



INFORMATIONAL MEMORANDUM

TO: Planning and Community Development Committee

CC: Mayor Thomas McLeod

FROM: Nora Gierloff, AICP, DCD Director

BY: Neil Tabor, AICP, Senior Planner

DATE: April 14, 2025

SUBJECT: Removing Townhouses as a Permitted Use in the Tukwila Urban Center

ISSUE

The proposed code amendment to remove townhouses as a Permitted use in the Tukwila Urban Center would improve alignment of the City's planned density goals for the Urban Center by removing a housing type that would not support attainment of the required density.

BACKGROUND

The Tukwila Urban Center is a regional center designated with the Puget Sound Regional Council for future growth, capitalizing on transit infrastructure to reduce car dependency. This Center designation under the Regional Growth Strategy, makes this area eligible for additional transportation funding that can improve these areas and help them transition into denser transit-oriented development over time. Under Puget Sound Regional Growth Center standards, one of requirement for a Center is that it plan for a minimum of 45 "activity units" per acre. This metric is a summation of jobs and housing units per acre.

Currently, the Tukwila Urban Center contains approximately 22 activity units per acre, about half of the density for which the area is planned. This total is supported largely through area jobs, with recent housing growth in the last ten years beginning to help support the targeted activity unit total.

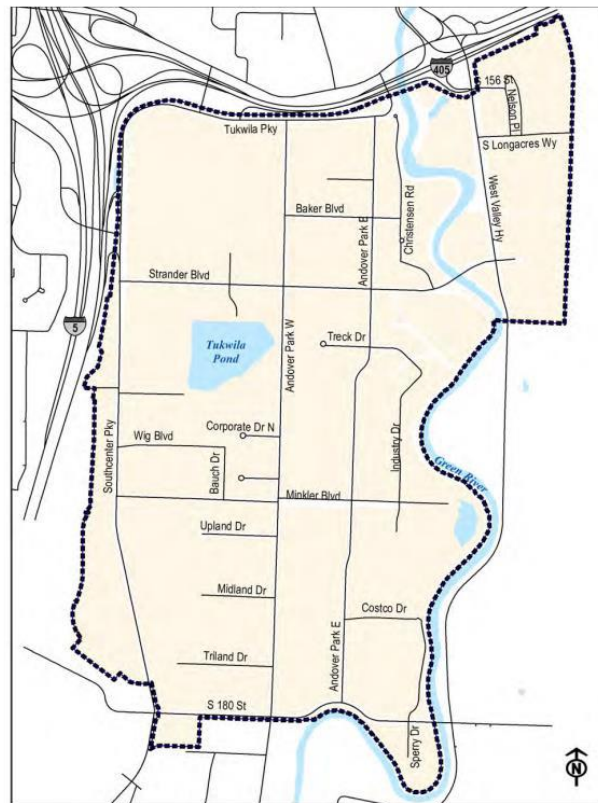


Figure 10-1: Tukwila's Urban Center (Southcenter) Boundaries

PLANNING COMMISSION RECOMMENDATION

A public hearing on code amendment L25-0002 was held at the January 23rd, 2025, Planning Commission meeting. Commissioners entertained a motion to recommend that the City Council adopt the code amendment to remove townhouses as a permitted use within the Tukwila Urban Center, as included in the attached ordinance. An amendment was proposed to permit townhouses only as an accessory use, instead of strictly removing townhouses as a permitted use. The Commission's vote was split 3 to 3 on this amendment to language proposed by the City. The language proposed in the attached ordinance reflects the original proposal as presented by staff without amendment.

A link to the Planning Commission packet materials on this topic is [provided here](#). Minutes of the January 23rd Planning Commission meeting are included in the packet as an attachment.

ANALYSIS

As the City plans for additional growth in the Urban Center, redevelopment should be encouraged to meet or exceed the minimum activity unit density planned for the area. While this naturally occurs, in part, from market demand and property values, development allowances should encourage uses which align with this density and should not permit uses that are not expected to support this density. Townhouses are one such use currently permitted in the TUC – Regional Center, TUC – Pond, TUC – TOD and partially within the TUC – Work Place zoning districts, that would likely not meet the minimum density of 45 activity units per acre, if developed. Generally, townhouses, even when constructed in an especially dense manner, would not be expected to reach 30 units per acre. As townhouses will likely be permitted throughout other residential zones within the City after the adoption of middle housing updates, staff believes townhouses should be removed from the Tukwila Urban Center zones.

Language about comments received:

The City received comments from a property owner in the TUC-TOD district wishing to maintain the ability to develop townhouses in relative proximity to the Green River shoreline. Shoreline regulations apply to the first 200 feet from the river, and limit overall development allowed within this buffer. Staff do not support the addition of this exception as the City has committed to ensuring that development planned within its Urban Center supports the designated activity unit totals.

SUMMARY OF PROPOSED CHANGES

Staff proposes removing townhouses from the list of allowed dwelling types in Table 18-2, affecting the Tukwila Urban Center Regional Center, Transit Oriented Development and Pond Zoning Districts.

P = Permitted, A = Accessory, C = Conditional, UUP = Unclassified Use Permit Business license <i>For parking requirements see Table 18-5 or Figure 18-7</i> Residential						
		Regional Center	TOD	Pond District	Commercial Center	Work-Place
320	Dormitories		A	A		
Ref. above†	Dwelling: Multi-family, Townhouses, Mixed Use, Senior Citizen Housing	P	P	P		P4
510	Home Occupation	A	A	A		P4

270	Continuing Care Retirement Community		P	P		
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See TMC 18.28.260 for District specific parking standards.

4. Only on properties fronting the Green River or Minkler Pond.

Staff Report Criteria

TMC 18.82.030 requires that staff reports for proposed amendments to development regulations address the five listed criteria in this section. As criteria pertain to both privately initiated code amendment applications and those proposed by the City, some criteria may not be as relevant for all code amendment proposals. Criteria and staff responses are listed below.

1. *An evaluation of the application materials;*

Staff Response: Not applicable.

2. *Impact upon the Tukwila Comprehensive Plan and Zoning Code;*

Staff Response: The proposed code amendment is consistent with the comprehensive plan and does not require an amendment to the comprehensive plan.

3. *Impact upon surrounding properties, if applicable;*

Staff Response: Not applicable.

4. *Alternatives to the proposed amendment; and*

Staff Response: The City could consider two possible alternatives: 1) the City could continue to allow townhouses in the Urban Center, but allow them only an accessory use to another primary use, or 2) the City could make no changes in the code, and continue to allow townhouses in the Urban Center. Staff does not support either of these options, as they weaken or negate the City's commitment to achieve planned housing and redevelopment densities required for the Urban Center.

5. *Appropriate code citations and other relevant documents.*

Staff Response: More information on Tukwila's Urban Center profile can be [found here](#).

Decision Criteria

TMC 18.82.020, *Decision Criteria* provides criteria for the final City Council decision on proposed code amendments.

Decision criteria are as follows:

1. *Is the amendment consistent with the Comprehensive Plan?*
2. *Does the amendment meet at least one of the following criteria:*
 - a. *Eliminates conflicts between TMC and the Comprehensive Plan; or*
 - b. *Accomplishes policy directives of the Council or Administration; or*
 - c. *Corrects an error or errors in the TMC.*

FINANCIAL IMPACT

No direct costs to the City are expected from this code amendment.

REQUESTED ACTION

The Council is being asked to approve an ordinance to remove townhouses as a Permitted use in the Tukwila Urban Center, and to consider this item at the April 28, 2025, Committee of the Whole meeting, and subsequent May 5, 2025, Regular meeting.

ATTACHMENTS

- A. Ordinance
- B. Ordinance Exhibit A
- C. 1/23/2025 Planning Commission Minutes

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TUKWILA, WASHINGTON, AMENDING ORDINANCE NO. 2756 §4, AS CODIFIED AT TUKWILA MUNICIPAL CODE (TMC) TABLE 18-2, “TUKWILA URBAN CENTER LAND USES ALLOWED BY DISTRICT”; TO UPDATE PERMITTED RESIDENTIAL USES WITHIN THE TUKWILA URBAN CENTER CONSISTENT WITH PUGET SOUND REGIONAL COUNCIL DESIGNATED URBAN CENTER GOALS; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the Tukwila Urban Center is a designated urban center by the Puget Sound Regional Council (“PSRC”); and

WHEREAS, PSRC designated urban centers guide regional growth allocations, inform transit service planning and represent priority areas for federal transportation funding; and

WHEREAS, PSRC designated urban centers are required to plan to support a density of combined jobs and housing units of 45 activity units per acre over time; and

WHEREAS, the Tukwila Urban Center only has about 22 activity units per acre; and

WHEREAS, in order to plan for the minimum PSRC requirement of 45 activity units per acre, new uses with densities which are unlikely to achieve that density should be restricted; and

WHEREAS, new townhouse development would not be expected to achieve the minimum PSRC requirement of 45 activity units per acre; and

WHEREAS, on January 24, 2025, the City’s State Environmental Policy Act (SEPA) Responsible Official issued a Determination of Non-Significance on the proposed amendments; and

WHEREAS, on January 23, 2025, the Tukwila Planning Commission, following adequate public notice, held a public hearing to receive testimony concerning amendments to the Tukwila Municipal Code to remove townhouses as a permitted use in zoning districts within the Tukwila Urban Center, and at that meeting adopted a motion recommending that the City Council approve the proposed changes; and

WHEREAS, on May 5, 2025, after considering the analysis and proposed code amendments prepared by City Staff, the recommendation from the Planning Commission, and the public comments received, the City Council desire to adopt code amendments as set forth herein.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF TUKWILA, WASHINGTON, HEREBY ORDAINS AS FOLLOWS:

Section 1. Adoption of Findings of Fact. The City Council finds as follows:

A. The above recitals, set forth as “WHEREAS” clauses, are hereby adopted as Findings of Fact in support of the adoption of this ordinance.

B. The amendments that are established below comply with the requirements of the Washington State Growth Management Act and the Tukwila Municipal Code.

Section 2. Ordinance No. 2756 §4, as codified at TMC Table 18-2, “Tukwila Urban Center Land Uses Allowed By District,” is hereby amended as referenced in Exhibit A.

Section 3. Corrections by City Clerk or Code Reviser Authorized. Upon approval of the City Attorney, the City Clerk and the code reviser are authorized to make necessary corrections to this ordinance, including the correction of clerical errors; references to other local, state or federal laws, codes, rules, or regulations; or ordinance numbering and section/subsection numbering.

Section 4. Severability. If any section, subsection, paragraph, sentence, clause or phrase of this ordinance or its application to any person or situation should be held to be invalid or unconstitutional for any reason by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of the remaining portions of this ordinance or its application to any other person or situation.

Section 5. Effective Date. This ordinance or a summary thereof shall be published in the official newspaper of the City, and shall take effect and be in full force five days after passage and publication as provided by law.

PASSED BY THE CITY COUNCIL OF THE CITY OF TUKWILA, WASHINGTON, at a Regular Meeting thereof this _____ day of _____, 2025.

ATTEST/AUTHENTICATED:

Andy Youn-Barnett, CMC, City Clerk

Thomas McLeod, Mayor

APPROVED AS TO FORM BY:

Filed with the City Clerk: _____

Passed by the City Council: _____

Published: _____

Effective Date: _____

Ordinance Number: _____

Office of the City Attorney

Exhibit A: Table 18-2, "Tukwila Urban Center Land Uses Allowed by District"

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Table 18-2: Tukwila Urban Center Land Uses Allowed By District**

Business license	P = Permitted, A = Accessory, C = Conditional, UUP = Unclassified Use Permit For parking requirements see Table 18-5 or Figure 18-7	Regional Center	TOD	Pond District	Commercial Corridor	Work-Place
	Retail¹					
60	Animal Kennels and Shelters, including doggy daycare				C	C
810A	Athletic or Health Clubs	P	P	P	P	P
90	Automotive Service and Repair	P ²				P
400	Banks, Financial, Insurance, and Real Estate Services	P	P	P		
1030	Bar & Nightclubs	P	P ³	P	P	
Ref. above [†]	Brew Pubs, On-Site Brewing, Cocktail Lounges, & Pool Halls	P	P	P	P	
	Bulk Retail	P			P	P
	Business Services (e.g. copying, fax and mailing centers)	P	P	P		P
Ref. above [†]	Drive Through Facilities or Services	P	P ³		P	P
360A	Electric Vehicle Charging Station L1&2	P	P	P	P	P
360B	Electric Vehicle Charging State L3	A	P ³	A	A	A
90	Gas Stations, including Car Wash		P ³		P	P
	General Retail	P	P	P	P	P
Ref. above [†]	Laundries, Tailors, and Dry Cleaners	P	P	P	P	P
Ref. above [†]	Personal Services (e.g. beauty & barber shops, nail salons, spa, travel agencies)	P	P	P	P	
Ref. above [†]	Recreation Facilities (commercial indoor)	P	P	P		P
810C	Recreation Facilities (commercial outdoor)					P
Ref. above [†]	Repair Shops (small scale goods: bicycle, appliance, shoe, computer)	P	P	P		P
Ref. above [†]	Restaurants with associated cocktail lounges and sidewalk cafes	P	P	P	P	P ⁶
Ref. above [†]	Theaters except adult entertainment	P	P	P	P	
840	Vehicle Rental and Sales (not requiring a commercial DL)	P	P ³	P ⁵		P
70	Veterinary Clinic with temporary indoor boarding and grooming	P	P	P	P	P
	Office					
	Professional, Outpatient Medical, Dental, Governmental Services, and Research	P	P	P	P	P
630	Medical and Dental Laboratories	P	P	P		P
	Lodging					
Ref. above [†]	Hotel, Motel, Extended Stay, Bed and Breakfasts	P	P	P		
	Civic & Institutional					
290	Convention & Exhibition Facilities, including multipurpose arena facilities					
Ref. above [†]	Cultural Facilities, including: libraries, museums, art galleries, performing arts centers	P	P ³	P		
Ref. above [†]	Daycare Centers	P	P	P	P	P
Ref. above [†]	Education and Instructional Facilities, public and private including college and universities	P	P	P		
Ref. above [†]	Parks, Trails, Picnic Areas, Playgrounds, and Public Community Centers	P	P	P	P	P
410	Police and Fire Stations	C	C	C	P	P

Adopted 2016 - Ordinance No. 2500

Business license	P = Permitted, A = Accessory, C = Conditional, UUP = Unclassified Use Permit For parking requirements see Table 18-5 or Figure 18-7	Regional Center	TOD	Pond District	Commercial Corridor	Work-Place
	Post Office	P	P	P		
820B	Religious Institutions, greater than 750 sf assembly area	C	C	C	C	C
820A	Religious Institutions, less than 750 sf assembly area	P	P	P	P	P
190	Industrial, Manufacturing, & Warehouse Cargo Containers subject to TMC 18.50.060					A
550	Industrial Commercial Services (e.g. etching, film processing, lithography, printing & publishing)					P
Ref. above [†]	Light Industrial: Manufacturing, Processing and Assembling uses that have little potential for creating off-site noise, smoke, dust, vibration or other external impacts or pollution. Manufacturing and processing of food and beverages including fermenting and distilling; with or without a tasting room, provided the tasting room occupies less than 50% of the total area of the building occupied by the tenant but no more than 3500 square feet; and the manufacturing process does not cause off-site impacts to neighboring properties or create a public nuisance.					P
990A/B	Outdoor storage of materials to be manufactured or handled as part of a permitted use within the Zone, screened pursuant TMC 18.52					A
960	Self-Storage Facilities					P
1110	Warehouse Storage and Wholesale Distribution Facilities					P
	Transportation, Communication, & Infrastructure					
240	Commercial Parking, day use only	P	P	P	P	P
370	Essential Public Facilities, except those listed separately	UUP	UUP	UUP	UUP	UUP
	Intermodal Transit Stations, Rail transit facilities	UUP	UUP	UUP	UUP	UUP
Ref. above [†]	Internet Data Centers & Telephone Exchanges	UUP	UUP	UUP		P
7100	Park and Ride Lots	UUP	UUP	UUP		UUP
720	Parking Areas	A	A	A	A	A
	Public Transit Facilities and Stations (Bus)	P	P	P	P	P
780	Radio, Television, Microwave, or Observation Stations and Towers	C	C	C	C	C
Ref. above [†]	Utility Facilities, above ground/ not in ROW	C	C	C	C	P
Ref. above [†]	Utility Facilities, underground/in ROW	P	P	P	P	P
1140	Wireless Communication Facilities	P ⁷	P ⁷	P ⁷	P ⁷	P ⁷
	Residential					
320	Dormitories		A	A		
Ref. above [†]	Dwelling: Multi-family, Mixed Use, Senior Citizen Housing	P	P	P		P ⁴
510	Home Occupation	A	A	A		P ⁴
270	Continuing Care Retirement Community		P	P		
	STEP Housing					
	Emergency Housing	P ⁸	P ⁸	P ⁸		
	Emergency Shelter	P ⁸	P ⁸	P ⁸		
	Permanent Supportive Housing	P ⁹	P ⁹	P ⁹		P ^{4,9}
	Transitional Housing	P ⁹	P ⁹	P ⁹		P ^{4,9}

[†] Reference the above general zoning code use matrix for specific business license code.

** See TMC 18.28.260 for District specific parking standards.

1. Minimum interior height for ground level retail of all types is 18 feet from floor to floor plate. Use conversions in existing buildings are not required to meet this standard.
2. New businesses are limited to locations within the Freeway Frontage Corridor. See additional design standards in the Southcenter Design Manual.
3. East of the Green River only.
4. Only on properties fronting the Green River or Minkler Pond.
5. Excludes vehicle storage or maintenance.
6. 3,500 sf max per use.
7. Subject to TMC 18.58.
8. Subject to the criteria and conditions at TMC 18.50.250 and TMC 18.50.270.
9. Subject to the criteria and conditions at TMC 18.50.260 and TMC 18.50.270.

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CITY OF TUKWILA PLANNING COMMISSION (PC) MINUTES

Date: January 23, 2025
Time: 6:30 p.m.
Location: Hybrid Meeting - via Microsoft Teams / Public, In-Person Attendance,
Council Chambers, 6200 Southcenter Blvd., Tukwila, WA 98188

I. **Call to Order**

Chair Probst called the Tukwila PC meeting to order at 6:35 p.m.

II. **Roll Call**

The PC Secretary took roll call.

Present: Chair Martin Probst; Vice Chair Ann Durant; Commissioners Louise Strander, Alex Kaehler, Richard McLeland Wieser, and Jacob Halverson

Excused Absence: Commissioner Jane Ho

Staff: Director Nora Gierloff, American Institute of Certified Planners (AICP), Department of Community Development (DCD); Long Range Planning Manager Nancy Eklund, AICP, DCD; Development Supervisor Max Baker, AICP, DCD; Senior Planner Neil Tabor, AICP, DCD; and PC Secretary Wynetta Bivens, DCD

III. **Amendment of the Agenda**

No changes to the agenda were requested.

IV. **Approval of Minutes**

Commissioner Halverson moved to adopt the 12/12/24 Minutes. Commissioner Durant seconded the motion. Commissioner Kaehler recused himself due to absence. Motion carried.

V. **Written General Public Comments**

No submittals.

VI. **Old Business**

None

VII. New Business

PUBLIC HEARING

1. Shelter, Transitional, Emergency, Permanent (STEP) Housing Changes

FILE NUMBER: L24-0026, E25-0001
PURPOSE: Code amendment to comply with state law.
LOCATION: Non-Project Action/Citywide

Senior Planner Neil Tabor gave the presentation for staff. He provided background on STEP Housing and the purpose of the public hearing. He said that legislature narrowed restrictions for the STEP Housing types, which resulted in the allocation of certain housing targets. The City of Tukwila previously adopted code amendments to recognize the STEP Housing types. In 2021, the State legislature passed HB 1220 which sets requirements for STEP Housing. The following housing types are not included:

- Temporary Encampments
- Tiny Home Villages
- Group Homes
- Oxford Homes/Recovery Residence
- Assisted Living Facility
- Adult Family Homes
- Senior Living
- Traditional Income-Restricted Housing

Staff noted that the State, Puget Sound Regional Council, and Countywide King County each commented that the city's current development regulations do not meet requirements. Staff went over the proposed standards and walked through the STEP housing requirements in which the City of Tukwila is not in compliance.

To meet state law requirements and provide capacity to site the city's allotted amount of STEP Housing, while maintaining reasonable occupancy and spacing requirements, staff propose to amend TMC 18.50.250, 18.50.260 and Table 18-2 *Tukwila Urban Center (TUC) Land Uses Allowed by District*

Staff addressed clarifying questions from the PC.

Recommendation

Staff are requesting that the Planning Commission forward a recommendation for adoption of the draft code amendments to the City Council (CC) for their review.

Public Hearing

Chair Probst opened the public hearing.

Staff noted that there were no public hearing comments letters received.

There was no public testimony.

Chair Probst closed the public hearing.

Deliberations/Motion

There was no deliberation.

Commissioner Halverson moved to adopt the staff's recommendation and forward them to the CC for their review. Commissioner Durant seconded the motion. Motion carried.

PUBLIC HEARING

2. Phased Binding Site Improvement Plans (BSIP)

FILE NUMBER: L25-0001, E25-0002
PURPOSE: Code amendment to remove development agreement requirement.
LOCATION: Non-Project Action/Citywide

Senior Planner Neil Tabor gave the presentation for staff. He provided background on the proposed. BSIPs are plans used to provide flexibility for sale of property within a larger development. These developments often rely on shared features within the larger site, such as: Parking; access points; landscaping; utilities; refuse collection areas; etc. Phased BSIPs improvement plans and proposals to develop in phases are required to enter into a development agreement in addition to completing the BSIP.

The requirement for phased BSIPs to execute a development agreement is listed in the Tukwila Municipal Code (TMC) 17.16.030(C) Preliminary Binding Site Improvement Plan (BSIP) approval, approval Criteria.

Staff proposed removing the sole provision requiring the execution of a development agreement with phased BSIPs. References requiring consistency with approvals and options to apply conditions and limitations for phased BSIPs are already present in other sections of TMC 17.16 and throughout the TMC.

Staff addressed clarifying questions from the PC.

Recommendation

Staff are requesting that the Planning Commission forward a recommendation for the adoption of the draft code amendments to the CC for their review.

Public Hearing

A public hearing comment letter was received from Sam Pace, Housing Specialist. Seattle King County REALTORS, on January 22, 2025, which was distributed to the PC on January 22, 2025.

Chair Probst opened the public hearing.

There was no public testimony.

Chair Probst closed the public hearing.

Deliberations/Motion

There was no deliberation.

Commissioner Durant moved to adopt the staff's recommendations and forward it to the CC for their review. Commissioner McLeland Wieser seconded the motion. Motion carried.

PUBLIC HEARING

3. Townhouses in the TUC

FILE NUMBER: L25-0003, E25-0004
PURPOSE: Code amendment to update residential allowances.
LOCATION: Non-Project Action/Citywide

Senior Planner Neil Tabor gave the presentation for staff. He provided background on the proposed. He stated this item is on townhouse allowances in the TUC, which is a regional center designated with the Puget Sound Regional Council for future growth, capitalizing on transit infrastructure to reduce car dependency. This center designation under the Regional Growth Strategy makes this area eligible for additional funding that helps them transition into denser, transit-oriented development over time. It covers Pierce, Snohomish, King, and Kitsap Counties. Within these counties, centers can be designated where high capacity transit exists, encouraging the greater use of public transportation.

Part of the requirement for a center is that it plans for a minimum of 45 "activity units" per acre.

Staff proposes removing townhouses from the list of allowed dwelling types in table 18-2, affecting the TUC Regional Center, Transit Oriented Development, Pond and portions of the Work Place Zoning Districts.

Staff are requesting that the PC forward a recommendation for the adoption of the proposed redlined language to the CC for their further review and adoption.

Staff addressed clarifying questions from the PC.

Commissioner Halverson stated that he would propose an amendment, stating he is against removing townhomes from the use in the TUC.

Commissioner Durant stated it was mentioned in the staff background report that regional growth strategy designation makes the area eligible for additional funding. She asked if townhomes are not stricken and allow zoning that wouldn't meet the 45 activity units whether the City of Tukwila would be ineligible for the funding or would it be less accessible to the city. She said the change makes sense to her. Mr. Tabor stated individual use allowances would be unlikely to eliminate funding eligibility, but regulations should be consistent with goals for the center.

Commissioner Halverson inquired whether there is any concept to build small townhouse-style residential.

Staff said they identified this as something that is inconsistent with the overall goals, which is why they are proposing it.

Staff proposes removing townhouses from the list of allowed dwelling types in table 18-2, affecting the Tukwila Urban Center (TUC) Regional Center, Transit Oriented Development, Pond and portions of the Work Place Zoning Districts.

There was extensive discussion around this subject.

Recommendation

Staff are requesting that the Planning Commission forward a recommendation for the adoption of the draft code amendments to the CC for their review.

Public Hearing

Chair Probst opened the public hearing

Staff noted that there were no public hearing comments letters received.

There was no public testimony

Chair Probst closed the public hearing

Deliberations/Motion

There was no deliberation.

Commissioner Halverson moved to amend staff's recommendation, to change townhomes to an accessory use in the Tukwila Urban Center instead of striking them. Commissioner Strander seconded the motion. There was a split decision.

Commissioner Halverson moved to forward the split recommendation to the CC for their review. Commissioner Strander seconded the motion. Motion carried.

Staff asked for clarification on how the PC would like to format the suggested amendment to change Townhouses to an accessory use. The PC deferred the decision to staff.

PUBLIC HEARING

4. Residential Conversions

FILE NUMBER: L25-0002, E25-0003
PURPOSE: Code amendment to comply with changes in state law.
LOCATION: Non-Project Action

Senior Planner Neil Tabor gave the presentation for staff. He provided background on the proposed amendment. He stated that in the 2023 legislative session, HB 1042 passed and broadened allowances for conversions of non-residential to residential spaces. Per the Municipal Research and Services Center (MRSC) he went over several of the key provisions of the requirements. He said the intent with this code amendment is to provide consistency with the state law. Also, to provide future allowances that the city can still maintain ground floor commercial space that is required in new use development and identified areas.

In the interest in preserving the ability to maintain ground floor commercial space staff propose to adopt a major pedestrian corridor along Tukwila International Boulevard (TIB).

Staff proposed adopting a new code section within the Tukwila Municipal Code (TMC). TMC 18.50.230 for Residential Conversion.

Staff addressed clarifying questions from the PC.

Recommendation

Staff are requesting that the Planning Commission forward a recommendation for the adoption of the draft code amendments to the CC for their review.

Public Hearing

Chair Probst opened the public hearing.

Staff noted that there were no public hearing comments letters received.

There was no public testimony.

Chair Probst closed the public hearing.

Deliberations/Motion

There was no deliberation.

Commissioner McLeland Wieser moved to adopt staff's recommendations to adopt the draft code amendments and forward them to the PC for their review. Commissioner Durant seconded the motion. Commissioner Halverson abstained. Motion carried.

VIII. Director's Report

Coming up: (may meet more than once a month some months)

- February - Additional Middle Housing (MH) presentation and discussion. Review of mapping and density standards. Intro to design and road standards.
- March - Public Hearing #1 on MH, focusing on general development regulations and consistency.
- April - Public Hearing #2 on MH focusing on objective design standards and road standards.
- Move the full package to the City Council, aiming for adoption by the end of June.
- Quick Quack Carwash has received design review approval. Now they are working on some other issues.

IX. Adjournment

Commissioner McLeland Wieser moved to adjourn. Commissioner. Durant seconded the motion.

Adjourned at: 7:59 p.m.

Submitted by: Wynetta Bivens
PC Secretary