



TO: Tukwila Planning Commission
FROM: Nora Gierloff, AICP, DCD Director
BY: Nancy Eklund, AICP Long Range Planning Manager
Emily Romanenko, City Attorney
DATE: June 14, 2024
SUBJECT: Review and Approval of the March 14, 2024, Public Hearing Minutes

This packet includes the draft minutes from the 3/14/24 Planning Commission Public Hearing on the Draft Comprehensive Plan goals and policies. At that meeting, the Commission took public testimony about the draft Plan, discussed and voted on the elements in that document, and ultimately, move it on to the Tukwila City Council for review and adoption.

The Commission is asked to approve these minutes so they can be finalized. Staff has reviewed the recording of the minutes extensively to ensure that they fully capture the intent and action of the Commission. We recognize that four of the sitting Commissioners will not have been at that meeting, however, to enable the City to finalize the minutes for the record, we encourage you to vote to approve them.

If you wish to watch the recording of the meeting prior to voting on the minutes, the recording is [available here](#), along with other Planning Commission meetings.

Thank you.



CITY OF TUKWILA PLANNING COMMISSION (PC) MINUTES

Date: March 14, 2024
Time: 6:30 p.m.
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 Tukwila PC 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, Martin Probst, Ann Durant, and Alexandria Teague (arrived at 7:25 pm)

PC Vacancy: One PC position is currently vacant.

Staff: Director Nora Gierloff, American Institute of Certified Planners (AICP), Department of Community Development (DCD); Long Range Planning Manager Nancy Eklund, AICP, DCD; Senior Planner Neil Tabor, AICP, DCD; Senior (Transportation) Program Manager Cyndy Knighton, Public Works (PW); Associate Planner Issac Gloor, DCD; and PC Secretary Wynetta Bivens, DCD

Amendment of the Agenda

No changes to the agenda were requested.

Approval of Minutes

Commissioner Mann moved to adopt the 2/22/24 Minutes. Commissioner Probst seconded the motion. Chair Sidhu abstained as he was absent. Motion carried.

Written General Public Comments

No submittals.

Old Business

None.

Chair Sidhu called the meeting to order at 6:33 p.m.

Long Range Planning Manager Nancy Eklund went over meeting protocols and provided opening remarks. Ms. Eklund described the process for review of the draft Plan, culminating with its adoption in

late summer/early fall of 2024.

New Business

1. PUBLIC HEARING – Draft 2024-2044 Update to the City of Tukwila Comp Plan, Goals and Policies

Presentations

Ms. Eklund provided an overview of the 2024-2044 Comp Plan goals and policies, how they were guided by state, regional, and county policies, and a summary of the public outreach that shaped the Comp Plan.

Senior Planner Neil Tabor provided an overview on the key updates for the Comp Plan elements:

- 1) **Community Character** – This was revised, it represented merging of the Community Image and Identity and Roles and Responsibilities elements.
- 2) **Land Use** – This new element incorporates information previously located in other elements of the Comp Plan, such as the Tukwila South, Tukwila International Boulevard, Residential Neighborhoods, and Housing elements.
- 3) **Regional Centers** – This new element consolidates the two standalone regional center elements that address the Southcenter Tukwila Urban Center and the Manufacturing and Industrial Center.
- 4) **Housing** – This element contains significant changes intended to address modifications in state law, regional policy, and countywide planning policy requirements. The draft element now includes planning for housing at different income levels and addresses different housing types allowed by the state legislature, as well as undoing past harm done through housing discrimination.
- 5) **Economic Development** - This element was substantially reorganized and is based on the work done by city Economic Development staff for the Economic Strategy document.
- 6) **Natural Environment** – This element was updated to address climate change and resiliency, climate justice and equity, and includes new environmental best practices.
- 7) **Shoreline** - This element has had limited changes to ensure it is consistent with the Shoreline Management Program. The city is not able to make changes at this time.
- 8) **Park Recreation Open Space (PROS)** – The PROS Plan was updated in 2020, and parts of the PROS element were modified at that time. The PROS element has been reviewed to ensure it is consistent with the adopted PROS Plan.
- 9) **Transportation** – This element has been updated with new language pertaining to equity, safety, connectivity, adaptability, and climate justice. The city’s current work on the Local Road Safety Plan, and Multi-Modal Level of Service (MMLOS) will be reflected in the final Comp Plan to be reviewed by the City Council (CC). These changes will address active transit, buses, cars, etc.
- 10) **Utilities** – This element has been updated to address low impact development (LID) and climate change.
- 11) **Capital Facilities** - This element addresses the impacts of climate change and prioritizing city decisions based on equity considerations.

Staff noted that more detailed information on the elements is contained in the staff report. The goal of the public hearing is to capture the PC recommendations on the Comp Plan elements, goals and policies and forward them to the CC for consideration and adoption.

Staff answered clarifying questions from the PC.

PUBLIC HEARING - Opened

Chair Sidhu opened the Public Hearing on the Draft 2024-2044 Update to the City of Tukwila Comp Plan Goals and Policies at 6:55 PM.

Public Comment Letters

The city received three public comment letters during the comment period from:

- Stacy Hansen, Human Services Program Coordinator, City of Tukwila, 3/13/24
- Duwamish Tribe Cultural Preservation Officer, Nancy A Sackman, 3/12/24
- Alan Kato, Property owner of 15419 62nd Avenue South and 5900 Southcenter Boulevard, 3/14/24

All of these letters have been forwarded to the Commissioners.

Public Testimony. The following oral public testimony was received:

Alan Kato, property owner of 1.5-acres at 15419 62nd Avenue South and 5900 Southcenter Boulevard, asked that the land use designation for his property be changed from Office to High Density Residential (HDR).

David Toyer, Toyer Strategic Advisors (a land use and economic development consultant firm), is representing a property owner at 6250 S 151st interested in changing the city's land use map from low density residential (LDR) to medium density residential (MDR). This request was previously denied by the CC.

Michelle Eggert, property owner of 2.4 acres on Ryan Way, said her property is the closest to the proposed Boeing Access Road Light Rail Station and largest parcel by the future station. She also requested higher density, specifically relating to transit-oriented development in north Tukwila around the Sound Transit Light Rail Station. She said the Light Rail Station is not well represented in the Comp Plan.

Phil Combs, Segale, said he was interested in having more time to review the Comp Plan, and recommended that it address the 8-year Multi-Family Tax Exemption (MFTE), as well as the 12-year.

Amy Tousley, Puget Sound Energy (PSE), stated her support for the Comp Plan and the Utilities and Natural Environment elements.

Raheem Parpia, Himalaya Homes, stated that he was impressed with the city’s quick adoption of HB 1337 provisions, as that allowed them to increase the density of their project from 9 lots up to 25. He requested that the city allow two curb cuts on every single lot, especially for condominiums.

There was no additional public testimony.

PUBLIC HEARING - Closed

Chair Sidhu closed the public hearing at 7:21 p.m. He then described the process to be used in reviewing the Comp Plan elements, to be discussed one-by-one.

- ***Community Character***

Commissioner Mann moved to forward the Community Character element goals and policies to the CC for their review. Commissioner Probst seconded the motion. **The motion carried.**

- ***Land Use***

Commissioner Strander asked staff to address the PC options in addressing the rezone request. Staff noted the options, discussed the reasons for the moratorium on rezone applications approved by the CC and noted that rezone requests could be submitted in late 2025.

Commissioner Mann asked if approving rezone requests at this time would eliminate the need for the applicants to submit an application. Staff stated that it would and that the CC could approve a rezone submitted as a public comment (i.e., not as a formal rezone application) during the Comp Plan update process.

Commissioner Teague asked if staff had had the opportunity to review or analyze the effect of the rezone proposals being requested. Staff said no.

Director Gierloff stated that the PC could recommend that the CC study those rezone requests further and gave some examples of options of recommendations that the PC could forward to the CC as part of their overall Comp Plan Amendment packet.

Commissioner Mann suggested that the rezone issue be moved to CC for consideration to change the land use map. Commissioner Strander was in consensus. **No vote was taken on this suggestion.**

Commissioner Durant moved for staff to complete an analysis of rezone requests and to include the analysis with the draft of the Land Use element to be forwarded to CC. Commissioner Mann seconded the motion.

Commissioner Teague moved for a “friendly amendment” to allow the rezone requests and draft land use element to go to CC for them to determine if there should be further study on the rezone

requests. The motion was seconded by Commissioner Probst. **The friendly amendment motion failed.**

Commissioner Mann called the vote on Commissioner Durant's original motion. **The motion failed.**

Commissioner Strander moved to forward the land use element to the CC for review, including research to be completed by the staff on the rezone requests from the speakers this evening, to be incorporated for Council when they receive the element. This motion includes the following recommended amendment to the Public and Private Investment goal:

- **GOAL** Public and private investment [has catalyzed greater private investment](#) in the TIB District [which](#) has [created](#) additional [economic development](#) and business success and increased the overall pace of redevelopment.

Commissioner Probst seconded the motion. **The motion carried.**

- ***Regional Centers***

Commissioner Durant moved to forward the Regional Centers element goals and policies to the CC for their review. Commissioner Teague seconded the motion. **The motion carried.**

- ***Housing***

Commissioner Probst moved to forward the Housing element goals and policies to the CC for their approval. Commissioner Durant seconded the motion. **No vote was taken on this motion.**

Commissioner Strander moved to modify an implementation strategy listed under goal 3.4 in the December 2023 Housing element reviewed by the PC. That strategy references a 12-year MTFE and she would like to extend that to include an 8-year MFTE. Staff noted that the Implementation strategies were not being reviewed in tonight's public hearing. Commissioner Strander then stated that she wanted to include the language that supports the city developing an 8-year and 12-year MFTE and that it applies citywide. **The motion died for lack of a second.** Staff suggested that this would exist better as an implementation strategy.

Commissioner Mann suggested incorporating a new policy following goal 3.3. The policy would be for the city to pursue and implement a tax incentive program for housing development with 8- and 12-year MTFE programs. The policy would be added as 3.3.4. Staff agreed to draft the language.

Commissioner Mann moved to forward the Housing element to CC as revised by staff with the new policy 3.3.4 for their review. Commissioner Durant seconded the motion. **The motion carried.**

- ***Economic Development***

PC suggested broadening the reference in ED 1.7 and 1.9 and 2.3. Staff addressed clarifying questions for policies ED 1.7 and 1.9 and 2.3 regarding the language promoting “middle wage” opportunities. Staff were asked to look into whether “middle wage” (vs. “middle - high wage opportunities”) is a requirement by King County Countywide Policy.

Commissioner Mann moved to forward the Economic Development element to CC for their review. Commissioner Strander seconded the motion. **The motion carried.**

- ***Natural Environment***

Commissioner Mann moved to forward the Natural Environment element to the CC for their review. Commissioner Strander seconded the motion. **The motion carried.**

- ***Shoreline***

The PC asked clarifying questions about the use of “single family” terminology and how the Shoreline element goes forward to CC if it has not been approved by the Department of Ecology (DOE). Staff noted that a lot of the state regulations and state laws have not yet been updated to address legislative changes to single-family zoning as well as the allowances for middle housing and that there is some catching up to do at higher levels.

Commissioner Mann moved to forward the Shoreline element to CC for their review following determination by the DOE on whether they would allow changes to the “single family” terminology, or if it should remain. Commissioner Probst seconded the motion. **The motion carried.**

- ***Parks Recreation and Open Space (PROS)***

There was discussion regarding improving connectivity for walkability to the Community Center to make it more accessible to Tukwila citizens. Staff noted transportation connections are addressed in Goal 1 policies, including Policy 1.6 which specifically addresses connectivity. A request was made to add the language, “Community Center”. Staff will pass on a suggestion regarding this request, noting that the goals and policies of the PROS element are mirroring the goals and policies of the PROS Plan.

Commissioner Mann moved to forward the PROS element to the CC for their review with a recommendation to add the Community Center to Policy 1.6. Commissioner Probst seconded the motion. **The motion carried.**

- ***Transportation***

Commissioner Strander said she is not comfortable moving the Transportation element forward due to the lack of a complete draft packet to the PC. Commissioner Mann was in consensus. She said PC had no time for discussion and the element is missing a lot of information. Staff noted that many of the goals and policies were reviewed by the PC at the previous meeting and that, at that time, Cyndy Knighton, who is overseeing this update, mentioned that there are some parts of analysis that had not yet been completed. Staff noted that the PC could review the goals and policies they have available to them at this point and move those on to the CC and then have other parts come back to the PC or hold another hearing entirely. However, it would be best to move it on to the CC so they can review the rest of the completed analysis and then, if they wish, return the completed material to the PC for review. If requested, the PC can provide a recommendation to CC.

Commissioner Mann moved not to forward the Transportation element to CC until PC has had the opportunity to review a complete packet. Commissioner Strander seconded the motion. There was a tie vote. **Motion failed.**

Commissioner Probst moved that the Transportation Policies be forwarded to CC with the recommendation that it be a completed draft before it is reviewed. Following that action staff would report back to the PC with a briefing on any additional goals and policies approved. Commissioner Durant seconded the motion. **The motion carried.**

- ***Utilities***

Commissioner Probst moved to forward the Utilities element to the CC for their review. Commissioner Durant seconded the motion. **The motion carried.**

- ***Capital Facilities***

Commissioner Teague moved to forward the Capital Facilities element to CC for their review. Commissioner Mann seconded the motion. **The motion carried.**

Director's Report

- Director Gierloff thanked PC for all their hard work and dedication in completing the Comp Plan review.
- Director Gierloff provided a special thank you to exiting Chair Sidhu and Commissioner Mann for their time serving the city. She noted that new Commissioners would start in April. (In return Chair Sidhu thanked Director Gierloff and the PC. Commissioner Mann thanked the Chair and the PC as well as Administration.

Adjournment

Commissioner Mann moved to adjourn. Commissioner Probst seconded the motion. **All approved the motion.**

Adjourned: 9:09 p.m.
Submitted By: Wynetta Bivens
PC Secretary

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