



CHAIR KAREN SIMMONS; VICE-CHAIR ANDREA REAY; COMMISSIONERS LOUSIE STRANDER, DENNIS MARTINEZ, SHARON MANN, APNEET SIDHU AND ALEXANDRIA TEAGUE

CITY OF TUKWILA  
PLANNING COMMISSION (PC)  
MEETING AGENDA  
VIRTUAL MEETING VIA MICROSOFT TEAMS  
FEBRUARY 24, 2022 - 6:30 PM

**To Participate in the Virtual Meeting at 6:30 pm:**

**By Phone:** Dial [+1 253-292-9750](tel:+12532929750), 779 253 241# Access Code: 779 253 241#

**Online:** To join the meeting online click here [Click here to join the meeting](#)

**FOR TECHNICAL SUPPORT DURING THE MEETING YOU MAY CALL 1-206-433-7155.**

- I. Call to Order
- II. Adopt 1/27/22 Minutes
- III. Overview of GMA, Countywide Planning, and Countywide Planning Policies
- IV. Director's Report
- V. Motion to Adjourn





## CITY OF TUKWILA PLANNING COMMISSION (PC) PUBLIC HEARING MINUTES

**Date:** January 27, 2022  
**Time:** 6:30 PM  
**Location:** Virtual meeting via Microsoft Teams

**Chair Strander** called the meeting to order.

First order of business was election of the 2022 PC Officers.

**Commissioner Simmons** was elected Chair. Commissioner Reay was elected Vice-Chair.

**Commissioner Strander** gave parting comments and turned over the chair role to Commissioner Simmons.

**Commissioner Simmons** proceeded with the meeting. She called for attendance to be taken.

**Present:** Chair Karen Simmons; Vice-Chair Andrea Reay, Commissioners Louise Strander, Sharon Mann, Apneet Sidhu and Alexandria Teague

**Excused  
Absence:** Commissioner Dennis Martinez

**Staff:** Nora Gierloff, Director, Department of Community Development (DCD); Nancy Eklund, Long Range Planning Manager; Max Baker, Development Supervisor; Breyden Jager, Associate Planner; Emily Miner, Assistant City Attorney; Joel Bush, Chief Technology Officer; and Wynetta Bivens, Planning Commission (PC) Secretary

**Adopt  
Minutes:** **Vice-Chair Reay** moved to adopt the 12/9/21 minutes. Commissioner Mann seconded the motion. Commissioners Strander and Simmons were absent and abstained from voting. Commissioner Teague abstained from voting; she was appointed in January 2022. Motion passed.

**Commissioner Teague** was introduced and welcomed to the PC Board.

**Emily Miner**, Assistant City Attorney gave a presentation on PC protocol.

Amendment of the PC By-Laws were continued to a future meeting to address discrepancies.

### DIRECTOR'S REPORT

- Director Gierloff provided an update on upcoming PC agenda items.

**Adjourned:** 7:15 p.m.  
Vice-Chair Reay moved to adjourn. Commissioner Mann seconded the motion.

**Submitted by:** Wynetta Bivens  
Planning Commission Secretary



# OVERVIEW OF COUNTYWIDE PLANNING

FEBRUARY 24, 2022

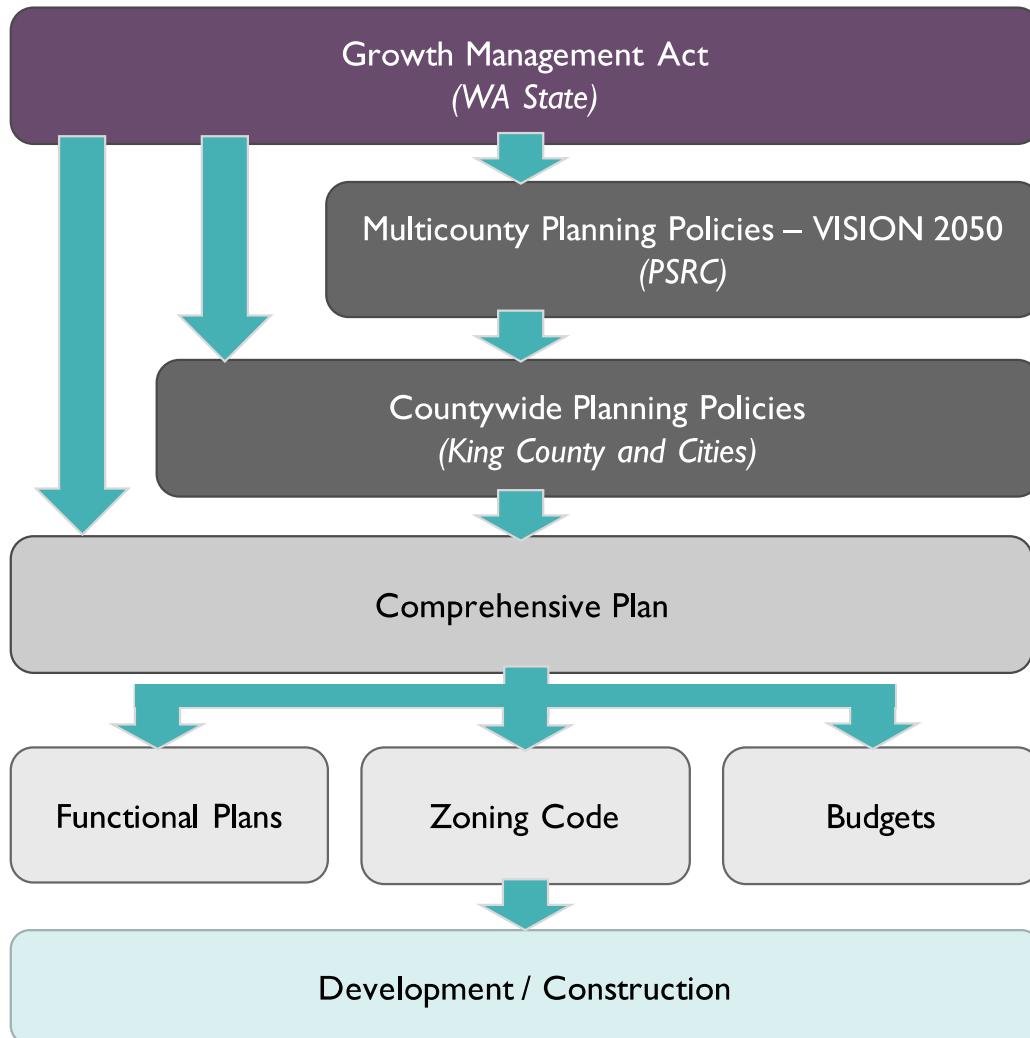
PRESENTATION FOR  
**CITY OF TUKWILA PLANNING COMMISSION**



## TODAY'S PRESENTATION

- What is the countywide planning structure
- Who are the groups and what do they do
- About the 2021 Countywide Planning Policies
- What does this mean for Tukwila

*Questions welcome during presentation*



# IMPLEMENTING GROWTH MANAGEMENT

# WHO ARE THE MAIN GROUPS?

- **Puget Sound Regional Council**

- Four County membership – 82 cities, 4 counties, tribes, districts, others
- Federal Metropolitan Planning Organization
- State Regional Transportation Planning Organization
- Staff for federal Economic Development District
  
- Distribute federal transportation dollars
- Adopt multicounty planning policies & regional growth strategy
- Certify Comprehensive Plans for conformity and consistency with GMA and VISION 2050
- Convener for multiple topic areas



# WHO ARE THE MAIN GROUPS?

- **Growth Management Planning Council**
  - Formed in 1992 to establish Countywide Planning Policies
  - Coordination body formed by Interlocal Agreement
  - Voting members are King County, Seattle, Bellevue, Sound Cities
  - Schools and Special Purpose Districts have non-voting seats
  - Supported by an **Interjurisdictional Staff Team**
- In 2019, GMPC formed an **Affordable Housing Committee**,
  - Committee has its own **Housing Interjurisdictional Team**



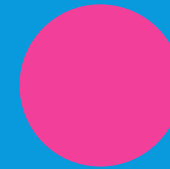
# WHAT WORK DOES GMPC OVERSEE?



Countywide  
Planning Policies



Pop. & Housing  
Growth Targets



Urban Growth  
Area boundary  
changes



KC Growth &  
Industrial Center  
Designations



Coordination on  
other countywide  
topics

# WHO ARE THE MAIN GROUPS?

- **Sound Cities Association**

- Cities in King County other than Seattle

- 38 Cities. One Million Residents. One Voice.

- “To lead King County cities with a population less than 150,000 that act locally and partner regionally to create livable vital communities through advocacy, education, leadership, mutual support and networking. “

- Discuss common problems

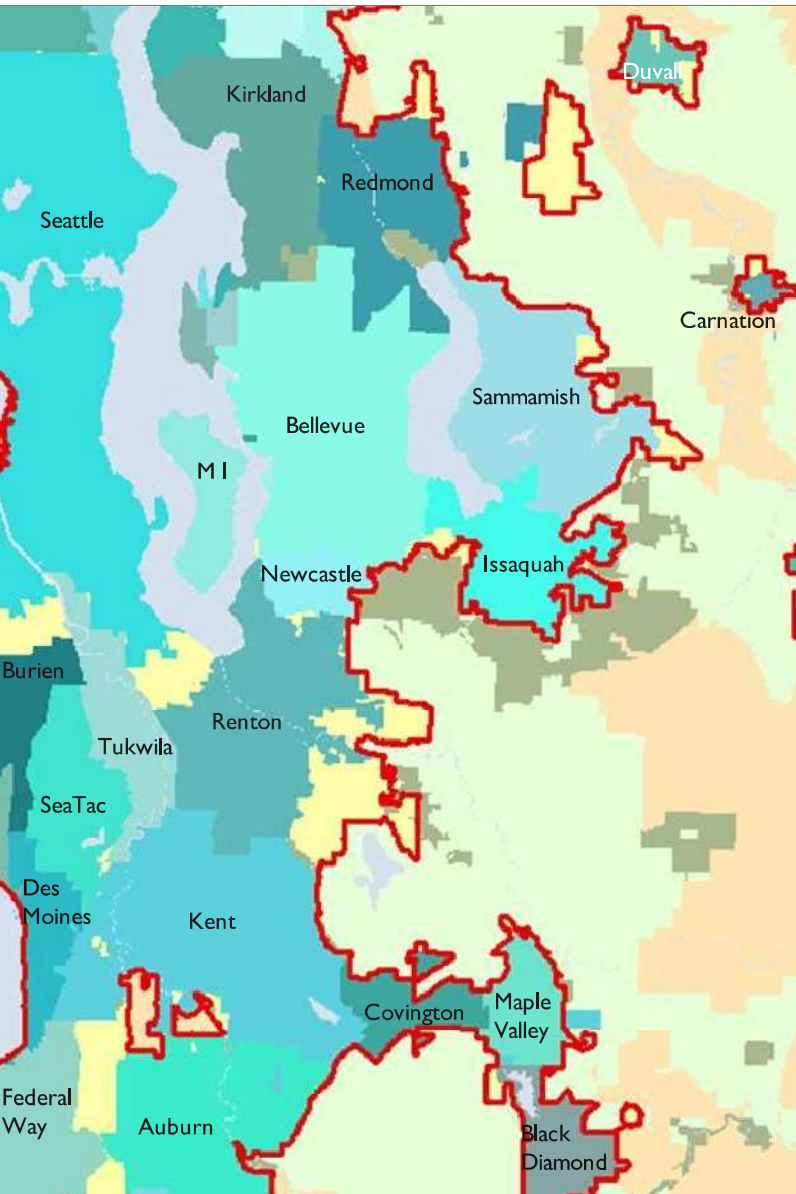
- Obtain greater understanding and coordination

- Increase knowledge

- Assist Association of Washington Cities

- Act as spokesperson in regional affairs and policy

# 2021 COUNTYWIDE PLANNING POLICIES



- Guidance for the comprehensive plans
- Urban growth area boundary and criteria for revising growth boundary
- Housing Unit and Employment Growth targets for each jurisdiction (2019-2044)
- Criteria for defining urban centers and manufacturing/industrial centers
- Policies for issues of a countywide nature
- Six Chapters: Environment, Development Patterns, Transportation, Economy, Public Facilities

# 2021 COUNTYWIDE PLANNING POLICIES

- Updated to align with:
  - PSRC's VISION 2050 and Regional Centers Framework
  - GMA changes
  - King County Affordable Housing Committee Action Plan
  - Update **Urban Growth Capacity Study** (a.k.a. Buildable Lands Report)
- Status
  - GMPC recommended in June 2021
  - King County Council adopted in December 21
  - Ratification deadline April 6, 2022

## High Level List of NEW COUNTYWIDE PLANNING POLICY TOPICS

- Social Equity across all chapters
  - Increasing access to opportunity
  - Mitigating against displacement
  - Equitable engagement
  - Achieving health equity
  - Frontline communities
- Climate change subsection added to Environment Chapter
  - Greenhouse gas reduction goals streamlined and updated
- Revised centers framework, including countywide centers
- New growth targets

## High Level List of NEW COUNTYWIDE PLANNING POLICY TOPICS

- Housing Chapter overhaul
  - Updated countywide need
  - Emphasis on strategies to develop housing affordable to households <80% AMI
  - Updated housing needs analysis guidance
  - Document effects of exclusionary and discriminatory practices and efforts to dismantle
  - Monitoring progress through Affordable Housing Dashboard
- Transportation emphasis on creating an equitable and safe network
- Emphasized connections between climate change and public service delivery

# GROWTH TARGETS: BACKGROUND

Growth targets are:

- Serve as land use assumption in Comprehensive Plans: the amount of housing and jobs each jurisdiction will plan for in 2024 comprehensive plans
- For the urban area only
- For at least a 20-year period (2019-2044)
- Created collaboratively by all cities and King County







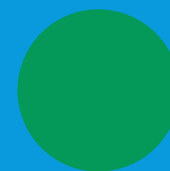
# FUTURE COUNTYWIDE WORK



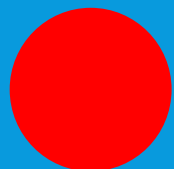
Affordable Housing  
Work



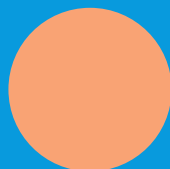
Sammamish Growth  
Targets



Urban Growth  
Area Expansion  
Policies



Climate Change  
Planning



OFM Forecast,  
Target Consistency

# WHAT DOES THIS MEAN FOR TUKWILA?

- Tough question
  - Depends what is *already* in the Plan
  - Process preserves local discretion for *how* to implement provisions
- There is no CPP-Comp Plan consistency review
  - PSRC's Certification focuses on MPPs/GMA and local plans
- And, if specific targets are set countywide, or by the State, there could be a process to determine local shares
  - Climate Change Emissions reductions
  - Affordable Housing and Special Needs Housing

# FOR MORE INFORMATION

GMPC/IJT: Ivan Miller, [ivan.miller@kingcounty.gov](mailto:ivan.miller@kingcounty.gov)

Growth Targets/Urban Growth Capacity: Rebeccah Maskin,  
[maskin@kingcounty.gov](mailto:maskin@kingcounty.gov)

