



STAFF MEMO TO THE PLANNING COMMISSION FOR THE APRIL 25, 2019 WORK SESSION

- FILE NUMBERS: L18-0075 SMP Update
- REQUEST: Review and revise Tukwila’s Shoreline Master Program and Zoning Code Shoreline Overlay, hold a public hearing and make a recommendation to the City Council.
- LOCATION: 200 feet landward of the OHWM of the Green River through Tukwila
- PUBLIC NOTICE: Notice was published in the Seattle Times and a postcard was mailed to the owners and tenants of all Tukwila parcels within Shoreline jurisdiction on 3/14/19. Information about the update was included in the citywide Stormwater mailer and the September eHazelnut newsletter. An open house was held on 10/9/18. Periodic emails have been sent to the interested parties list.
- STAFF: Nora Gierloff, Deputy DCD Director
- ATTACHMENTS: **Attachments in 3/28/19 Binder**
A. *Edits to TMC 18.44 Shoreline Overlay District*
B. *Updated Shoreline Master Program*
C. *Gap Analysis Report*
New Attachments for 4/25/19 Work Session
D. Public Comments
1. Segale Properties/CH& Comments
2. Segale Properties/CH& Email re Vesting
3. Seattle Southside 2/14/19 Letter to KC Flood Control District
4. Strander/Curran Comments
5. Desimone/Summit Comments
6. Muckleshoot Indian Tribe Comments
7. KC Noxious Weeds Comments
8. WRIA 9 comments
E. Matrix of Comments and Recommendations
1. SMP Edits
2. TMC 18.44 Edits

BACKGROUND

The City of Tukwila completed a comprehensive update to its Shoreline Master Program in 2009, with additional revisions made in 2011. Washington state law requires jurisdictions to periodically review and update their SMPs every eight years for compliance with changes to the SMA and Department of Ecology guidelines and legislative rules. The current update is due on June 30, 2019.

This update process is being undertaken jointly with the Department of Ecology using the joint review process. By coordinating closely with DOE from the start we will streamline the review timeline and ensure that we are addressing all required topics. In addition to the public hearing on March 28th the City has held a 30 day public comment period that ended on April 12, 2019. The comments that were received during that time are provided as Attachments D1- D8. A matrix that includes a summary of the comments along with a staff or PC recommendation for edited language is provided as Attachment E.

DISCUSSION

The language in the public review drafts represents the mandatory consistency updates, housekeeping changes to streamline the document, and staff's recommended policy changes. The policy changes were discussed at the March hearing and are included in the comment matrix. The additional items in the comment matrix represent the public comment suggested changes and staff's recommended wording and actions. Upon direction from the PC these will be incorporated into the Planning Commission Recommended Draft that will be forwarded to the City Council for final review.

RECOMMENDATION

Review each proposed change and policy alternative in the comment matrix and determine if it should become part of the Planning Commission recommendation to the City Council. Staff will incorporate these changes and forward the document to the City Council for further review.