



CITY OF TUKWILA PLANNING COMMISSION (PC) MINUTES

Date: August 28, 2025
Time: 6:30 p.m.
Location: Hybrid Meeting - via Microsoft Teams / Public, In-Person Attendance, and Council Chambers, 6200 Southcenter Blvd., Tukwila, WA 98188

I. Call to Order

Chair Durant called the Tukwila PC meeting to order at 6:30 p.m.

II. Roll Call

The PC Secretary took roll call.

Present: Chair Ann Durant; Vice Chair Alex Kaehler; Commissioners, Martin Probst; and Jane Ho

Absent (Excused): Commissioners Louise Strander and Jacob Halverson

Absent (Unexcused): Richard McLeland Wieser

Staff: Mayor Thomas McLeod; City Administrator Marty Wine; Director Nora Gierloff, American Institute of Certified Planners (AICP), Department of Community Development (DCD); Development Supervisor Max Baker, AICP, DCD; Senior Planner Isaac Gloor, 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 Probst moved to adopt the 7/24/25 Minutes. Commissioner Ho seconded the motion. Motion passed.

V. Written General Public Comments

No submittals.

VI. Unfinished Business

1. PUBLIC HEARING: Code Update - Tukwila International Boulevard (TIB), Co-housing, and Cannabis (Isaac Gloor, Senior Planner)

Mr. Gloor went over the public hearing procedures.

Chair Durant opened the public hearing for:

CASE NUMBER:	L25-0086
PURPOSE:	Amendments to Tukwila's zoning code relating to the Regional Commercial (RC) and Neighborhood Commercial Center (NCC) zoning districts, the table of allowed uses, the minimum parking requirements, the multi-family and mixed-use design standards, the adoption of a development incentive program, standards for co-living housing and changes to the locations where marijuana retailers may be permitted.
LOCATION:	City-Wide

Mr. Gloor presented the information contained in the Staff Report to the PC. He gave a description of the TIB neighborhood and provided background on the area, which for years has been one of Tukwila's highest priority revitalization areas. He said it is multi-cultural and contains small businesses and some of the city's most valuable transportation assets, including light rail and two rapid-ride lines. Re-development in the area has been slow, and the neighborhood remains auto oriented and low density. Development that has occurred has been piecemeal and has required labor-intensive development agreements. The regulations do not provide development capacity or clarity for development in the area. Mr. Gloor relayed the City's previous planning efforts to achieve the community's vision for TIB neighborhood, including the goals and policies of the city's Comprehensive Plan (Comp Plan), which have helped lay the groundwork for the creation of a more complete neighborhood.

Mr. Gloor then presented information on two other topics that could result in changes to the zoning code and are included in this packet for efficiency.

The first topic was co-living housing, which are also known as boarding homes, single room occupancies, or congregate living facilities. Mr. Gloor relayed that in 2024 the State Legislature adopted house bill 1998, which requires all cities to permit co-living housing on any parcel where the underlying zoning permits would allow the development of six (6) dwelling units or more. This requirement doesn't affect any parcels within the Commercial Residential (CR) zones. The requirements for compliance with this new state law are clear and leave little room for interpretation, with a deadline for adoption of 12/31/25.

The second topic was related to cannabis businesses. Mr. Gloor informed the PC that the City Council (CC) has requested that DCD review zoning code regulations for cannabis related businesses. The goal is to expand the areas where they may be permitted.

Mr. Gloor conveyed the findings of DCD staff that zoning code amendments are necessary to implement policies of the Comp Plan and the community's vision for the TIB neighborhood. The amendments are also necessary to comply with the State requirements for co-living housing and to satisfy the request of the CC to expand areas that permit cannabis businesses.

Mr. Gloor explained that the proposed amendments would:

- Amend the development standards in the RC and NCC zoning districts to allow greater density of development.
- Amend the tables of permitted uses and parking minimums.

- Establish development incentives.
- Amend the design standards that apply to multi-family and mixed use buildings.
- Amend various other sections of TMC Title 18 to reflect the substantive changes detailed above, including the definitions and landscaping chapters.
- Add a definition for co-living housing and establish it as a permitted use.
- Expand the zoning districts that cannabis businesses would be permitted and adopt new safety standards for such businesses in accordance with the request of the CC.

Mr. Gloor stated that the draft zoning code represents the results of the three previous meetings with the PC. The draft reflects the goals and policies of the Comp Plan and is built on the feedback received from the community over several decades.

Mr. Gloor reminded the PC that at the 7/24/25 meeting, the PC proposed the following changes to the proposal: Reduction of the requirements for residential transparency and weather protection; Addition of cornices as a design option; Inclusion of additional standards for outdoor lighting; revisions to the definition of blank walls; Alternative pathways for compliance with the green building incentive option; Removal of the tenant displacement program for consideration by CC at a later date. Mr. Gloor informed the PC that these changes are reflected in the draft zoning code amendments they are considering.

Recommendation

Mr. Gloor read the recommended action for the PC, to forward a recommendation of the draft zoning code amendments to the CC for their review and adoption.

Clarifying questions and answers

1. Where is co-living allowed?
 - Mr. Gloor answered: only in zones that already allow multi-family dwellings and only on parcels within those zones where the density would allow six dwelling units or more.
2. When was the last time the PC voted on the cannabis, and was there a community survey regarding cannabis?
 - Director Gierloff answered that when cannabis was legalized statewide the city was required to implement some changes. Currently cannabis is allowed in two zones in the city, heavy industrial and Tukwila South. The zones in the city are pretty restrictive, and cannabis businesses have not been sighted in the city. Therefore, Director Gierloff and CC are working together on an ordinance to make potential changes to the cannabis zoning. It is a placeholder in the zoning code amendments until CC decides on future changes regarding cannabis

Public Testimony

Staff noted that there were two public hearing comment letters from Jack McCullough and from Chuck Parrish, both received on 8/27/25. They were forwarded to the PC on 8/27/25.

Whit Hamlin, Sterling Reality, testified in support of the zoning code amendments. He said they were excited and thanked staff and the PC.

There was no additional public testimony.

Chair Durant closed the public hearing.

Deliberations

Having had discussions at previous meetings and receiving clarifications following the hearing staff report, the PC had no further deliberations prior to voting on the hearing item.

Motion

Commissioner Probst moved that the PC forward a recommendation to approve the Zoning Code Amendments, co-living, and cannabis businesses as proposed by staff to the CC for their review and adoption. Commissioner Kaehler seconded the motion. Motion carried.

VII. New Business

None.

VIII. Director's Report

- Director Gierloff thanked the PC for their hard work on the TIB Zoning Code Updates. She said staff will let PC know how it turns out.
- In September, the PC has some free time, so staff organized a tour of the Prose building. Additional information to follow. Staff is open to touring other sites of interest communicated by the PC. PC were asked to RSVP.
- Commissioner Probst announced that he accepted a position with the City of Tukwila as a Permit Technician in DCD, effective 9/2/25. Therefore, as a City employee he can no longer service as a PC Member. Director Gierloff said, "we are very excited to welcome him to the team, but we are sorry to lose him on the PC." She added, but we will have him every day now.
- Director Gierloff said the City is looking for a business community representative to replace Commissioner Probst, and the Mayor will send out a formal announcement. She encouraged PC to help get the word out if they know businesspeople that they think would be a good addition to the PC. The announcement will be forwarded to the PC when it comes out.

IX. Adjournment

Commissioner Ho moved to adjourn. Commissioner Kaehler seconded the motion. Motion passed.

Adjourned: 6:57 p.m.

Additional Comments

- Mr. Gloor thanked the PC for their dedication, he said, it was a lot of work and that he appreciated the effort that everyone put into it for a good code.
- Mayor McLeod said that he agreed with what Mr. Gloor said. It was good work, and he appreciates the PC's service.

Submitted by: Wynetta Bivens, PC Secretary