertaking the required update over several years, and is reviewing the Comprehensive Plan elements in phases. The update is proceeding according to a general schedule, work plan and public participation program adopted by the Council in March, 2013.

OUTREACH

For a full discussion of the outreach for the overall Comprehensive Plan update see the Staff Report for the June 26th Planning Commission public hearing. Additional outreach specific to the Tukwila South Element included an invitation to the area's major property owners to provide comments on the draft comprehensive plan element. Segale Properties met with the City about the revised element and provided comments and suggestions. Most of those comments and suggestions have been incorporated into the document.

Additional outreach specific to the Economic Development Element included the City's first ever "Business Vitality Forum" on February 12, 2014, co-hosted by the City's Economic Development Group and the Department of Community Development. The forum was a moderated discussion about issues facing the City's business community. A product of the forum was a SWOT analysis that is discussed in greater detail in the background memo.

REVIEW PROCESS

A work session with the Planning Commission is scheduled for July 22nd. Staff from the City's Economic Development Group will provide a presentation to the Planning Commission on major economic development trends for the region and City and the proposed revisions to the Elements.

There will be a public hearing on July 24, 2014 to receive comments from the community. The Commissioners will have an opportunity to consider public input carefully and propose further changes, if desired. After the hearing, the Planning Commission will be asked to make a recommendation that will be forwarded to the City Council for consideration, a public hearing and adoption.

The Comprehensive Plan document will be formatted and links to pertinent documents added after the City Council takes final action to adopt all the updated elements.

SUMMARY OF PROPOSED CHANGES

Proposed Tukwila South Element

Significant progress has occurred in Tukwila South over the last ten years to make the combined vision of the City and Segale Properties, LLC a reality. The actions that have taken place over the last ten years make the current Element of the Comprehensive Plan outdated. Attachment A1. is a rewritten Element for Tukwila South that will completely replace the current Element. The following briefly outlines the changes proposed in the revised element:

- This new Element uses the Tukwila Master Plan as a basis for the policies provided. Additionally, certain elements of the Sensitive Areas Master Plan (SAMP) and Development Agreement are included in the revised Comprehensive Plan element.
- The Element has been reformatted and reorganized to be consistent with the City's new format for the Comprehensive Plan.
- Outdated language referencing the need for a master plan has been removed since the City has approved a master plan for the area.
- The "Background Section" has been updated to discuss the entitlements and agreements that are approved by the City.

Proposed Economic Development Element

The City has maintained an Economic Development Element in the City's Comprehensive Plan since the City's current Comprehensive Plan was adopted in 1995. Inclusion of an Economic Development Element in a city's Comprehensive Plan is voluntary and not required under Washington State law.

Attachment B 1. is a rewritten Economic Development Element for the City's Comprehensive Plan. Given the significant changes that have been made a strikeout/underline version is not provided, instead notes from staff discussing the changes are shown. The following briefly outlines the changes made to the Economic Development Element:

- The element has been reformatted and reorganized to be consistent with the City's new format for the Comprehensive Plan.
- Significant language has been added regarding improving the "employability" of City residents.
- The "Economic Setting" section has been updated with current data. Data in this primarily comes from the City's Strategic Plan and from the Puget Sound Regional Council.
- References to code enforcement have been removed from the element. Economic Development does not conduct code enforcement activities.
- Where applicable, goals and policies from the City's Strategic Plan have been included.
- Duplicate language that is provided in other Comprehensive Plan Elements has been removed.
- "Implementation Policies" that have either been completed or which are outdated have been removed. For example, language regarding completing overall environmental impact statements has been refined to only discuss West Valley Highway and Tukwila International Boulevard, since area-wide environmental impact statements have been completed for the Manufacturing Industrial Area, Southcenter, and Tukwila South.

REQUESTED ACTION

The Planning Commission is asked to hold a hearing on the proposed changes to the Tukwila South and Economic Development Elements, develop Planning Commission recommended versions of the elements and forward them to the City Council for final action.