



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

**CITY OF TUKWILA
PLANNING COMMISSION (PC)
AGENDA
DECEMBER 8, 2022 - 6:30 PM**

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

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

Online: To join this meeting virtually please click on Planning Commission on the 12/8/22 calendar date on the events page located at <https://www.tukwilawa.gov/events/>

**Join in-person at the changed meeting location:
15005 Tukwila International Blvd, Conference Room A, Tukwila, WA. 98188**

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

- I. Call to order
- II. Attendance
- III. Adopt 9/22/22 Minutes
- IV. Adopt 10/27/22 Minutes
- V. General public comments:
 - Are there any general public comments?
 - Were there any written general public comments submitted?
- VI. Comp Plan Update Overview
- VII. Discuss In-Person verses Remote Meetings for 2023
- VIII. PC Bylaws
 - Review revisions
 - Amend or Adopt Revised Bylaws
- IX. Director's report
- X. Adjourn



**CITY OF TUKWILA
PLANNING COMMISSION (PC)
AND
BOARD OF ARCHITECTURAL REVIEW (BAR)
PUBLIC HEARING
MINUTES**

Date: September 22, 2022
Time: 6:30 PM
Location: Virtual Meeting via Microsoft Teams

Chair Simmons called the PC meeting to order.

Protocol: Development Supervisor Max Baker, Department of Community Development (DCD), explained the procedures for the virtual meeting and public hearing.

General Public Comments

There were no general public comments.

The PC Secretary took roll call.

Present: Chair Karen Simmons; Vice Chair Apneet Sidhu; Commissioners Louise Strander, Dennis Martinez, Sharon Mann, Alexandria Teague, and Martin Probst

Staff: Development Supervisor Max Baker, American Institute of Certified Planners (AICP), Associate Planner Isaac Gloor, and PC/BAR Secretary Wynetta Bivens

Presentation

Perri Doll, Commissioner on the Equity and Social Justice Commission (ESJC), gave a presentation to inform the PC of the City of Tukwila ESJC role and ways that the ESJC and the PC can partner. The presentation she gave was a joint collaboration between ESJC and the Community Engagement Manager Niesha Fort-Brooke, who is also the ESJC staff liaison.

Ms. Doll stated that the mission of the ESJC is to advise policymakers; to advocate and promote initiatives that dismantle systemic racial, gender and economic inequities; and to create and strengthen a sense of belonging for all community members. She provided history on the ESJC; noted that the objective of the Commission can be found in the Tukwila Municipal Code 2.29.010; provided the equity definition that is in Resolution 1921; listed the goals of the equity policy; provided recommendations regarding opportunities for the ESJC and the PC to collaborate; noted when the ESJC meets and invited the PC to attend ESJC meetings. Ms. Doll also addressed questions for the PC.

Adopt Minutes: **Commissioner Strander** moved to adopt the August 25, 2022 minutes. Commissioner Mann abstained due to absence; Commissioner Martinez seconded the motion. Motion passed.

Chair Simmons opened the BAR public hearing for:

CASE NUMBER: L22-0048
PURPOSE: Major Design Review for a new 121,156 sq. ft. warehouse.
LOCATION: 5910 S 180th St., Tukwila, WA 98188 (Parcel No. 3523049061)

Chair Simmons swore in persons wishing to speak on the project.

Isaac Gloor, Associate Planner, DCD, asked the Commissioners the Appearance of Fairness Questions. There were no disclosures.

Isaac Gloor gave the staff presentation on the proposed project. He provided an overview of the project description; described existing site and proposed and provided review the design process and criteria. The project meets or exceeds requirements.

Staff's Recommendation

Staff recommended approval of the Design Review application with no conditions.

Staff and the applicant addressed clarifying questions for the BAR.

Brandon Dickens, with IDI Logistics, for the applicant, provided background on their company and said they appreciated working with staff on a building that the City would be proud of. He also addressed clarifying questions for the BAR.

Commissioners Mann, Martinez, and Sidhu expressed their appreciation for a great project.

There were no public comments.

Chair Simmons closed the public hearing.

There were no deliberations.

Motion

Commissioner Sidhu moved to approve project number L22-0048 based on the findings and conclusions contained in the staff report dated 9/12/22. Commissioner Martinez seconded the motion. Motion passed unanimously.

Director's Report

- Commissioner Martinez followed up on the request he made regarding the possibility of a field trip to see projects previously approved by the PC. Staff is working on a field trip.
- Commissioner Mann inquired about in-person PC meetings. Staff said it is a state requirement when there is a public hearing that an in-person meeting venue needs to be open for the public that wish to attend in person. Therefore, hybrid meetings are held when there is a public hearing, some staff are in person and the PC/BAR are virtual. All staff and PC/BAR will meet virtually for non-public hearing meetings unless the PC/BAR request to meet in person. The PC/BAR were informed they could choose to continue meeting virtually but were asked to notify staff if they plan to attend meeting(s) in person.

- Staff explained that the meeting venue is set up differently than pre-covid, everyone attending are sitting at tables. The meetings are currently being held at the Justice Center. Staff reiterated that the PC/BAR have the option to continue joining the hybrid meetings virtually.

Chair Simmons asked for a motion to adjourn. Commissioner Martinez moved to adjourn and Commissioner Mann seconded the motion.

Adjourned: 8:03 pm

Submitted by: Wynetta Bivens
PC Secretary

DRAFT



**CITY OF TUKWILA
PLANNING COMMISSION (PC)
MINUTES**

Date: October 27, 2022
Time: 5:30 PM
Location: Tour sites listed below

Present: Vice-Chair Sidhu, Commissioner Strander, Commissioner Mann, Commissioner Martinez, Commissioner Probst

Excused
Absence: Chair Simmons and Commissioner Teague

Staff: Director Nora Gierloff, American Institute of Certified Planners (AICP), Department of Community Development (DCD); and Development Supervisor Max Baker, AICP, DCD

General Public Comments

No public comments were submitted.

There was not an in-person/virtual meeting. The PC toured development sites, which PC previously reviewed and approved.

Following is the list of sites PC toured, along with associated permit file numbers reviewed as part of design review

- Holiday Inn Express & Suites Seattle South (L15-0027)
90 Andover Park E, Tukwila, WA 98188
- Holden Southcenter (L18-0087)
112 Andover Park E, Tukwila, WA 98188
- Prose (L22-0032)
130 Andover Park E #100, Tukwila, WA 98188
- Hotel Interurban (L14-0055)
223 Andover Park E, Tukwila, WA 98188
- Mariblu Southcenter (L17-0041)
411 Baker Blvd, Tukwila, WA 98188

Submitted By: Wynetta Bivens
PC Secretary



TO: Tukwila Planning Commission
FROM: Nora Gierloff, AICP, DCD Director
BY: Nancy Eklund, AICP
DATE: November 29, 2022
SUBJECT: Tukwila 2024-2044 Comprehensive Plan Update Process - Briefing

ISSUE

This agenda item is to brief the Planning Commission at their December 8, 2022, meeting, on the required Periodic Update of the City’s [Comprehensive Plan](#) and the proposed activities to follow in 2024.

BACKGROUND

As we presented in [June](#), Tukwila is required by the state’s Growth Management Act (GMA) to develop a comprehensive plan (“comp plan”) that anticipates population growth in a coordinated and intentional way, and that is consistent with both regional and statewide plans. The planning process provides the City with the opportunity to consider how and where to distribute growth, accommodate new trends, and coordinate local community efforts to adapt to change over time. In discussing these issues, staff will provide the Commission with general information about the context of the issue, as well as information about any regulatory requirements directing the City to consider certain policies.

The Plan is required to address state, regional and county laws as well as to provide a public participation program that considers input from the breadth of the community. The Planning Commission will be instrumental in shaping the Plan update. Ultimately, the Commission will hold a public hearing on the draft Plan and will provide a recommendation to the City Council regarding its passage. This discussion with the Commission is intended to provide an update on the Plan’s progress to date, and to receive initial input on the planning process.

Plan Development

As of mid-September, the City had increased its staff available to work on the Plan to three individuals with the addition of two senior planners. This brings the staffing levels up to about 1.6 FTEs. In addition, the City received two grants from the Washington Department of Commerce, allowing us to hire consultant assistance. This assistance focuses on two aspects of the Comp Plan amendment process:

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1. **Middle Housing Grant** – This grant support’s the City’s work on three items:
 - An analysis of historic and existing racial equity in the City’s housing and regulatory framework, and to develop associated anti-displacement policies;
 - An analysis of whether the City Council should adopt policies and code language to allow “Middle Housing” on at least 30 percent of the lots (or the area) currently zoned as single family residential; and
 - Outreach to numerous community-based organizations in order to bring historically underrepresented voices into discussions about housing needs and supply. This is provided through funds available to contract directly with these organization to facilitate their involvement.

Deliverables for this project are due June 30, 2023.

2. **Periodic Update Grant** – This grant is intended to support the work needed by local governments to prepare their Plans. As noted in the June memo, there are numerous objectives for the City’s 2024-2044 Plan Update: ensuring consistency with required policy guidance across the Plan’s elements; reflecting local priorities; and improving the utility and accessibility of the Plan for City leadership and staff, business and other local communities, and the public (this effort may include consolidation of some current plan elements, or sections, into others). Deliverables from this grant are due by December 2024.

The Council approved acceptance of the Middle Housing grant and the City has just received four responses for our request for statements of qualifications. We plan to interview the short list of candidates in mid-December, and have those contracts signed by late-January. We have not yet received the contracts for the Periodic Update grant from Commerce and hope to have those grants approved by Council and a consultant identified by the end of February.

Several Plan elements are being or have been addressed by other City Departments (e.g., Transportation, Utilities – Water, Sewer, Stormwater; Parks, Recreation, and Open Space; Economic Development) and staff will ensure consistency and integrate those Plans into the Comprehensive Plan. Because of the grant deadlines, staff will be addressing housing and land use issues early in 2023, and will then continue with additional housing issues, environmental policies (e.g., Climate change), and then ensuring that all remaining elements of the plan have been updated. GMA requires that code amendments for Plan modifications be largely adopted along with the Plan. In addition, the Plan must include implementation strategies for how the City will realize the Plan’s goals. Following completion of the required environmental review and agency review, the final draft of the Plan will be provided to the City Council in mid-2024 for a public hearing and decision.

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Community Outreach

Our community outreach will be more refined once we have our consultant on board since that is a large portion of their scope of work, however we envision reaching out using different means to many community groups:

- City Departments and Boards and Commissions;
- Community Organizations focusing on health, employment, and housing (e.g., culture-based groups such as African Community Housing and Development), seniors, youth (schools), people with disabilities, etc.
- Business and Development groups (e.g., Chamber of Commerce, Master Builders, business development groups from local educational institutions)
- Cultural and Religious groups
- Agency and other representatives: utility providers and districts, Port of Seattle (SeaTac Airport), officials within the City, etc.

As we begin the process of shaping our priorities, we are interested in receiving Commission thoughts on the Plan:

- How well do you feel you know the existing comp plan?
- How do you use the comp plan in your work or considerations as a planning commissioner?
- How would you rate your understanding of the comp plan process and various requirements?
- Would you like additional background on the comp plan update process, requirements or otherwise?
- What areas of the comp plan do you especially feel should be updated or revised, or deserve additional attention?
- How do you feel about your current understanding of the city's zoning and housing distribution?
- What information would help in making informed decisions regarding housing and land use?
- What information would help you in engaging in these topics?
- What elements or topic areas do you want to have more or less involvement?
- Are there specific topics or areas on which more information is needed from staff?
- Are there specific approaches relating to equity planning, inclusionary methods of public outreach, access to affordable housing, new forms of housing or other topics pertinent to ensuring broad public outreach that might help inform the development of the Comprehensive Plan update?
- What should we know about conducting community outreach in Tukwila?
- What kinds of activities regarding outreach would you like to see to ensure equitable involvement in the community engagement in the comp plan process?

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- What is the appropriate level of interactions on elements of the comp plan? Would you like periodic updates that consolidate multiple elements into individual presentations or updates in another format?
- What questions do you have on the overall process, general items or what you see as the planning commission's role?

We look forward to receiving your input.



STAFF REPORT TO THE PLANNING COMMISSION Prepared November 28, 2022

REQUEST: Consider amendments to the Tukwila Planning Commission Rules of Procedure (Bylaws) to bring them into alignment with two recent events pertaining to new training requirements for Tukwila Boards and Commissions and revisions to Tukwila City Council Rules and Procedures to reflect the feasibility of conducting remote meetings. Additional changes are also recommended to clarify the Commission’s role and relationships, protocols, and actions.

Amendment Process: Per Article IX of the current adopted Bylaws, amendment of the Rules of Procedure requires a two thirds vote of the members present at any meeting, provided notice of such proposed changes has been transmitted to the Commission not less than five (5) days prior to the meeting.

STAFF: Nora Gierloff, AICP, DCD Director
Nancy Eklund, AICP, Long Range Planning Manager

- ATTACHMENTS:**
- A. Proposed Draft Amendments to the Rules of Procedure – marked up copy
 - B. Proposed Draft Amendments to the Rules of Procedure – clean copy
 - C. Rules of Procedure for Planning Commission and Board of Architectural Review, last updated 2017 (Original)

BACKGROUND

Effective in 2022, the City added an additional training requirement for all advisory body members: Equity Policy Training. This training requirement aligns with other requirements for training (Open Public Meetings Act, Public Records Act, and Ethics) in that it is required within 90 days of appointment and within 90 days of reappointment or every four years, whichever comes first. Equity Policy training was provided to all Boards, Commissions, and Committees in 2021, therefore only new appointees or those reappointed need to complete the training for 2022 and going forward.

In reviewing the Planning Commission’s Bylaws to include this update, staff identified several other areas where the language could be improved to be more accurate about the Commission’s role, more streamlined by not including extraneous examples of process and procedures or made clearer by including explanatory descriptions or definitions.

Explanations for substantive proposed amendments are listed in the comment bubbles to the right of the revisions in the draft version of the bylaws (Attachment A). Attachment B provides a clean version of the proposed amendments, and Attachment C provides the existing 2017 Bylaws.

In addition, Planning staff is suggesting that the Commission set a policy for itself around remote versus in-person attendance at meetings. The Tukwila City Council amended its Rules and Procedures (Resolution 2022) in response to the 2022 Washington State Legislature's adoption of House Bill 1329, which allowed members of a governing body to participate remotely in a meeting during non-emergency periods. The Council decided to return to in-person meetings and set an attendance expectation for members. Staff has developed language in the Bylaws (Article V C. Remote Meetings 2.) based on the Council approach for the Commission to review and modify if they choose to return to in-person meetings. The City will continue to provide remote access to the meetings for viewing and participating by the public, applicants, staff and the Commission.

REQUESTED ACTION

Amend the recommended Rules of Procedure (Bylaws) by a two thirds vote of the Commission members present.

**RULES OF PROCEDURE
FOR THE
TUKWILA PLANNING COMMISSION
AND
BOARD OF ARCHITECTURAL
REVIEW**

Adopted April 17, 1958
Amended November 29, 1973
Amended February 28, 1974
Amended July 29, 1982
Amended February 26, 1998
Amended March 23, 2006
Amended January 15, 2009
Amended August 25, 2011
Amended October 2017
Adopted February ., 2022

Commented [NE1]: This will be updated once the Bylaws have been approved

Attachment A

RULES OF PROCEDURE FOR THE TUKWILA PLANNING COMMISSION AND BOARD OF ARCHITECTURAL REVIEW

ARTICLE I – PURPOSE AND GOALS/OBJECTIVES

Pursuant to the authority conferred by RCW 35A.63 and per Tukwila Municipal Code (TMC) 2.36.010 the Planning Commission (“Commission”) is hereby established to serve in an advisory capacity to the Mayor and City Council for the City of Tukwila.

Commented [NE2]: Changed to Objectives - the Council establishes the PC goals, not the PC. They implement.

The purpose of the Tukwila Planning Commission is to perform the function of a Municipal Planning Commission as set forth in Chapter 35.63 of the Revised Code of Washington (“RCW”) and Chapter 2.36 of the ~~Tukwila Municipal Code (“TMC”)~~ on matters relating to land use, comprehensive planning and zoning. ~~Members of the Planning Commission also serve as the~~ ~~The purpose of the~~ Tukwila Board of Architectural Review, whose purpose is to review land development and building design per the TMC Chapter 18.60. ~~(This dual function shall continue to be referenced herein as the “Commission”, unless otherwise specified).~~

Commented [NE3]: This language is intended to clarify that the Planning Commission serves as two separate Boards: the Planning Commission and the Board of Architectural Review, addressed by separate sections of the municipal code.

The objectives of the ~~Planning~~ Commission are as follows:

1. ~~To influence in a positive manner the major planning efforts and projects that will affect the city.~~
2. ~~To advocate consistency and integration among plans which provide a future image and direction for the city as well as the means for meeting more immediate needs.~~
3. ~~To ensure that effective citizen participation, including opportunities for timely public involvement, are part of the City’s planning processes.~~
4. ~~To represent a whole-city view-point when evaluating proposed plans, projects and issues.~~
5. ~~To make recommendations which recognize the city’s needs and government’s constraints as well as identified citizen viewpoints.~~
6. ~~To fairly judge the merits of quasi-judicial applications, such as a design review, or subdivision preliminary plat or phasing plan with an associated design review applications shoreline conditional use permits.~~

Commented [NE4]: This simplifies this item - it is not necessary to list an example task.

The ~~goal-objective~~ of the Board of Architectural Review (“BAR”) is to provide review by public officials of land development and building design in order to promote the public health, safety and welfare. ~~Specifically, the Board of Architectural Review (“BAR”) shall only approve well-designed developments that are creative and harmonious with the natural and manmade environments.~~ Individual project approvals shall be based on an evaluation of the project design against the applicable design guidelines, ~~Zoning Code~~ TMC requirements and other development standards.

Commented [NE5]: This term should be consistent with the one highlighted above: either they are both goals or they are both objectives

Commented [NE6]: This comment is misplaced - the expectations of the review performed by the BAR are spelled out in the applicable code sections and do not belong here.

Commented [NE7]: File footer to be removed

ARTICLE II – MEMBERSHIP

Per TMC 2.36.020, the Planning Commission shall be composed of seven members and shall include six community members/residents representing a cross section of the community from different trades, occupations, activities, and geographical areas and one member representing a business operating in the City. (A list of current members, terms, and past Commission Chairs is shown in Exhibit A.)

Commented [NE8]: This clarifies that the majority of the Tukwila PC is composed of Tukwila residents, vs. people who may have businesses in town but do not live in Tukwila.

Per TMC 18.60.020, the Board of Architectural Review shall consist of the members of the Planning Commission.

Commented [NE9]: This will be updated every year without requiring an update of the Bylaws

A. Length of Appointment

The term of membership for the members of the Tukwila Planning Commission shall be four years.

B. Resignation

If a Commission member is unable to complete their term of service a letter of resignation should be sent to the Mayor indicating the effective date of the resignation.

C. Removal

Commission members may be removed from the position if absent without being excused for three consecutive meetings or six regular meetings in a calendar year.

D. Compensation

Members receive no monetary compensation for serving on the Commission.

Commented [EFM10]: Recommend removing underscore.

ARTICLE III - DUTIES OF THE COMMISSION, OFFICERS, COMMISSIONERS, AND SUPPORT STAFF

A. Duties of Commission

The Commission shall undertake the duties and responsibilities defined in TMC ~~2.32.010~~ 2.36.010 and in TMC 18.60, when sitting as the Board of Architectural Review.

B. Officers

Officers shall be a Chair and a Vice-Chair; both appointed members of the Commission and shall be approved pursuant to Article IV. In the absence of both the Chair and the Vice-Chair, members shall elect a Chair pro tem. The officers of the Commission shall also sit as officers of the Board of Architectural Review.

Commented [NE11]: Clarification of how the Commission officers are selected and that they also serve as officers of the BAR

C. Duties of the Officers

Chair

The Chair shall preside at all meetings and adhere to the duties of the presiding officer prescribed in *Robert's Rules of Order Newly Revised*. When necessary, the Chair shall call for special meetings. The Chair shall be a full voting member of the Commission.

The Chair may delegate duties to other Commissioners with the consent of the Commission. The Chair shall speak on behalf of the Commission before City Council, the public and City staff.

The Chair will serve as a member on the City's Board of Ethics (per TMC 2.97.040 and .050). In the event the Chair is unable or unwilling to serve on the Board of Ethics, the Commission shall select a member to serve on the Board.

The responsibilities of the Chair include:

- Presiding at all meetings of the Commission **Providing group direction and options for setting goals;**
- Coordinating with staff to set meeting agendas;
- Coordinating meeting preparation with City staff; and
- Representing the Commission in the community.

Commented [NE12]: Commission goals are set by the Council; this change clarifies the function of the Chair.

The term of office shall be one year.

Vice-Chair

The Vice-Chair shall perform the duties of the Chair in absence of the Chair. The Vice-Chair may also speak on behalf of the Commission before City Council, the public and City staff when the Chair is not available to speak.

The term of office shall be one year. **The Vice-Chair will automatically be promoted to the Chair the following year.**

Commented [NE13]: Clarifies that sequence of leadership is automatic.

D. Duties of Commissioners

It is the responsibility of all Commission members to:

- Arrange adequate time to carry out responsibility as a Commission member;
- Come to meetings prepared: ~~R~~Read all reports, proposals and documents distributed prior to meetings;
- Listen to other Commission members and communicate with respect and courtesy; and
- Participate in group discussion and decision making.

1. Ethics Training

Every Commission member must complete Ethics Training and sign an Ethics Training Certification Form within 90 days of appointment and must complete the training within 90 days of reappointment or every four years, whichever comes first.

2. Open Public Meetings Act Training

Pursuant to RCW 42.30.205, every Commission member must complete training on the Open Public Meetings Act and sign an OPMA Training Certification Form within 90 days of appointment and must complete the training within 90 days of reappointment or every four years, whichever comes first.

3. Public Records Training

Every Commission member must complete training on the Public Records Act and sign a Public Records Training Certification Form within 90 days of appointment and must complete the training within 90 days of reappointment or every four years, whichever comes first.

4. Conflict of Interest

Washington's ethics laws prohibit public officials from gaining financially as a result of his or her position. Public officials must declare any conflicts of interest at a public meeting. A conflict exists if a recommendation potentially could affect the finances of the group member or the finances of a family member. If a conflict exists, the member must declare this fact at a meeting where the issue is being discussed and refrain from discussing or voting on the recommendation.

Every Commission member must sign a Conflict of Interest Disclosure Form within 90 days of appointment and must sign a new Disclosure Form within 90 days of reappointment or every four years, whichever comes first.

5. Equity Policy Training

Equity Policy Training In 2017, the Tukwila City Council adopted the Equity Policy, Resolution No. 1921. The Tukwila City Council identified the need for an equity policy to continue the City of Tukwila's commitment to being an inclusive community that provides equal access to all City services.

The purpose of this policy is to provide guidance to City elected officials, staff, boards and commissions, partners, residents, businesses, and guests on how the City of Tukwila will actively promote equitable access to opportunities and services. The City requires every member of an advisory body to complete training on the Equity Policy, Resolution 1921 within 90 days of appointment and within 90 days of reappointment or every four years, whichever comes first.

Commented [NE14]: New Equity Training required by City Administrator.

E. Duties of Support Staff

One or more City staff are assigned to support the Commission. The Director of the Tukwila Community Development Department or his/her designee will serve as the Secretary to the Commission. The primary role of the Secretary is to represent the City and facilitate communication between the Commission, City Administration, the City Council and other City departments. Responsibilities of the Secretary and support staff include:

- Ensuring compliance with applicable laws, such as the Open Public Meetings Act (OPMA) and the Public Records Act (PRA) including legal noticing requirements;
- Maintaining a current roster of all members;
- Taking roll at regular, special and public hearing meetings;
- Compiling agendas and agenda packets, recording, transcribing, and maintaining minutes and records, forwarding recommendations and/or implementing actions;

- Providing professional guidance, issue analysis and recommendations;
- Assisting with research, report preparation and correspondence.

ARTICLE IV – DESIGNATION OF OFFICERS

The Commission shall make a motion to designate a Chair and a Vice Chair to serve for one year, as described in Article III. Designations are based on longevity of service on the Commission and will rotate through all of the members (unless the member declines to assume the role) before a member serves an additional term. Generally, officers Officers shall be annually advanced designated and take office annually at the first regular public meeting of the Commission in January each year. The first item of new business shall be the designation of the officers and they will assume their duties at that time.

Commented [NE15]: Clarifying language added.

The Vice-Chair from the previous year will be designated as Chair and the next member in line in line of seniority will be designated as the Vice-Chair.

Should the Chair be vacated prior to the completion of the Term, the Vice-Chair will assume the duties and responsibilities of the Chair for the remainder of the Term. The next member in line of seniority will then be designated as the new Vice-Chair to serve out the remainder of the Term.

Should the Vice-Chair be vacated prior to the completion of the Term, the Chair will designate the next member in line of seniority as the new Vice-Chair to serve out the remainder of the Term.

ARTICLE V – MEETINGS

Section 1: Meetings

All Commission meetings shall comply with the requirements of the Open Public Meetings Act RCW 42.30. All meetings shall be noticed and open to the public. Should it be necessary to cancel a noticed meeting, that cancellation shall be completed 24 hours prior to the meeting and shall be carried out consistent with requirements for providing notice for the meeting, as practical. For meetings cancelled with less than 24 hours’ notice, staff shall be present at the advertised meeting site to notify any members of the public showing up.

Commented [NE16]: Clarifies procedures in the event of a cancellation.

The Planning Commission may hear/hold both legislative and quasi-judicial actions/hearings, as well as hold work sessions. The Commission may devote part or all of a meeting to an informational work session during which no comments from the public will be permitted, unless the Chairperson or a majority, on a case-by-case basis, decides otherwise. All Board of Architectural Review hearings are quasi-judicial in nature. However, All meetings shall be open to the public and duly noticed per the applicable regulations in the Tukwila Municipal Code/TMC.

Commented [NE17]: Adding Work Sessions as a type of meeting

Commented [NE18]: Moved below

The purpose of legislative public hearings is to obtain public input on matters of policy. They do not involve the legal rights of specific, private parties in a contested setting but rather affect a

wider range of citizens or perhaps the entire City. Legislative decisions by the Planning Commission are recommendations that are forwarded to the City Council for final decision. If challenged, the decision reached at a legislative public hearing is only reviewed to determine if it is constitutional or violates state law.

Commented [NE19]: Clarification of what happens to Legislative decisions.

All Board of Architectural Review hearings are quasi-judicial in nature. Quasi-judicial public hearings determine the legal rights, duties or privileges of specific parties, decided in a contested case proceeding by non-judicial decision-makers such as planning commissions, city councils and hearing examiners. The decisions made as a result of such hearings must be based on and supported by the record developed at the hearing. Therefore, these types of hearings are subject to stricter procedural requirements than legislative hearings.

This paragraph was reordered from the original sequence to conform to the sequence of PC meeting types listed above (legislative, quasi-judicial, then work sessions).

The last sentence is not applicable and was deleted.

Work session are staff-led meetings that are intended to provide Commissioners with a better understanding of general or specific planning issues that may come before them for decision, or that support understanding the context of planning issues. Commissioner training may also be included in work sessions.

Commented [NE20]: Unnecessary specifics removed.

All meetings of the Planning Commission shall be governed by these by-laws. Where the by-laws do not state otherwise, the parliamentary rules and procedures contained in the current edition of *Roberts Rules of Order* shall apply.

Commented [NE21]: New paragraph to describe these meetings

A. ~~A.~~ **Schedule**

The Commission shall hold regular meetings according to the following schedule:

- The fourth Thursday of each month January through October and the second Thursday in November and December. The meetings shall begin at 6:30 p.m. ~~unless modified~~. Should a regular meeting day be a legal holiday, the scheduled meeting shall be postponed to the succeeding Thursday, unless a majority of the Commission votes to select another day or to cancel the meeting.
- Any Commission meeting may be canceled by a majority vote or consensus of the Commission. The Chair or Vice-Chair may instruct the Secretary to cancel a meeting for lack of agenda items or lack of a quorum.

B. **Special Meetings**

- Special meetings may be held by the Commission subject to notice requirements prescribed by State law; this may include holding a regularly scheduled meeting at a different time. Special meetings may be called by the Chair in conjunction with the Secretary, the City Council, or the Mayor, or by the written request of any three (3) Commissioners by written notice emailed or delivered to each member of the Commission at least 24 hours before the time specified for the proposed meeting.
- Special meeting called shall state the subject(s) to be considered and no subject other than those specified in the notice shall be considered. No special meetings shall be scheduled between November 15th and the end of the year. The agenda for a special meeting need not conform to the Order of Business in Section C of this Article.

Commented [NE22]: Clarification that meetings start at 6:30; if the Commission wants to change a meeting time for any reason, it becomes a special meeting (unless the bylaws are amended)

C. Remote Meetings

1. In the event of an emergency as declared by the City, State, and/or Federal government, the Commission may arrange for electronic participation at a Commission or BAR meeting or Public Hearing.
 - a. During a fully-remote meeting, Commissioners may attend by phone or other electronic means that allow all participants to hear one another.
 - b. Fully-remote meetings are open to the public and arrangements must be conducted such that the public can hear the meeting while it is occurring, subject to the requirements of RCW 42.30.

2. In times of non-emergency, the Commission recognizes the value of in-person attendance at meetings. However, remote attendance by a Commission member not physically able to be present, whether for all or part of a meeting, is allowed subject to the following provisions:
 - a. A Commission member may attend remotely a maximum of three Commission or BAR meetings or Public Hearings per calendar year; provided the Commission may, by majority vote, allow a Commissioner to attend additional meetings remotely in excess of three per year due to medical or other factors beyond the individual's control.
 - b. A Commissioner planning to attend a meeting remotely should notify the Secretary to the Commission no later than noon the day of the meeting.
 - c. A Commissioner attending remotely will be marked present, counted toward a quorum, and can vote just as if physically present.
 - d. If a Commissioner's virtual connection should become lost during the meeting, the meeting should continue unless quorum is no longer met. A Commissioner's loss of a virtual connection will not be counted toward the maximum limit described in Section 2.a.
 - e. Commissioners are expected to follow current pandemic quarantine procedures as recommended by Public Health – Seattle & King County. Remote attendance for this purpose will not be counted toward the maximum limit described in Section 2.a.

Commented [NE23]: Added in response to the Council's adoption of similar amendments to Resolution No. 2022 regarding Council Rules of Procedure. This amendment was recommended in response to the 2022 Washington state legislature's adoption of House Bill 1329, which allows members of a governing body to participate remotely in a meeting during a non-emergent period.

DC. Order of Business

The order of business for each regular meeting of the Commission shall be as follows:

1. Call to Order
2. Roll Call
3. ~~Amendment of Agenda if Necessary~~ Approval of Agenda
4. Approval of Minutes
5. Public Comment
6. Unfinished Business
7. New Business
8. Reports of Commissioners and Staff/Announcements
9. Adjournment

Commented [NG24]: This language is only relevant if the Commission chooses to return to in-person meetings.

E. Public Comment

The Commission shall provide the public the opportunity to comment. Comments (oral or written) relating to items to be presented in a public hearing should be provided during the public hearing or they will not be part of the public record, however comments on any other topic may be accepted. Such comments shall be written and, if provided to the Secretary of the Planning Commission prior to 5:00 p.m. the day before the Commission meeting, will be forwarded to Commissioners for their information and review at the meeting.

If such comment is received less than 24 hours prior to the Planning Commission meeting, staff will hold the comment and forward it to the Commission for review at a following meeting. No oral comment will be accepted, outside of a formal public hearing, unless permitted by the Commission, as described in Article VI, section D. Comment received will be kept with staff files pertinent to the meeting and will not become part of the formal meeting record.

DE. Notices

The Secretary shall notify the public ~~shall be notified~~ of the preliminary agenda for the forthcoming Commission meeting by posting a copy of the agenda in the City’s Digital Records Center. In the event of a public hearing, the notice of hearing will be published in the legal section of the newspaper in compliance with RCW 35A.12.160 and TMC 18.104, TMC 108, and TMC 18.112.

ARTICLE VI - RULES OF MEETINGS

A. Absences

Absence from more than three (3) consecutive Commission meetings may be cause for removal. Members shall communicate with the Secretary with requests for an excused absence in the event they will miss three (3) or more consecutive meetings. Emergency requests may be considered. The Chair may approve the absence.

B. Quorum

At all Commission meetings, the presence of the majority of the currently seated members constitutes a quorum. A quorum is required for the Commission to take any action.

C. Rules of Procedure

The current edition of *Robert’s Rules of Order Newly Revised* shall provide the basis for meeting structure and official decisions shall be made by motion and vote of the Commission.

D. Meeting Decorum

To provide a fair and efficient forum for the conduct of business at Planning Commission meetings, the following rules of decorum shall be observed:

- a) No person shall address the Commission without first obtaining recognition from the Chair.

- b) The Commission may allow comments from members of the public attending work sessions by permission of the Chair or majority vote.
- c) If there are a large number of people who wish to speak at a meeting the Chair may limit each speaker to a specific number of minutes of speaking time. If a speaker is representing an organization, the Chair may grant that speaker additional speaking time.
- d) If audience dialogue becomes disruptive, the Chair may recess the meeting or request that the meeting be adjourned.
- e) Once a member of the public has spoken in regard to a specific matter before the Commission, he or she ~~shall~~ may not be recognized to speak again until all persons wishing to speak have first been given the opportunity to do so.
- f) To aid in the creation of accurate meeting minutes all public speakers should identify themselves each time they address the Commission.
- g) Commission meetings will ~~generally~~ begin at 6:30 PM or as indicated on the public notice. They will continue until the agenda items have been completed or until 9:30 PM whichever comes first. Continuation of a meeting past 9:30 PM requires approval of a motion to extend by a majority vote. If no motion is approved, the Chair will continue the meeting to a date certain.

E. ~~E.~~ Conflict of Interest and Appearance of Fairness for Quasi-Judicial Actions

The appearance of fairness doctrine is a rule of law that requires government decision-makers to conduct quasi-judicial hearings and make quasi-judicial decisions in a way that is both fair in appearance and in fact. Any member of the Commission who, in his or her opinion, has an interest in any matter before the Commission that would prejudice his or her actions shall so publicly indicate and shall step down, leave the hearing room and refrain from voting and any manner of participation with respect to the matter in question so as to avoid any possible conflict of interest or violation of the appearance of fairness.

If a member of the Commission or his/her immediate family has a tangential interest in the matter at hand but does not think that this would prejudice his/her opinion the member should publicly disclose this interest on the record prior to the start of the hearing and allow persons to challenge his/her participation in the hearing. If so challenged, the member shall step down, leave the hearing room and refrain from voting and any manner of participation with respect to the matter in question. If not challenged, the member may participate.

If a ~~member of the~~ Commissioner has had ex-parte communication (communication outside of the hearing) with either proponents or opponents of the project, the ~~member~~ Commissioner shall place the substance of the written or oral communication on the record, make a public announcement of the content of the communication, and allow persons to challenge his or her participation in the hearing. If so challenged, the member shall step down, leave the hearing room and refrain from voting and any manner of participation with respect to the matter in question.

F. ~~F.~~ Quasi-Judicial Hearing Procedures

All quasi-judicial hearings held by the Commission shall be recorded and use the following procedures:

~~Chair – call the meeting to order~~

~~Secretary – take attendance~~

~~Commission – review, amend and adopt the minutes of previous meetings~~

~~Chair~~ - swear in all those who wish to offer testimony at the hearing including staff members.

Commented [NE25]: These are regular meeting activities and are not part of the Hearing.

~~Chair~~ - open the public hearing, state the purpose of the hearing and the action the Commission may take.

~~Staff~~ - ask each of the ~~Planning Commission/BAR Members~~ Commissioners the following questions regarding any appearance of fairness issues:

- *Do you or your family have any interest in the subject property?*
- *Do you stand to gain or lose by your decision on this matter?*
- *Have you had any ex-parte communications about this application? If so, please disclose the substance of these communications and whether you think it will impair your ability to impartially decide on the merits of the application.*

If any Commissioner answers yes to one or more of the prior questions, ask:

- *Does anyone here object to Commissioner _____ hearing this matter?*

If any Commissioners disclose appearance of fairness issues, ~~then the Planning Commission shall~~ allow the applicant or other audience members to challenge ~~their the Commissioner's~~ participation in the hearing. If so challenged, the Commissioner must step down from the case and leave the room unless this would cause the loss of a quorum per RCW 42.36.090. If the applicant does not object to the Commissioner hearing the case, please have them state that for the record.

~~Staff~~ – present the staff report and take questions from the ~~Planning~~ Commission

~~Applicant~~ – optional presentation and take questions from the ~~Planning~~ Commission

~~Public~~ – comments ~~and questions~~ are to be directed to the ~~Planning~~ Commission. ~~This is public comment only; no questions or dialogue with staff, Commissioners, other commenters, or the applicant should occur during the public comment phase of the hearing.~~

Commented [EFM26]: This is public comment only, no questions or dialogue with staff, commissioners, other commenters, or the applicant should occur during the public comment phase of the hearing.

Rebuttal testimony and responses by staff, applicant and the public

~~Chair~~ - close the public hearing

Commission - Deliberations – see Section H.

Commission – Voting

~~Commission deliberates~~

Any member may make a motion on the application

Any member may second the motion

Discussion

Vote

~~Next Item if applicable~~

~~Director's Report~~

~~Chair adjourn the meeting~~

G. Legislative Hearing Procedures

All legislative hearings held by the Commission shall use the following procedures:

~~Chair call the meeting to order~~

~~Secretary take attendance~~

~~Commission review, amend and adopt the minutes of previous meetings~~

Chair - open the public hearing, state the purpose of the hearing and the action the Commission may take

Staff – present the staff report and take questions from the Commission

Public – comments ~~and questions~~ are to be directed to the Commission. This is public comment only; no questions or dialogue with staff, Commissioners, other commenters, or the applicant should occur during the public comment phase of the hearing.

Rebuttal testimony and responses by staff and the public

Chair - close the public hearing

Deliberations – see Section H.

Commission - Deliberations – see Section H.

Commission – Voting

Any member may make a motion on the application

Any member may second the motion

Discussion

Vote

~~G. – XH. Commission deliberates~~

Planning Commission Deliberation

Commented [EFM27]: There should be a motion on the floor before deliberation happens.

Commented [EFM28]: There should be a motion on the floor before deliberation happens.

After all speakers at a public hearing have been heard, the Planning Commission shall close the public comment portion of the hearing, consider all the information, and deliberate on the matter. This deliberation shall include:

- a) The information submitted;
- b) The written comments received;
- c) Any presentation and discussion made at the hearing; and
- d) The staff report.

Any member may make a motion on the application

Any member may second the motion

Discussion

Vote

Next Item if applicable

Director's Report

Chair – adjourn the meeting

Commented [NE29]: Clarification of what the PC should consider during deliberations.

H. Voting

Voting on all matters except amendments to these by-laws shall be by simple majority.

- a) The Chair shall have one vote and shall enjoy the same opportunity to vote as afforded to all other Commission members.
- b) On matters considered of extreme importance, the Chair may call for roll call vote.
- c) No matter may be voted upon unless:
 - 1) The matter has been discussed at a previous meeting of the Commission, or
 - 2) The matter has been placed on the agenda prior to the meeting by any member of the Commission or by the Secretary, or
 - 3) A new legislative item, not on the agenda, and considered by a 2/3 vote of the Commission to constitute an emergency and thus warrant immediate decision, may be approved by a 2/3 vote, or
 - 4) A new procedural item, not on the agenda, may be approved by a simple majority vote.
- d) All Commissioners ~~members~~ shall have one and only one vote on any particular matter of business.
- e) There shall be no voting by proxy.
- f) ~~Any by-law rule may be waived by a simple majority vote of the Commission.~~

Commented [NE30]: Streamlined to represent current practice.

J. Planning Commission Recommendations

After discussion and deliberation, the Commission shall make a recommendation to the City Council by a motion and approval of a majority of those members present. If there are any additional considerations or issues that the Commission would like conveyed to Council, they shall identify those and direct staff to include that information in the staff report to Council.

Commented [NE31]: Clarification of PC's process for recommendations, and opportunity to provide staff with direction on any additional considerations or issues they wish to have conveyed to the Council.

-K. Adjournment/Recess/Continuations

Meetings shall be adjourned by ~~a majority vote of the Planning Commission or by the chair when it appears that there is no further business.~~

The Planning Commission may, by majority vote or consensus, recess for a short break. The proposal to recess may set a time limit or can be until the Chair calls the meeting back to order.

Continuations of meetings shall be to a definite time and place by the majority vote of present Commission members. The Planning Commission may continue a public hearing to a future date for the purpose of accepting new written or oral testimony. A continued public hearing to a date certain does not require new public notice. A closed public hearing cannot be re-opened without issuance of a new public notice.

ARTICLE VII CODE OF ETHICS

Members of the Commission shall fully comply with RCW 42.23 Code of Ethics for Municipal Officers and with TMC 2.95 Code of Ethics for Employees and Appointed Officials.

ARTICLE VIII – COMMITTEES

From time-to-time, the Chair may appoint sub-committees of the Commission membership, or a Committee-of-the-Whole thereof, for purposes of furthering the conduct of Commission business. Such committees may be directed to draft or review legislative proposals, to initiate code-amendments or special studies, or to undertake research and analysis of topical matters referred to the Commission by action of the City Council.

ARTICLE IX – AMENDMENTS

These Rules of Procedure may be amended by two thirds vote of the members present at any regular or special meeting, provided notice of such proposed changes shall be transmitted by the Secretary to each member in good standing not less than five (5) days nor more than fifteen (15) days prior to such meeting.

|

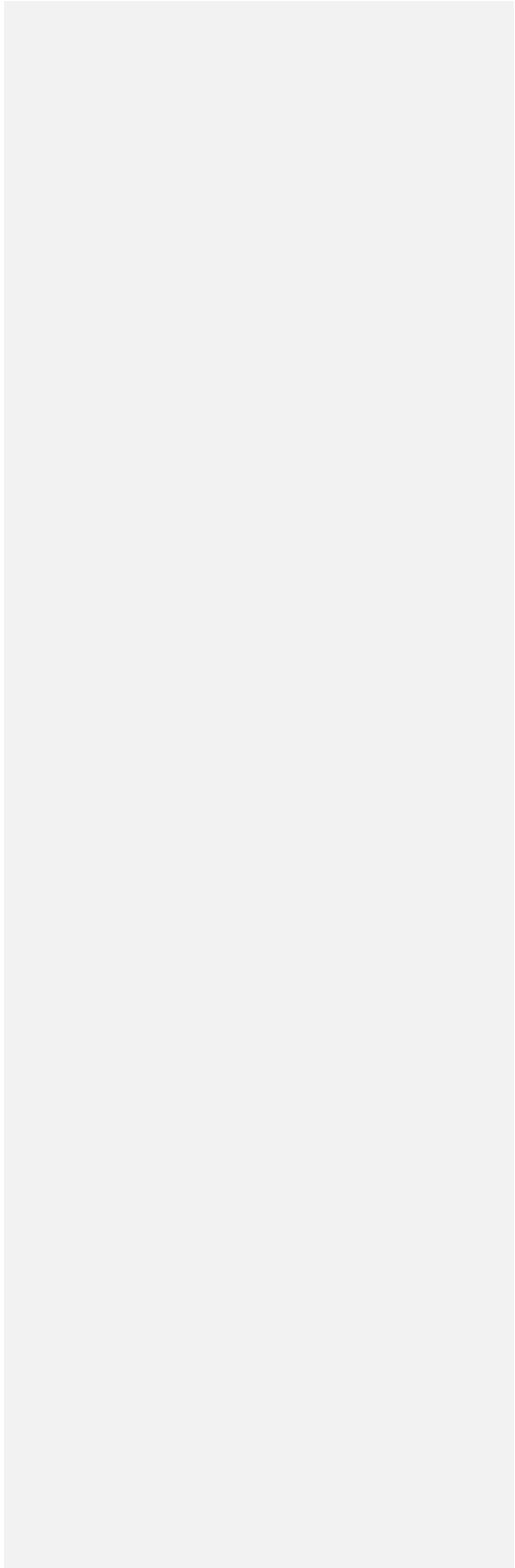


Exhibit A

2022+ ROSTER OF PLANNING COMMISSIONERS

<u>Position</u>	<u>Member</u>	<u>Term (4 years)</u>	
		<u>Appointed</u>	<u>Term Expiration</u>
<u>Position #1 (Resident)</u>	<u>LOUISE STRANDER</u>	<u>03/15/2010</u>	<u>12/31/2022</u>
<u>Position #2 (Resident)</u>	<u>KAREN SIMMONS, Chair</u>	<u>01/07/2019</u>	<u>12/31/2022</u>
<u>Position #3 (Business)</u>	<u>MARTIN PROBST</u>	<u>06/27/2022</u>	<u>12/31/2023</u>
<u>Position #4 (Resident)</u>	<u>DENNIS MARTINEZ</u>	<u>3/21/2016</u>	<u>12/31/2023</u>
<u>Position #5 (Resident)</u>	<u>ALEXANDRIA TEAGUE</u>	<u>01/4/22</u>	<u>12/31/2022</u>
<u>Position #6 (Resident)</u>	<u>APNEET SIDHU, Vice Chair</u>	<u>05/17/21</u>	<u>12/31/2023</u>
<u>Position #7 (Resident)</u>	<u>SHARON MANN</u>	<u>08/20/2012</u>	<u>12/31/2023</u>

~~*Louise Strander, Chair*~~
~~*Karen Simmons, Vice Chair*~~

~~*Andrea Reay*~~
~~*Dennis Martinez*~~
~~*Alexandria Teague*~~
~~*Apneet Sidhu*~~
~~*Sharon Mann*~~

~~*Wynetta Bivens, Secretary, Wynetta Bivens*~~

Past Chairs

2021 Commissioner Louise Strander
 2020 Former Commissioner Heidi Watters
 2019 Commissioner Dennis Martinez
 2018 Former Commissioner Nhan Nguyen
 2017 Former Commissioner Miguel Maestes
 2016 Commissioner Sharon Mann
 2015 Former Commissioner Mike Hansen
 2014 Commissioner Louise Strander
 2013 Former Commissioner Thomas McLeod
 2012 Former Commissioner Brooke Alford
 2011 Former Commissioner Margaret Bratcher/Commissioner Alford
 2010 Former Commissioner Bill Arthur
 2009 Former Commissioner George Malina
 2008 Former Commissioner Chuck Parrish
 2007 Former Commissioner George Malina
 2006 Former Commissioner Allan Ekberg
 2005 Former Commissioner Margaret Bratcher
 2004 Former Commissioner George Malina

2003 Former Commissioner Kirstin Whisler
2002 Former Commissioner David Livermore
2001 Former Commissioner Vern Meryhew

**RULES OF PROCEDURE
FOR THE
TUKWILA PLANNING COMMISSION
AND
BOARD OF ARCHITECTURAL
REVIEW**

**Adopted April 17, 1958
Amended November 29, 1973
Amended February 28, 1974
Amended July 29, 1982
Amended February 26, 1998
Amended March 23, 2006
Amended January 15, 2009
Amended August 25, 2011
Amended October 2017
Adopted February __, 2022**

Attachment B

**RULES OF PROCEDURE
FOR THE
TUKWILA PLANNING COMMISSION AND
BOARD OF ARCHITECTURAL REVIEW**

ARTICLE I – PURPOSE AND OBJECTIVES

Pursuant to the authority conferred by RCW 35A.63 and per Tukwila Municipal Code (TMC) 2.36.010 the Planning Commission (“Commission”) is hereby established to serve in an advisory capacity to the Mayor and City Council for the City of Tukwila.

The purpose of the Tukwila Planning Commission is to perform the function of a Municipal Planning Commission as set forth in Chapter 35.63 of the Revised Code of Washington (“RCW”) and Chapter 2.36 of the TMC on matters relating to land use, comprehensive planning and zoning. Members of the Planning Commission also serve as the Tukwila Board of Architectural Review, whose purpose is to review land development and building design per the TMC Chapter 18.60. (This dual function shall continue to be referenced herein as the “Commission”, unless otherwise specified).

The objectives of the Commission are as follows:

1. To influence in a positive manner the major planning efforts and projects that will affect the city.
2. To advocate consistency and integration among plans which provide a future image and direction for the city as well as the means for meeting more immediate needs.
3. To ensure that effective citizen participation, including opportunities for timely public involvement, are part of the City’s planning processes.
4. To represent a whole-city viewpoint when evaluating proposed plans, projects and issues.
5. To make recommendations which recognize the city’s needs and government’s constraints as well as identified citizen viewpoints.
6. To fairly judge the merits of quasi-judicial applications.

The objective of the Board of Architectural Review (“BAR”) is to provide review by public officials of land development and building design in order to promote the public health, safety and welfare. Individual project approvals shall be based on an evaluation of the project design against the applicable design guidelines, TMC requirements and other development standards.

ARTICLE II – MEMBERSHIP

Per TMC 2.36.020, the Planning Commission shall be composed of seven members and shall include six residents representing a cross section of the community from different trades, occupations, activities, and geographical areas and one member representing a business

operating in the City. (A list of current members, terms, and past Commission Chairs is shown in Exhibit A.)

Per TMC 18.60.020, the Board of Architectural Review shall consist of the members of the Planning Commission.

A. Length of Appointment

The term of membership for the members of the Tukwila Planning Commission shall be four years.

B. Resignation

If a Commission member is unable to complete their term of service a letter of resignation should be sent to the Mayor indicating the effective date of the resignation.

C. Removal

Commission members may be removed from the position if absent without being excused for three consecutive meetings or six regular meetings in a calendar year.

D. Compensation

Members receive no monetary compensation for serving on the Commission.

**ARTICLE III - DUTIES OF THE COMMISSION, OFFICERS,
COMMISSIONERS, AND SUPPORT STAFF**

A. Duties of Commission

The Commission shall undertake the duties and responsibilities defined in TMC 2.36.010 and in TMC 18.60, when sitting as the Board of Architectural Review.

B. Officers

Officers shall be a Chair and a Vice-Chair; both appointed members of the Commission and shall be approved pursuant to Article IV. In the absence of both the Chair and the Vice-Chair, members shall elect a Chair pro tem. The officers of the Commission shall also sit as officers of the Board of Architectural Review.

C. Duties of the Officers

Chair

The Chair shall preside at all meetings and adhere to the duties of the presiding officer prescribed in *Robert's Rules of Order Newly Revised*. When necessary, the Chair shall call for special meetings. The Chair shall be a full voting member of the Commission. The Chair may delegate duties to other Commissioners with the consent of the Commission. The Chair shall speak on behalf of the Commission before City Council, the public and City staff.

The Chair will serve as a member on the City’s Board of Ethics (per TMC 2.97.040 and .050). In the event the Chair is unable or unwilling to serve on the Board of Ethics, the Commission shall select a member to serve on the Board.

The responsibilities of the Chair include:

- Presiding at all meetings of the Commission;
- Coordinating with staff to set meeting agendas;
- Coordinating meeting preparation with City staff; and
- Representing the Commission in the community.

The term of office shall be one year.

Vice-Chair

The Vice-Chair shall perform the duties of the Chair in absence of the Chair. The Vice-Chair may also speak on behalf of the Commission before City Council, the public and City staff when the Chair is not available to speak.

The term of office shall be one year. The Vice-Chair will automatically be promoted to the Chair the following year.

D. Duties of Commissioners

It is the responsibility of all Commission members to:

- Arrange adequate time to carry out responsibility as a Commission member;
- Come to meetings prepared: read all reports, proposals and documents distributed prior to meetings;
- Listen to other Commission members and communicate with respect and courtesy; and
- Participate in group discussion and decision making.

1. Ethics Training

Every Commission member must complete Ethics Training and sign an Ethics Training Certification Form within 90 days of appointment and must complete the training within 90 days of reappointment or every four years, whichever comes first.

2. Open Public Meetings Act Training

Pursuant to RCW 42.30.205, every Commission member must complete training on the Open Public Meetings Act and sign an OPMA Training Certification Form within 90 days of appointment and must complete the training within 90 days of reappointment or every four years, whichever comes first.

3. Public Records Training

Every Commission member must complete training on the Public Records Act and sign a Public Records Training Certification Form within 90 days of appointment and must complete the training within 90 days of reappointment or every four years, whichever comes first.

4. Conflict of Interest

Washington's ethics laws prohibit public officials from gaining financially as a result of his or her position. Public officials must declare any conflicts of interest at a public meeting. A conflict exists if a recommendation potentially could affect the finances of the group member or the finances of a family member. If a conflict exists, the member must declare this fact at a meeting where the issue is being discussed and refrain from discussing or voting on the recommendation.

Every Commission member must sign a Conflict of Interest Disclosure Form within 90 days of appointment and must sign a new Disclosure Form within 90 days of reappointment or every four years, whichever comes first.

5. Equity Policy Training

Equity Policy Training In 2017, the Tukwila City Council adopted the Equity Policy, Resolution No. 1921. The Tukwila City Council identified the need for an equity policy to continue the City of Tukwila's commitment to being an inclusive community that provides equal access to all City services.

The purpose of this policy is to provide guidance to City elected officials, staff, boards and commissions, partners, residents, businesses, and guests on how the City of Tukwila will actively promote equitable access to opportunities and services. The City requires every member of an advisory body to complete training on the Equity Policy, Resolution 1921 within 90 days of appointment and within 90 days of reappointment or every four years, whichever comes first.

E. Duties of Support Staff

One or more City staff are assigned to support the Commission. The Director of the Tukwila Community Development Department or his/her designee will serve as the Secretary to the Commission. The primary role of the Secretary is to represent the City and facilitate communication between the Commission, City Administration, the City Council and other City departments. Responsibilities of the Secretary and support staff include:

- Ensuring compliance with applicable laws, such as the Open Public Meetings Act (OPMA) and the Public Records Act (PRA) including legal noticing requirements;
- Maintaining a current roster of all members;
- Taking roll at regular, special and public hearing meetings;
- Compiling agendas and agenda packets, recording, transcribing, and maintaining minutes and records, forwarding recommendations and/or implementing actions;
- Providing professional guidance, issue analysis and recommendations;
- Assisting with research, report preparation and correspondence.

ARTICLE IV – DESIGNATION OF OFFICERS

The Commission shall make a motion to designate a Chair and a Vice Chair to serve for one year, as described in Article III. Designations are based on longevity of service on the Commission and will rotate through all of the members (unless the member declines to assume the role) before a member serves an additional term. Officers shall be annually advanced and take office at the first regular public meeting of the Commission each year. The first item of new business shall be the designation of the officers and they will assume their duties at that time.

The Vice-Chair from the previous year will be designated as Chair and the next member in line in line of seniority will be designated as the Vice-Chair.

Should the Chair be vacated prior to the completion of the Term, the Vice-Chair will assume the duties and responsibilities of the Chair for the remainder of the Term. The next member in line of seniority will then be designated as the new Vice-Chair to serve out the remainder of the Term.

Should the Vice-Chair be vacated prior to the completion of the Term, the Chair will designate the next member in line of seniority as the new Vice-Chair to serve out the remainder of the Term.

ARTICLE V – MEETINGS

Meetings

All Commission meetings shall comply with the requirements of the Open Public Meetings Act RCW 42.30. All meetings shall be noticed and open to the public. Should it be necessary to cancel a noticed meeting, that cancellation shall be completed 24 hours prior to the meeting and shall be carried out consistent with requirements for providing notice for the meeting, as practical. For meetings cancelled with less than 24 hours' notice, staff shall be present at the advertised meeting site to notify any members of the public showing up.

The Planning Commission may hold both legislative and quasi-judicial hearings, as well as hold work sessions. The Commission may devote part or all of a meeting to an informational work session during which no comments from the public will be permitted, unless the Chairperson or a majority, on a case-by-case basis, decides otherwise. However, all meetings shall be open to the public and duly noticed per the applicable regulations in the TMC.

The purpose of legislative public hearings is to obtain public input on matters of policy. They do not involve the legal rights of specific, private parties in a contested setting but rather affect a wider range of citizens or perhaps the entire City. Legislative decisions by the Planning Commission are recommendations that are forwarded to the City Council for final decision.

All Board of Architectural Review hearings are quasi-judicial in nature. Quasi-judicial public hearings determine the legal rights, duties or privileges of specific parties, decided by non-judicial decision-makers such as planning commissions, city councils and hearing examiners. The decisions made as a result of such hearings must be based on and supported by the record

developed at the hearing. Therefore, these types of hearings are subject to stricter procedural requirements than legislative hearings.

Work sessions are staff-led meetings that are intended to provide Commissioners with a better understanding of general or specific planning issues that may come before them for decision, or that support understanding the context of planning issues. Commissioner training may also be included in work sessions.

All meetings of the Planning Commission shall be governed by these bylaws. Where the bylaws do not state otherwise, the parliamentary rules and procedures contained in the current edition of *Roberts Rules of Order* shall apply.

A. Schedule

The Commission shall hold regular meetings according to the following schedule:

- The fourth Thursday of each month January through October and the second Thursday in November and December. The meetings shall begin at 6:30 p.m.. Should a regular meeting day be a legal holiday, the scheduled meeting shall be postponed to the succeeding Thursday, unless a majority of the Commission votes to select another day or to cancel the meeting.
- Any Commission meeting may be canceled by a majority vote or consensus of the Commission. The Chair or Vice-Chair may instruct the Secretary to cancel a meeting for lack of agenda items or lack of a quorum.

B. Special Meetings

- Special meetings may be held by the Commission subject to notice requirements prescribed by State law; this may include holding a regularly scheduled meeting at a different time. Special meetings may be called by the Chair in conjunction with the Secretary, the City Council, or the Mayor, or by the written request of any three (3) Commissioners by written notice emailed or delivered to each member of the Commission at least 24 hours before the time specified for the proposed meeting.
- Special meeting called shall state the subject(s) to be considered and no subject other than those specified in the notice shall be considered. No special meetings shall be scheduled between November 15th and the end of the year. The agenda for a special meeting need not conform to the Order of Business in Section C of this Article.

C. Remote Meetings

1. In the event of an emergency as declared by the City, State, and/or Federal government, the Commission may arrange for electronic participation at a Commission or BAR meeting or Public Hearing.
 - a. During a fully-remote meeting, Commissioners may attend by phone or other electronic means that allow all participants to hear one another.
 - b. Fully-remote meetings are open to the public and arrangements must be conducted such that the public can hear the meeting while it is occurring, subject to the requirements of RCW 42.30.

2. In times of non-emergency, the Commission recognizes the value of in-person attendance at meetings. However, remote attendance by a Commission member not physically able to be present, whether for all or part of a meeting, is allowed subject to the following provisions:
 - a. A Commission member may attend remotely a maximum of three Commission or BAR meetings or Public Hearings per calendar year; provided the Commission may, by majority vote, allow a Commissioner to attend additional meetings remotely in excess of three per year due to medical or other factors beyond the individual's control.
 - b. A Commissioner planning to attend a meeting remotely should notify the Secretary to the Commission no later than noon the day of the meeting.
 - c. A Commissioner attending remotely will be marked present, counted toward a quorum, and can vote just as if physically present.
 - d. If a Commissioner's virtual connection should become lost during the meeting, the meeting should continue unless quorum is no longer met. A Commissioner's loss of a virtual connection will not be counted toward the maximum limit described in Section 2.a.
 - e. Commissioners are expected to follow current pandemic quarantine procedures as recommended by Public Health – Seattle & King County. Remote attendance for this purpose will not be counted toward the maximum limit described in Section 2.a.

D. Order of Business

The order of business for each regular meeting of the Commission shall be as follows:

1. Call to Order
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4. Approval of Minutes
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6. Unfinished Business
7. New Business
8. Reports of Commissioners and Staff/Announcements
9. Adjournment

E. Public Comment

The Commission shall provide the public the opportunity to comment. Comments (oral or written) relating to items to be presented in a public hearing should be provided during the public hearing or they will not be part of the public record, however comments on any other topic may be accepted. Such comments shall be written and, if provided to the Secretary of the Planning Commission prior to 5:00 p.m. the day before the Commission meeting, will be forwarded to Commissioners for their information and review at the meeting.

If such comment is received less than 24 hours prior to the Planning Commission meeting, staff will hold the comment and forward it to the Commission for review at a following meeting. No oral comment will be accepted, outside of a formal public hearing, unless

permitted by the Commission, as described in Article VI, section D. Comment received will be kept with staff files pertinent to the meeting and will not become part of the formal meeting record.

F. Notices

The Secretary shall notify the public of the preliminary agenda for the forthcoming Commission meeting by posting a copy of the agenda in the City's Digital Records Center. In the event of a public hearing, the notice of hearing will be published in the legal section of the newspaper in compliance with RCW 35A.12.160 and TMC 18.104, TMC 108, and TMC 18.112.

ARTICLE VI - RULES OF MEETINGS

A. Absences

Absence from more than three (3) consecutive Commission meetings may be cause for removal. Members shall communicate with the Secretary with requests for an excused absence in the event they will miss three (3) or more consecutive meetings. Emergency requests may be considered. The Chair may approve the absence.

B. Quorum

At all Commission meetings, the presence of the majority of the currently seated members constitutes a quorum. A quorum is required for the Commission to take any action.

C. Rules of Procedure

The current edition of *Robert's Rules of Order Newly Revised* shall provide the basis for meeting structure and official decisions shall be made by motion and vote of the Commission.

D. Meeting Decorum

To provide a fair and efficient forum for the conduct of business at Planning Commission meetings, the following rules of decorum shall be observed:

- a) No person shall address the Commission without first obtaining recognition from the Chair.
- b) The Commission may allow comments from members of the public attending work sessions by permission of the Chair or majority vote.
- c) If there are a large number of people who wish to speak at a meeting the Chair may limit each speaker to a specific number of minutes of speaking time. If a speaker is representing an organization, the Chair may grant that speaker additional speaking time.
- d) If audience dialogue becomes disruptive, the Chair may recess the meeting or request that the meeting be adjourned.
- e) Once a member of the public has spoken in regard to a specific matter before the Commission, he or she may not be recognized to speak again until all persons wishing to speak have first been given the opportunity to do so.

- f) To aid in the creation of accurate meeting minutes all public speakers should identify themselves each time they address the Commission.
- g) Commission meetings will begin at 6:30 PM or as indicated on the public notice. They will continue until the agenda items have been completed or until 9:30 PM whichever comes first. Continuation of a meeting past 9:30 PM requires approval of a motion to extend by a majority vote. If no motion is approved, the Chair will continue the meeting to a date certain.

E. Conflict of Interest and Appearance of Fairness for Quasi-Judicial Actions

The appearance of fairness doctrine is a rule of law that requires government decision-makers to conduct quasi-judicial hearings and make quasi-judicial decisions in a way that is both fair in appearance and in fact. Any member of the Commission who, in his or her opinion, has an interest in any matter before the Commission that would prejudice his or her actions shall so publicly indicate and shall step down, leave the hearing room and refrain from voting and any manner of participation with respect to the matter in question so as to avoid any possible conflict of interest or violation of the appearance of fairness.

If a member of the Commission or his/her immediate family has a tangential interest in the matter at hand but does not think that this would prejudice his/her opinion the member should publicly disclose this interest on the record prior to the start of the hearing and allow persons to challenge his/her participation in the hearing. If so challenged, the member shall step down, leave the hearing room and refrain from voting and any manner of participation with respect to the matter in question. If not challenged, the member may participate.

If a Commissioner has had ex-parte communication (communication outside of the hearing) with either proponents or opponents of the project, the Commissioner shall place the substance of the written or oral communication on the record, make a public announcement of the content of the communication, and allow persons to challenge his or her participation in the hearing. If so challenged, the member shall step down, leave the hearing room and refrain from voting and any manner of participation with respect to the matter in question.

F. Quasi-Judicial Hearing Procedures

All quasi-judicial hearings held by the Commission shall be recorded and use the following procedures:

Chair - swear in all those who wish to offer testimony at the hearing including staff members.

Chair - open the public hearing, state the purpose of the hearing and the action the Commission may take.

Staff - ask each of the Commissioners the following questions regarding any appearance of fairness issues:

- *Do you or your family have any interest in the subject property?*
- *Do you stand to gain or lose by your decision on this matter?*

- *Have you had any ex-parte communications about this application? If so, please disclose the substance of these communications and whether you think it will impair your ability to impartially decide on the merits of the application.*

If any Commissioner answers yes to one or more of the prior questions, ask:

- *Does anyone here object to Commissioner _____ hearing this matter?*

If any Commissioners disclose appearance of fairness issues, then the Commission shall allow the applicant or other audience members to challenge the Commissioner's participation in the hearing. If so challenged, the Commissioner must step down from the case and leave the room unless this would cause the loss of a quorum per RCW 42.36.090. If the applicant does not object to the Commissioner hearing the case, please have them state that for the record.

Staff – present the staff report and take questions from the Commission

Applicant – optional presentation and take questions from the Commission

Public – comments are to be directed to the Commission. This is public comment only; no questions or dialogue with staff, Commissioners, other commenters, or the applicant should occur during the public comment phase of the hearing.

Rebuttal testimony and responses by staff, applicant and the public

Chair - close the public hearing

Commission - Deliberations – see Section H.

Commission – Voting

Any member may make a motion on the application

Any member may second the motion

Discussion

Vote

G. Legislative Hearing Procedures

All legislative hearings held by the Commission shall use the following procedures:

Chair - open the public hearing, state the purpose of the hearing and the action the Commission may take

Staff – present the staff report and take questions from the Commission

Public – comments are to be directed to the Commission. This is public comment only; no questions or dialogue with staff, Commissioners, other commenters, or the applicant should occur during the public comment phase of the hearing.

Rebuttal testimony and responses by staff and the public

Chair - close the public hearing

Deliberations – see Section H.

Commission - Deliberations – see Section H.

Commission – Voting

Any member may make a motion on the application

Any member may second the motion

Discussion

Vote

H. Planning Commission Deliberation

After all speakers at a public hearing have been heard, the Planning Commission shall close the public comment portion of the hearing, consider all the information, and deliberate on the matter. This deliberation shall include:

- a) The information submitted;
- b) The written comments received;
- c) Any presentation and discussion made at the hearing; and
- d) The staff report.

I. Voting

Voting on all matters except amendments to these bylaws shall be by simple majority.

- a) The Chair shall have one vote and shall enjoy the same opportunity to vote as afforded to all other Commission members.
- b) On matters considered of extreme importance, the Chair may call for roll call vote.
- c) No matter may be voted upon unless:
 - 1) The matter has been placed on the agenda prior to the meeting by any member of the Commission or by the Secretary, or
 - 2) A new procedural item, not on the agenda, may be approved by a simple majority vote.
- d) All Commissioners shall have one and only one vote on any particular matter of business.
- e) There shall be no voting by proxy.
- f) Any bylaw rule may be waived by a simple majority vote of the Commission.

J. Planning Commission Recommendations

After discussion and deliberation, the Commission shall make a recommendation to the City Council by a motion and approval of a majority of those members present. If there are any additional considerations or issues that the Commission would like conveyed to Council, they shall identify those and direct staff to include that information in the staff report to Council.

K. Adjournment/Recess/Continuations

Meetings shall be adjourned by the Commission.

The Commission may, by majority vote or consensus, recess for a short break. The proposal to recess may set a time limit or can be until the Chair calls the meeting back to order.

Continuations of meetings shall be to a definite time and place by the majority vote of present Commission members. The Commission may continue a public hearing to a future date for the purpose of accepting new written or oral testimony. A continued public hearing to a date certain does not require new public notice. A closed public hearing cannot be re-opened without issuance of a new public notice.

ARTICLE VII CODE OF ETHICS

Members of the Commission shall fully comply with RCW 42.23 Code of Ethics for Municipal Officers and with TMC 2.95 Code of Ethics for Employees and Appointed Officials.

ARTICLE VIII – COMMITTEES

From time-to-time, the Chair may appoint sub-committees of the Commission membership, or a Committee-of-the-Whole thereof, for purposes of furthering the conduct of Commission business. Such committees may be directed to draft or review legislative proposals, to initiate code-amendments or special studies, or to undertake research and analysis of topical matters referred to the Commission by action of the City Council.

ARTICLE IX – AMENDMENTS

These Rules of Procedure may be amended by two thirds vote of the members present at any regular or special meeting, provided notice of such proposed changes shall be transmitted by the Secretary to each member in good standing not less than five (5) days nor more than fifteen (15) days prior to such meeting.

Exhibit A

2022 ROSTER OF PLANNING COMMISSIONERS

Position	Member	Term (4 years)	
		Appointed	Term Expiration
Position #1 (Resident)	LOUISE STRANDER	03/15/2010	12/31/2022
Position #2 (Resident)	KAREN SIMMONS, Chair	01/07/2019	12/31/2022
Position #3 (Business)	MARTIN PROBST	06/27/2022	12/31/2023
Position #4 (Resident)	DENNIS MARTINEZ	3/21/2016	12/31/2023
Position #5 (Resident)	ALEXANDRIA TEAGUE	01/4/22	12/31/2022
Position #6 (Resident)	APNEET SIDHU, Vice Chair	05/17/21	12/31/2023
Position #7 (Resident)	SHARON MANN	08/20/2012	12/31/2023
<i>Secretary, Wynetta Bivens</i>			

Past Chairs

*2021 Commissioner Louise Strander
 2020 Former Commissioner Heidi Watters
 2019 Commissioner Dennis Martinez
 2018 Former Commissioner Nhan Nguyen
 2017 Former Commissioner Miguel Maestes
 2016 Commissioner Sharon Mann
 2015 Former Commissioner Mike Hansen
 2014 Commissioner Louise Strander
 2013 Former Commissioner Thomas McLeod
 2012 Former Commissioner Brooke Alford
 2011 Former Commissioner Margaret Bratcher/Commissioner Alford
 2010 Former Commissioner Bill Arthur
 2009 Former Commissioner George Malina
 2008 Former Commissioner Chuck Parrish
 2007 Former Commissioner George Malina
 2006 Former Commissioner Allan Ekberg
 2005 Former Commissioner Margaret Bratcher
 2004 Former Commissioner George Malina
 2003 Former Commissioner Kirstin Whisler
 2002 Former Commissioner David Livermore
 2001 Former Commissioner Vern Meryhew*

**RULES OF PROCEDURE
FOR THE
TUKWILA PLANNING COMMISSION
AND
BOARD OF ARCHITECTURAL
REVIEW**

**Adopted April 17, 1958
Amended November 29, 1973
Amended February 28, 1974
Amended July 29, 1982
Amended February 26, 1998
Amended March 23, 2006
Amended January 15, 2009
Amended August 25, 2011
Amended October 2017**

Attachment C

RULES OF PROCEDURE FOR THE TUKWILA PLANNING COMMISSION AND BOARD OF ARCHITECTURAL REVIEW

ARTICLE I – PURPOSE AND GOALS

Pursuant to the authority conferred by RCW 35A.63 and per Tukwila Municipal Code (TMC) 2.36.010 the Planning Commission (“Commission”) is hereby established to serve in an advisory capacity to the Mayor and City Council for the City of Tukwila.

The purpose of the Tukwila Planning Commission is to perform the function of a Municipal Planning Commission as set forth in Chapter 35.63 of the Revised Code of Washington (“RCW”) and Chapter 2.36 of the Tukwila Municipal Code (“TMC”) on matters relating to land use, comprehensive planning and zoning. The purpose of the Tukwila Board of Architectural Review is to review land development and building design per the TMC Chapter 18.60.

The objectives of the Planning Commission are as follows:

1. To influence in a positive manner the major planning efforts and projects that will affect the city.
2. To advocate consistency and integration among plans which provide a future image and direction for the city as well as the means for meeting more immediate needs.
3. To ensure that effective citizen participation, including opportunities for timely public involvement, are part of the City’s planning processes.
4. To represent a whole-city view point when evaluating proposed plans, projects and issues.
5. To make recommendations which recognize the city’s needs and government’s constraints as well as identified citizen viewpoints.
6. To fairly judge the merits of quasi-judicial applications such as shoreline conditional use permits.

The goal of the Board of Architectural Review is to provide review by public officials of land development and building design in order to promote the public health, safety and welfare. Specifically, the Board of Architectural Review ("BAR") shall only approve well-designed developments that are creative and harmonious with the natural and manmade environments. Individual project approvals shall be based on an evaluation of the project design against the applicable design guidelines, Zoning Code requirements and other development standards.

ARTICLE II - MEMBERSHIP

Per TMC 2.36.020, the Commission shall be composed of seven members and shall include six community members representing a cross section of the community from different trades, occupations, activities and geographical areas and one member representing a business operating in the City.

A. Length of Appointment

The term of membership for the members of the Tukwila Planning Commission shall be four years.

B. Resignation

If a Commission member is unable to complete their term of service a letter of resignation should be sent to the Mayor indicating the effective date of the resignation.

C. Removal

Commission members may be removed from the position if absent without being excused for three consecutive meetings or six regular meetings in a calendar year.

D. Compensation

Members will receive no monetary compensation for serving on the Commission.

ARTICLE III - DUTIES OF THE COMMISSION, OFFICERS, COMMISSIONERS AND SUPPORT STAFF

A. Duties of Commission

The Commission shall undertake the duties and responsibilities defined in TMC 2.32.010.

B. Officers

Officers shall be a Chair and a Vice-Chair; both appointed members of the Commission. In absence of both the Chair and the Vice-Chair members shall elect a Chair pro tem.

C. Duties of the Officers

Chair

The Chair shall preside at all meetings and adhere to the duties of the presiding officer prescribed in Robert’s Rules of Order Newly Revised. When necessary, the Chair shall call for special meetings. The Chair shall be a full voting member of the Commission. The Chair may delegate duties to other Commissioners with the consent of the Commission. The Chair shall speak on behalf of the Commission before City Council, the public and City staff.

The Chair will serve as a member on the City’s Board of Ethics. In the event the Chair is unable or unwilling to serve on the Board of Ethics, the Commission shall select a member to serve on the Board.

The responsibilities of the chair include:

- Providing group direction and options for setting goals;
- Coordinating with staff to set meeting agendas;
- Coordinating meeting preparation with City staff; and
- Representing the Commission in the community.

The term of office shall be one year.

Vice-Chair

The Vice-Chair shall perform the duties of the Chair in absence of the Chair. The Vice-Chair may also speak on behalf of the Commission before City Council, the public and City staff when the Chair is not available to speak.

The term of office shall be one year. The Vice-Chair will promote to the Chair the following year.

D. Duties of Commissioners

It is the responsibility of all Commission members to:

- Arrange adequate time to carry out responsibility as a Commission member;
- Come to meetings prepared: Read all reports, proposals and documents distributed prior to meetings;
- Listen to other Commission members and communicate with respect and courtesy; and
- Participate in group discussion and decision making.

I. Ethics Training

Every Commission member must complete Ethics Training and sign an Ethics Training Certification Form within 90 days of appointment and must complete the training within 90 days of reappointment or every four years, whichever comes first.

II. Open Public Meetings Act Training

Pursuant to RCW 42.30.205, every Commission member must complete training on the Open Public Meetings Act and sign an OPMA Training Certification Form within 90 days of appointment and must complete the training within 90 days of reappointment or every four years, whichever comes first.

III. Public Records Training

Every Commission member must complete training on the Public Records Act and sign a Public Records Training Certification Form within 90 days of appointment and must complete the training within 90 days of reappointment or every four years, whichever comes first.

IV. Conflict of Interest

Washington's ethics laws prohibit public officials from gaining financially as a result of his or her position. Public officials must declare any conflicts of interest at a public meeting. A conflict exists if a recommendation potentially could affect the finances of the group member or the finances of a family member. If a conflict exists, the member must declare this fact at a meeting where the issue is being discussed and refrain from discussing or voting on the recommendation.

Every Commission member must sign a Conflict of Interest Disclosure Form within 90 days of appointment and must sign a new Disclosure Form within 90 days of reappointment or every four years, whichever comes first.

E. Duties of Support Staff

One or more City staff are assigned to support the Commission. The Director of the Tukwila Community Development Department or his/her designee will serve as the

Secretary to the Commission. The primary role of the Secretary is to represent the City and facilitate communication between the Commission, City Administration, the City Council and other City departments. Responsibilities of the Secretary and support staff include:

- Ensuring compliance with applicable laws, such as the Open Public Meetings Act (OPMA) and the Public Records Act (PRA) including legal noticing requirements;
- Maintaining a current roster of all members,
- Taking roll at regular, special and public hearing meetings;
- Compiling agendas and agenda packets, recording, transcribing, and maintaining minutes and records, forwarding recommendations and/or implementing actions;
- Providing professional guidance, issue analysis and recommendations;
- Assisting with research, report preparation and correspondence.

ARTICLE IV – DESIGNATION OF OFFICERS

The Commission shall make a motion to designate a Chair and a Vice Chair to serve for one year. Designations are based on longevity of service on the commission and will rotate through all of the members before a member serves an additional term. Generally, officers shall be designated and take office annually at the first regular public meeting of the Commission in January. The first item of new business shall be the designation of the officers and they will assume their duties at that time.

The Vice-Chair from the previous year will be designated as Chair and the next member in line in line of seniority will be designated as the Vice-Chair.

Should the Chair be vacated prior to the completion of the Term, the Vice-Chair will assume the duties and responsibilities of the Chair for the remainder of the Term. The next member in line of seniority will then be designated as the new Vice-Chair to serve out the remainder of the Term.

Should the Vice-Chair be vacated prior to the completion of the Term, the Chair will designate the next member in line of seniority as the new Vice-Chair to serve out the remainder of the Term.

ARTICLE V – MEETINGS

Section 1: Meetings.

All Commission meetings shall comply with the requirements of the Open Public Meetings Act RCW 42.30. All meetings shall be noticed and open to the public.

The Planning Commission may hear both legislative and quasi-judicial actions. The Commission may devote part or all of a meeting to an informational work session during which no comments from the public will be permitted, unless the Chairperson or a majority, on a case-by-case basis, decides otherwise. All Board of Architectural Review hearings are quasi-judicial in nature. All meetings shall be open to the public and duly noticed per the applicable regulations in the Tukwila Municipal Code.

Quasi-judicial public hearings determine the legal rights, duties or privileges of specific parties, decided in a contested case proceeding by non-judicial decision-makers such as planning commissions, city councils and hearing examiners. The decisions made as a result of such hearings must be based on and supported by the record developed at the hearing. Therefore, these types of hearings are subject to stricter procedural requirements than legislative hearings.

The purpose of legislative public hearings is to obtain public input on matters of policy. They do not involve the legal rights of specific, private parties in a contested setting but rather affect a wider range of citizens or perhaps the entire City. If challenged, the decision reached at a legislative public hearing is only reviewed to determine if it is constitutional or violates state law.

All meetings of the Planning Commission shall be governed by these by-laws. Where the by-laws do not state otherwise, the parliamentary rules and procedures contained in the current edition of *Roberts Rules of Order* shall apply.

A. Schedule

The Commission shall hold regular meetings according to the following schedule:

The fourth Thursday of each month January through October and the second Thursday in November and December. The meetings shall begin at 6:30 p.m. unless modified. Should a regular meeting day be a legal holiday, the scheduled meeting shall be postponed to the succeeding Thursday, unless a majority of the Commission votes to select another day or to cancel the meeting.

Any Commission meeting may be canceled by a majority vote or consensus of the Commission. The Chair or Vice-Chair may instruct the Secretary to cancel a meeting for lack of agenda items or lack of a quorum.

B. Special Meetings

Special meetings may be held by the Commission subject to notice requirements prescribed by State law. Special meetings may be called by the Chair in conjunction with the Secretary, the City Council, or the Mayor, or by the written request of any three (3) Commissioners by written notice emailed or delivered to each member of the Commission at least 24 hours before the time specified for the proposed meeting.

Special meeting called shall state the subject(s) to be considered and no subject other than those specified in the notice shall be considered. No special meetings shall be scheduled between November 15th and the end of the year. The agenda for a special meeting need not conform to the Order of Business in Section C of this Article.

C. Order of Business

The order of business for each regular meeting of the Commission shall be as follows:

1. Call to Order
2. Roll Call
3. Amendment of Agenda if Necessary
4. Approval of Minutes

5. Unfinished Business
6. New Business
7. Reports of Commissioners and Staff/Announcements
8. Adjournment

D. Notices

The public shall be notified of the preliminary agenda for the forthcoming Commission meeting by posting a copy of the agenda in the City's Digital Records Center. In the event of a public hearing, the notice of hearing will be published in the legal section of the newspaper in compliance with RCW 35A.12.160.

ARTICLE VI - RULES OF MEETINGS

A. Absences

Absence from more than three (3) consecutive Commission meetings may be cause for removal. Members shall communicate with the Secretary with requests for an excused absence in the event they will miss three (3) or more consecutive meetings. Emergency requests may be considered. The Chair may approve the absence.

B. Quorum

At all Commission meetings, the presence of the majority of the currently seated members constitutes a quorum. A quorum is required for the Commission to take any action.

C. Rules of Procedure

The current edition of Robert's Rules of Order Newly Revised shall provide the basis for meeting structure and official decisions shall be made by motion and vote of the Commission.

D. Meeting Decorum

To provide a fair and efficient forum for the conduct of business at Planning Commission meetings, the following rules of decorum shall be observed:

- a) No person shall address the Commission without first obtaining recognition from the Chair.
- b) The Commission may allow comments from members of the public attending work sessions by permission of the Chair or majority vote.
- c) If there are a large number of people who wish to speak at a meeting the Chair may limit each speaker to a specific number of minutes of speaking time. If a speaker is representing an organization, the Chair may grant that speaker additional speaking time
- d) If audience dialogue becomes disruptive, the Chair may recess the meeting or request that the meeting be adjourned.
- e) Once a member of the public has spoken in regard to a specific matter before the Commission, he or she shall not be recognized to speak again until all persons wishing to speak have first been given the opportunity to do so.

- f) To aid in the creation of accurate meeting minutes all speakers should identify themselves each time they address the Commission.
- g) Planning Commission meetings will generally begin at 6:30 PM or as indicated on the public notice. They will continue until the agenda items have been completed or until 9:30 PM whichever comes first. Continuation of a meeting past 9:30 PM requires approval of a motion to extend by a majority vote. If no motion is approved the Chair will continue the meeting to a date certain.

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If a member of the Commission or his/her immediate family has a tangential interest in the matter at hand but does not think that this would prejudice his/her opinion the member should publicly disclose this interest on the record prior to the start of the hearing and allow persons to challenge his/her participation in the hearing. If so challenged the member shall step down, leave the hearing room and refrain from voting and any manner of participation with respect to the matter in question. If not challenged the member may participate.

If a member of the Commission has had ex-parte communication with either proponents or opponents of the project the member shall place the substance of the written or oral communication on the record, make a public announcement of the content of the communication, and allow persons to challenge his or her participation in the hearing. If so challenged the member shall step down, leave the hearing room and refrain from voting and any manner of participation with respect to the matter in question.

F. Quasi-Judicial Hearing Procedures

All quasi-judicial hearings held by the Commission shall be recorded and use the following procedures:

Chair - call the meeting to order

Secretary - take attendance

Commission - review, amend and adopt the minutes of previous meetings

Chair - swear in all those who wish to offer testimony at the hearing including staff members

Chair - open the public hearing, state the purpose of the hearing and the action the Commission may take

Staff - ask each of the Planning Commission/BAR Members the following questions regarding any appearance of fairness issues:

- Do you or your family have any interest in the subject property?

- Do you stand to gain or lose by your decision on this matter?
- Have you had any ex-parte communications about this application? *If so, please disclose the substance of these communications and whether you think it will impair your ability to impartially decide on the merits of the application.*
- *If any Commissioner answers yes to one or more of the prior questions, ask: Does anyone here object to Commissioner _____ hearing this matter?*

If any Commissioners disclose appearance of fairness issues allow the applicant or other audience members to challenge their participation in the hearing. If so challenged the Commissioner must step down from the case and leave the room unless this would cause the loss of a quorum per RCW 42.36.090. If the applicant does not object to the Commissioner hearing the case, please have them state that for the record.

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 Applicant – optional presentation and take questions from the Commission
 Public – comments and questions are to be directed to the Commission
 Rebuttal testimony and responses by staff, applicant and the public
 Chair - close the public hearing
 Commission deliberates
 Any member may make a motion on the application
 Any member may second the motion
 Discussion
 Vote
 Next Item if applicable
 Director’s Report
 Chair - adjourn the meeting

G. Legislative Hearing Procedures

All legislative hearings held by the Commission shall use the following procedures:

Chair - call the meeting to order
 Secretary - take attendance
 Commission - review, amend and adopt the minutes of previous meetings
 Chair - open the public hearing, state the purpose of the hearing and the action the Commission may take
 Staff – present the staff report and take questions from the Commission
 Public – comments and questions are to be directed to the Commission
 Rebuttal testimony and responses by staff and the public
 Chair - close the public hearing
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H. Voting

Voting on all matters except amendments to these by-laws shall be by simple majority.

- a) The Chair shall have one vote and shall enjoy the same opportunity to vote as afforded to all other Commission members.
- b) On matters considered of extreme importance, the Chair may call for roll call vote.
- c) No matter may be voted upon unless:
 - 1) The matter has been discussed at a previous meeting of the Commission, or
 - 2) The matter has been placed on the agenda prior to the meeting by any member of the Commission or by the Secretary, or
 - 3) A new legislative item, not on the agenda, and considered by a 2/3 vote of the Commission to constitute an emergency and thus warrant immediate decision, may be approved by a 2/3 vote, or
 - 4) A new procedural item, not on the agenda, may be approved by a simple majority vote.
- d) All Commission members shall have one and only one vote on any particular matter of business.
- e) There shall be no voting by proxy.

I. Adjournment/Recess/Continuations

Meetings shall be adjourned by a majority vote of the Commission or by the chair when it appears that there is no further business.

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2021 ROSTER OF COMMISSIONERS

Louise Strander, Chair

Karen Simmons, Vice-Chair

Andrea Reay

Dennis Martinez

Dixie Stark

Apneet Sidhu

Sharon Mann

Wynetta Bivens, Secretary

Past Chairs

2021 Commissioner Louise Strander

2020 Former Commissioner Heidi Watters

2019 Commissioner Dennis Martinez

2018 Former Commissioner Nhan Nguyen

2017 Former Commissioner Miguel Maestes

2016 Commissioner Sharon Mann

2015 Former Commissioner Mike Hansen

2014 Commissioner Louise Strander

2013 Former Commissioner Thomas McLeod

2012 Former Commissioner Brooke Alford

2011 Former Commissioner Margaret Bratcher/Commissioner Alford

2010 Former Commissioner Bill Arthur

2009 Former Commissioner George Malina

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