



**CITY OF TUKWILA
PLANNING COMMISSION (PC)
AGENDA
MAY 25, 2023 - 6:30 PM
(AMENDED)**

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 05/25//23 calendar date on the events page located at <https://www.tukwilawa.gov/events/>

Join in-person at: 6200 Southcenter Blvd, Council Chamber, Tukwila, WA. 98188

For Technical Support during the meeting, you may call 1-206-433-7155

- I. Call to Order
- II. Roll Call
- III. Approval of Minutes: 4/27/23 PC Meeting
- IV. Public Comment (acknowledge whether any written comments were received)
- V. New Business
 - [Information about the City's Potential Annexation to the Regional Fire Authority](#)
 - PSRC Webinar - Briefing
- VI. Director's Report
- VII. Adjournment

Reminder: Staff is available to address Planning Commissioner questions regarding packets anytime – we encourage Commissioners to call or email staff **by noon on the Tuesday before** the Commission meeting date. Please call or email Commission Secretary Wynetta Bivens, at 206-431-3654 or Wynetta.Bivens@TukwilaWA.gov to be connected with the appropriate staff member. Thank you!



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

Date: April 27, 2023
Time: 6:30 PM
Location: Hybrid Meeting - via Microsoft Teams / public, in-person attendance, Council Chambers, 6200 Southcenter Blvd, Tukwila, WA 98188

Call to Order

Chair Sidhu called the meeting to order at 6:30 p.m.

Roll Call

The PC Secretary took roll call.

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

Absent: Commissioner Alexandria Teague

Staff: Director Nora Gierloff, American Institute of Certified Planners (AICP), Department of Community Development (DCD); Senior Planner Neil Tabor, AICP, DCD; and PC Secretary Wynetta Bivens

Approval of Minutes

Vice Chair Mann made a motion to adopt the 3/23/23 minutes and Commissioner Martinez seconded the motion. Motion passed.

General Public Comments

No submittals.

New Business

(1) Middle Housing Presentation

Neil Tabor, Senior Planner, AICP, DCD introduced Julie Bassuk and Ian Crozier who will be working with the City on the Middle Housing Project as well as the periodic update for the Comprehensive Plan.

Ms. Bassuk, Consultant, Makers Urban Designs, gave an overview of the projects that they will be working on with the City. She noted that the Middle Housing Project will end in June 2023, per the Department of Commerce Grant. Some continued work may trickle into the Comprehensive Plan Update. She discussed the progress that has been made around the Pacific Northwest. She also discussed the approach and focus areas for the City of Tukwila’s Middle Housing Project. And recommendations to adjust the code so it supports the kind of middle housing that is best for the community.

The Comprehensive Plan Update will kick off soon and will take about 18 months to complete.

Ian Crozier, Consultant, Makers Urban Designs went over the following Middle Housing Project goals:

- Establish equity-driven frameworks for engagement.
- Analyze potential racially disparate impacts of status quo and proposed policies.
- Increase flexibility for Tukwila's neighborhoods to adapt as conditions change while protecting affordability.
- Increase housing variety and support residents' needs.

He talked about types of Middle Housing and some reasons to allow them such as, affordability, variety, sustainability, and homeownership opportunities. Other key points he discussed were potential code changes and how cities have seen quite a bit of development due to code reform. He also discussed conditions, zoning, studies of parcel development potentials, typical lots, flavors and pros and cons of Middle Housing.

He addressed questions from the PC, and there was extensive discussion.

Next Steps:

- Working on a platform for a social pinpoint site online to learn about the project and complete housing survey.
- Work with community-based organizations to plan a public meeting in May.
- PC meeting in June on zoning recommendations.
- Work with the City to complete racially disparate impacts analysis.

PC Request:

Information was requested on State legislature mandates on selling ADUs separately.

(2) Legislative Updates

Staff provided updates on the following:

- E25HB 1110 Middle Housing
- HB 1337 ADU Reform
- 2558 5412 SEPA exemptions
- ESHB 1293 Process, design review
- HB 1181 Climate change in GMA
- HB 1042
- RCW 36.70A.620 general parking requirements near transit
- 36.70A.698 ADU parking requirements near transit

Bills not likely to require updates:

- E2SSB 5258 Condo Reform
- 2SHB 1474 Reversing Housing Discrimination

Unfinished Business

Bylaw Update

PC resumed review of the PC bylaws. There was extensive discussion, then the PC took a vote on the proposed changes.

Motion:

Commissioner Strander moved to deny the proposed revisions made after 2/23. Commissioner Mann seconded the motion. Five Commissioners were present and voted. Three voted to deny, Commissioner Sidhu and Probst were in favor of the proposed revisions. Motion failed; a two thirds vote is required to pass.

Director's Report

Director Gierloff reminded the PC that there is a webinar for elected officials and PC overview on the Comprehensive Plan process on May 18.

Adjournment

Vice Chair Mann moved to adjourn and Commissioner Probst seconded the motion. The Commission voted to adjourn at 8:14 pm.

Submitted by: Wynetta Bivens
Planning Commission Secretary



TO: Tukwila Planning Commission
FROM: Nora Gierloff, AICP, DCD Director
BY: Neil Tabor, AICP
DATE: May 18, 2023 (*Late update to 5/25/23 Planning Commission Packet*)
SUBJECT: City's Potential Annexation to the Regional Fire Authority - Informational Briefing

ISSUE

The City Administration has requested that the Planning Commission be briefed on the proposal for the City to annex to the Regional Fire Authority. A member of the RFA will be present to speak with the Commission. This presentation is for information only; no Commission action is necessary.



TO: Tukwila Planning Commission
FROM: Nora Gierloff, AICP, DCD Director
BY: Neil Tabor, AICP
DATE: May 25, 2023
SUBJECT: PSRC Webinar – Briefing

ISSUE

This agenda item is to present a webinar produced by the Puget Sound Regional Council, entitled “Passport to 2044: Key Topics for Elected Officials and Planning Commissioners.” Staff will take any questions commissioners have regarding the process and allow time for discussion.

Due to the timing of the webinar, presentation materials will not be available prior to the meeting. Staff will provide presentation slides and a link to the webinar recording after the meeting.

BACKGROUND

The Puget Sound Regional Council (PSRC) is the regional planning body serving the Counties of King, Pierce, Snohomish, and Kitsap. This webinar is part of the “Passport to 2044” webinar series, which discusses various topics related to the comprehensive plan update process.