



City of Tukwila
**Planning & Economic
 Development Committee**

- ◆ Thomas McLeod, Chair
- ◆ Kathy Hougardy
- ◆ Zak Idan

<u>Distribution:</u>	
T. McLeod	Mayor Ekberg
K. Hougardy	D. Cline
Z. Idan	R. Bianchi
D. Quinn	C. O'Flaherty
	A. Youn
	L. Humphrey

AGENDA

MONDAY, MAY 18, 2020 – 5:30 PM

HAZELNUT CONFERENCE ROOM
 (At east entrance of City Hall)

**THIS MEETING WILL NOT BE CONDUCTED AT CITY FACILITIES
 BASED ON THE GOVERNOR'S PROCLAMATION 20-28.**

**THE PHONE NUMBER FOR THE PUBLIC TO LISTEN TO THIS
 MEETING IS: 1-253-292-9750, Access Code 570216634#**

Item	Recommended Action	Page
1. BUSINESS AGENDA		
a. A resolution to waive late fees associated with the Residential Rental Business License and Inspection Program through 2020 in response to impacts of the novel coronavirus (COVID-19). <i>Kia Shagena, Code Enforcement Officer</i>	a. Forward to 6/8 C.O.W. and 6/15 Consent Agenda.	Pg.1
b. An ordinance renewing a six-month moratorium within the Tukwila International Boulevard Study Area in the City of Tukwila on the development of certain uses such as hotels, motels, extended stay facilities, or auto-oriented uses. <i>Lynn Miranda, Planning Supervisor</i>	b. Forward to 6/22 C.O.W. and 7/6 Regular Mtg.	Pg.5
c. An ordinance repealing Ordinance No. 2619 relating to the use of bags at retail establishments. <i>Laurel Humphrey, Council Analyst</i>	c. Forward to 6/1 Consent Agenda.	Pg.17
d. Seattle Southside Chamber of Commerce presentation on business recovery. <i>Derek Speck, Economic Development Administrator</i>	d. Discussion only.	Pg.21
2. MISCELLANEOUS		

Next Scheduled Meeting: June 1, 2020



The City of Tukwila strives to accommodate individuals with disabilities.

Please contact the City Clerk's Office at **206-433-1800** (TukwilaCityClerk@TukwilaWA.gov) for assistance.



INFORMATIONAL MEMORANDUM

TO: Planning and Economic Development Committee

FROM: Jack Pace, Community Development

BY: Kia Shagena, Code Enforcement Officer

CC: Mayor Ekberg

DATE: May 13, 2020

SUBJECT: Resolution to Amend Rental Housing Program Fee Schedule

ISSUE

Amend Rental Business License and Inspection Program Fee Schedule (Resolution 1946) to waive 2020 late fees in response to COVID-19 pandemic.

BACKGROUND

In order to ensure safe and healthy housing for tenants, Tukwila requires all owners of residential rental property to obtain an annual Rental Business License and an inspection of every unit once every four years. This applies to large multi-family developments all the way down to single-family houses, condominiums and accessory dwelling units, which are rented to tenants. These licenses are renewed annually. There are currently approximately 600 rental business licenses for 4182 residential units. Out of 600 licenses approximately 100 are overdue and subject to late fees.

On February 29, 2020 Washington Governor Inslee declared a state of emergency in response to the COVID-19 pandemic. On March 23, 2020 Governor Inslee issued a statewide “Stay Home, Stay Healthy” order. The impacts of this public health crisis have resulted in widespread economic hardship. Additionally, it is anticipated that inspections that are due by September could be delayed to due social distancing requirements.

DISCUSSION

The Rental Housing Program has two types of late fees:

- 1) \$10 monthly late fee for late license renewals. Late renewal fees apply to rental licenses that have not been renewed by March 1.
- 2) \$10 monthly late fee for late rental inspections. Late inspection fees apply to rental licenses that have not been inspected and or (inspection results submitted to the City) by September 30.

Removal of 2020 Rental Housing Program late fees is in alignment with the City’s response to the COVID-19 pandemic, similar to City’s interim policies to waive utility late fees.

FINANCIAL IMPACT

The proposed removal of 2020 late fees from the rental license program fee schedule will waive approximately \$3480 in current late fees owed and will stop the future assessment of late fees for the duration of 2020.

RECOMMENDATION

The Council is being asked to approve the amended resolution and consider this item at the June 8, 2020 Committee of the Whole meeting and the subsequent June 15th, 2020 Regular Meeting consent agenda.

ATTACHMENTS

Draft Residential Rental Licensing Fee Resolution

DRAFT

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TUKWILA, WASHINGTON, AMENDING RESOLUTION NO. 1946 TO WAIVE LATE FEES ASSOCIATED WITH THE RESIDENTIAL RENTAL BUSINESS LICENSE AND INSPECTION PROGRAM THROUGH 2020 IN RESPONSE TO IMPACTS OF THE NOVEL CORONAVIRUS (COVID-19).

WHEREAS, the City established a Residential Rental Business License and Inspection Program in 2010, as codified at Tukwila Municipal Code Chapter 5.06; and

WHEREAS, the City adopted a Residential Rental Business License and Inspection Program fee schedule for 2020, pursuant to Resolution No 1946; and

WHEREAS, on February 29, 2020, Washington Governor Jay Inslee declared a State of Emergency in response to new cases of COVID-19, directing agencies to use all resources necessary to prepare for and respond to the outbreak; and

WHEREAS, on March 23, 2020, Governor Inslee issued the “Stay Home – Stay Healthy” order; and

WHEREAS, the impact of this public health crisis has caused widespread economic hardship; and

WHEREAS, waiving late fees associated with the Residential Rental Business License and Inspection Program through 2020 may provide economic relief to residential rental property owners;

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

Section 1. Resolution No. 1946 is hereby amended to revise the Residential Rental Business License and Inspection Program fee schedule to waive late fees through 2020 as shown in the following schedule:

RESIDENTIAL RENTAL BUSINESS LICENSE AND INSPECTION FEES

DESCRIPTION	2020 LICENSE
Annual Residential Rental Business License:	
Property with one, two, three or four units	\$ 75.00
Property with 5 to 20 units	\$195.00
Property with 21 to 50 units	\$245.00
Property with 51 or more units	\$305.00
Late fee per month if existing license is not renewed before March 1*	\$10.00
Penalty fee if a new unit is leased before a license and inspection is obtained	\$ 50.00
Inspection fee per unit (City inspector)	\$ 60.00
Re-inspection fee per unit (City inspector)	\$ 60.00
Late fee per unit, per month if Inspection Checklist is not submitted by September 30 of the year it is due*	\$10.00
Hearing Examiner appeal fee	\$340.00

*

[*Late fees waived through 2020](#)

Section 2. Effective Date. The amended fee schedule contained herein shall be effective as of June 16, 2020.

PASSED BY THE CITY COUNCIL OF THE CITY OF TUKWILA, WASHINGTON, at a Regular Meeting thereof this _____ day of _____, 2020.

ATTEST/AUTHENTICATED:

Christy O'Flaherty, MMC, City Clerk

De'Sean Quinn, Council President

APPROVED AS TO FORM BY:

Filed with the City Clerk: _____
Passed by the City Council: _____
Resolution Number: _____

Office of the City Attorney



INFORMATIONAL MEMORANDUM

To: Tukwila City Council
From: Jack Pace, Director Community Development
By: Lynn Miranda, Planning Supervisor
Copy: Mayor Ekberg
Date: May 12, 2020

Subject: Tukwila International Boulevard (TIB) Study Area Moratorium Renewal

Issue

The existing six-month moratorium on development in the TIB study area expires on July 9, 2020 and should be renewed to prevent development that is not in keeping with the City's 2015 adopted Comprehensive Plan vision while the City is in the process of updating the land use regulations for the TIB area and identifying potential on-street parking alternatives for TIB.

Background

The City's Comprehensive Plan was updated in 2015 with new goals, policies, and vision for TIB. A key goal of the Plan's *Tukwila International Boulevard (TIB) Element* is to transition TIB from a region-serving highway to a safer, walkable "main street" with housing and neighborhood-serving commercial services. In February 2017, a three-day public workshop with the Congress for New Urbanism (CNU) was held to develop, discuss, and review ideas for implementing the Comprehensive Plan.

CNU presented a summary of the workshop and results at the May 1, 2017 City Council meeting. Two major actions were recommended by CNU – 1) revise the street design for TIB to add on-street parking; and 2) update the zoning code with standards that would support and encourage the types and form of new development envisioned by the community.

In 2017, Council adopted a 6-month moratorium prohibiting auto-oriented and lodging uses in the TIB study area to allow staff time to draft new standards and alternative TIB roadway designs and discuss options with the community. The moratorium was also intended to ensure that any future development or redevelopment occurring prior to adoption of the new standards supported the vision and prevented investment in uses that were likely not going to be allowed under the planned revisions to the zoning code.

Discussion

Work on the new zoning code standards and TIB rechannelization options has been progressing but is not yet completed. Council has been continuing to renew the moratorium since 2017 but indicated a reluctance to do so again when the current moratorium (Ordinance 2620) expires on July 9, 2020. Instead, Council, at the Planning & Economic Development (PED) Committee meeting on March 2, 2020, requested the Planning Commission consider interim zoning code amendments that would eliminate the need to renew the moratorium.

As adoption of the amendments prior to the moratorium's expiration was deemed an essential action during coronavirus restrictions, the Planning Commission held a virtual public hearing on April 23, 2020. Public notice for the meeting was published in *The Seattle Times*, as required by code. Notice was not mailed to businesses along TIB, as many were closed due to the pandemic and Governor's orders. Instead, staff sent 387 emails to businesses and interested

parties using addresses collected by the Department of Community Development and Economic Development staff during outreach on different projects and planning efforts for TIB.

Notice included directions on how to access the meeting online or by phone, how to submit comments by email, and how to sign up to give comments verbally at the meeting. Five written comments were received and read out loud by staff during the meeting, and 8 people provided verbal comments.

Because of perceived outreach and notification challenges, the hearing was left open by the Planning Commission to be continued at another meeting. After the April Planning Commission hearing, the Tukwila City Council expressed concern about the difficulty of public outreach and participation and the Planning Commission's May hearing was postponed to a date in the future when the Planning Commission and public could meet in-person on the interim zoning code amendments. Subsequently, the City Council directed staff to move forward with renewing the moratorium by the July 9th expiration date, with the assumption that the moratorium will remain in effect until the time the interim zoning code amendments are adopted by Council. A date for the continuation of the Planning Commission hearing has not yet been set.

The 2017-2020 TIB Workprogram, included as an exhibit in the proposed ordinance, identifies the work done to date on this project and the more significant tasks that must still be completed.

Extending the moratorium allows the City time to provide more outreach for and public participation at a future Planning Commission hearing and deliberation on the interim zoning code revisions that will replace the moratorium. If the moratorium is not renewed, redevelopment could occur that does not support the community vision and Comprehensive Plan goals and policies for a main street and improved safety for all users.

Financial Impact

No direct costs. Some potential for delayed development.

Recommendation

Staff is requesting that the PED Committee forward the attached draft ordinance renewing the moratorium to COW for a public hearing on June 22nd and to the Regular meeting for adoption on July 6th. The current moratorium expires on July 9th.

NOTE: It is likely that the June 22nd date will require a virtual public hearing by the COW. Public outreach will include publishing the notice in the Seattle Times and emails to interested parties list.

Attachment

- A. Draft ordinance

DRAFT

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TUKWILA, WASHINGTON, RENEWING A SIX-MONTH MORATORIUM WITHIN THE TUKWILA INTERNATIONAL BOULEVARD STUDY AREA IN THE CITY OF TUKWILA ON THE DEVELOPMENT OF CERTAIN USES SUCH AS HOTELS, MOTELS, EXTENDED-STAY FACILITIES, OR AUTO-ORIENTED USES; SETTING A DATE FOR A PUBLIC HEARING ON THE MORATORIUM RENEWAL; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of Tukwila has adopted a Comprehensive Plan in compliance with the Growth Management Act; and

WHEREAS, the City of Tukwila is currently updating its Zoning Code to comply with its adopted Comprehensive Plan; and

WHEREAS, the Tukwila International Boulevard Study Area (“TIB Study Area”), shown on Exhibit A, is generally bounded by 42nd Avenue South on the east; South 160th Street on the south; International Boulevard and Military Road on the west, and South 133d Street to the north; and

WHEREAS the TIB Study Area consists of mixed zoning that includes commercial and residential zones with a stepped edge that follows the boundary of the multi-family zoning districts up to the Mixed Use Office District at approximately South 133rd Street; and

WHEREAS, within the TIB Study Area’s existing Neighborhood Commercial Center (NCC) and Regional Commercial (RC) zoning districts there are certain uses that in the future may not be allowed or may be allowed with conditions; and

WHEREAS, the owners and operators of three crime-infested motels pleaded guilty to conspiracy to maintain drug involved premises, and when the three motels and an adjacent motel within the TIB Study Area were closed, the violent crime rate in the Study Area was cut nearly in half; and

WHEREAS, the City of Tukwila finds that hotels, motels, and extended-stay hotels and motels (hereafter, collectively referred to as "extended-stay facilities") in the TIB Study Area generate higher than typical rates of crime; and

WHEREAS, the City of Tukwila spent millions of dollars acquiring the three government surplus motel properties and purchasing an adjacent fourth motel site and razed the buildings to better serve the public health and safety in the TIB Study Area; and

WHEREAS, the Comprehensive Plan goals and policies for the TIB Study Area are to create a pedestrian oriented, walkable destination, and auto-oriented services, uses and developments are not in keeping with those goals and policies; and

WHEREAS, the City of Tukwila is in the process of updating its land use regulations to comply with the goals and policies of its adopted Comprehensive Plan for the TIB Study Area and has budgeted for a Work Program, shown on Exhibit B, to address the changes that will bring consistency between the City's Comprehensive Plan and Zoning Code; and

WHEREAS, the City desires to ensure the public has many opportunities to provide input on this matter; and

WHEREAS, the City of Tukwila conducted a three-day workshop in February 2017 on the future improvements and land use regulations for the TIB Study Area and preliminarily determined hotels; motels; extended-stay facilities; and auto-oriented commercial uses, including, but not limited to, gas stations, car washes, vehicular repair or services, vehicular sales or rentals, vehicular storage, commercial parking, and drive-throughs, should be regulated differently than currently regulated; and

WHEREAS, on July 17, 2017, the Tukwila City Council adopted Ordinance No. 2543, which declared an emergency necessitating the immediate imposition of a six-month moratorium prohibiting within the TIB Study Area's NCC and RC zoning districts the development, expansion, intensification or establishment of any new hotel, motel, extended-stay facility, and auto-oriented commercial uses including, but not limited to, gas stations, car washes, vehicular repair or services, vehicular sales or rentals, vehicular storage, commercial parking, and drive-throughs; and

WHEREAS, on September 5, 2017, the Tukwila City Council conducted a public hearing, heard testimony regarding the City's moratorium, and declared findings; and

WHEREAS, Ordinance No. 2543 was set to expire on January 16, 2018, and the neighborhood input and planning process was not yet completed; and

WHEREAS, on January 8, 2018, the Tukwila City Council held a public hearing on an ordinance renewing the six-month moratorium on certain types of new or expanded land uses and on January 16, 2018 adopted Ordinance No. 2565; and

WHEREAS, Ordinance No. 2565 was set to expire on July 15, 2018; however, due to the significant level of the proposed rechannelization and zoning work needed, the code amendments were not yet completed; and

WHEREAS, on June 25, 2018, the Tukwila City Council held a public hearing on an ordinance renewing the six-month moratorium on certain types of new or expanded land uses and on July 2, 2018 adopted Ordinance No. 2579; and

WHEREAS, Ordinance No. 2579 was set to expire on January 10, 2019; however, additional analysis and review of the rechannelization options were needed; and

WHEREAS, on November 26, 2018, the Tukwila City Council held a public hearing on an ordinance renewing the six-month moratorium on certain types of new or expanded land uses, and added a clarification regarding the ability for businesses to continue renewing their business licenses, and on December 3, 2018 the Council adopted Ordinance No. 2595; and

WHEREAS, Ordinance No. 2595 was set to expire on July 9, 2019; however, the City still needed additional work on the TIB rechannelization and mitigation options as well as revisions to the Zoning Code and the proposed TIB Design Manual; and

WHEREAS, on May 28, 2019, the Tukwila City Council held a public hearing on an ordinance renewing the six-month moratorium on certain types of new or expanded land uses and on June 3, 2019 adopted Ordinance No. 2606; and

WHEREAS, Ordinance No. 2606 was set to expire on January 9, 2020; however, additional review of the final TIB rechannelization evaluation report and the associated zoning code amendments was needed; and

WHEREAS, on November 25, 2019, the Tukwila City Council held a public hearing on an ordinance renewing the six-month moratorium on certain types of new or expanded land uses in the TIB Study Area, and on December 2, 2019 adopted Ordinance No. 2620, renewing the six-month moratorium on certain types of new or expanded land uses in the TIB Study Area; and

WHEREAS, on March 2, 2020, the Planning and Economic Development Committee recommended the Planning Commission consider zoning code amendments that would eliminate the need to renew the moratorium; and

WHEREAS, due to the COVID-19 pandemic, Governor Inslee issued several proclamations, including Proclamation 20-25, "Stay Home – Stay Healthy," on March 23, 2020, which prohibited in-person public gatherings; and

WHEREAS, because adoption of the zoning code amendments prior to the moratorium's expiration was deemed an essential action during the COVID-19 pandemic restrictions, the Planning Commission held a virtual public hearing on April 23, 2020, to consider zoning code amendments for the TIB Study Area, and decided to continue the hearing to a future date so that additional notification of the proposed code amendments could be published and to ensure the public could meaningfully participate; and

WHEREAS, on April 27, 2020, the Tukwila City Council discussed concerns regarding public accessibility and participation related to the restrictions on public gatherings during the COVID-19 pandemic; and

WHEREAS, Ordinance No. 2620 is set to expire on July 9, 2020, and the Tukwila City Council desires to renew the TIB Study Area moratorium for another six months in order to provide for the time needed for the COVID-19 pandemic-related restrictions to be eased so the public can meaningfully participate in the TIB Study Area zoning code amendment process; and

WHEREAS, a public hearing regarding this proposed ordinance was held on June 22, 2020; and

WHEREAS, the City desires to preserve the status quo for the protection of the health, safety and welfare of City residents, as it relates to development in Tukwila, until these matters are more fully considered;

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

Section 1. Findings. The recitals and findings set forth above are hereby adopted as the City Council's findings in support of the moratorium renewal imposed by this ordinance.

Section 2. Moratorium Renewed. Pursuant to the provisions of Article 11, Section 11 of the Washington State Constitution, RCW 35A.63.220, and RCW 36.70A.390, the City of Tukwila hereby renews a moratorium prohibiting within the NCC and RC zoning districts of the Tukwila International Boulevard ("TIB") Study Area in the City of Tukwila the development, expansion, intensification or establishment of any new hotel; motel; extended-stay facility; or auto-oriented commercial uses including, but not limited to, gas stations, car washes, vehicular repair or services, vehicular sales or rentals, vehicular storage, commercial parking, and drive-throughs. No land use approval, building permit, construction permit, or other development permit or approval shall be issued for any of the uses listed above while this moratorium is in effect. Nothing in this moratorium shall prevent an existing business from renewing their business license. Any land use approval, development permits or other permits for any of these operations that are issued as a result of error or by use of vague or deceptive descriptions during the moratorium are null and void and without legal force or effect.

Section 3. Definitions. As used in this ordinance, the following terms have the meanings set forth below:

A. "Hotel" means a building or buildings or portion thereof, the units of which are used, rented, or hired out as sleeping accommodations only for the purposes of transitory housing. Hotel rooms shall have their own private toilet facilities and may or may not have their own kitchen facilities. Hotels shall not include dwelling units for permanent occupancy. A central kitchen, dining room and accessory shops and services catering to the general public can be provided. No room may be used by the same person or persons for a period exceeding 30 calendar days per year. Not included are institutions housing persons under legal restraint or requiring medical attention or care.

B. "Motel" means a building or buildings or portion thereof, the units of which are used, rented, or hired out as sleeping accommodations only for the purposes of transitory housing. A motel includes tourist cabins, tourist court, motor lodge, auto court, cabin court, motor inn and similar names but does not include accommodations for travel trailers or recreation vehicles. Motel rooms shall have their own private toilet facilities and may or may not have their own kitchen facilities. Motels are distinguished from hotels primarily by reason of providing adjoining parking and direct independent access to each rental unit. Motels shall not include dwelling units for permanent occupancy. No room may be used by the same person or persons for a period exceeding 30 calendar days per year. Not included are institutions housing persons under legal restraint or requiring medical attention or care.

C. "Extended-stay hotel or motel" means a building or buildings or portion thereof, the units of which contain independent provisions for living, eating and sanitation including, but not limited to, a kitchen sink and permanent cooking facilities, a bathroom and a sleeping area in each unit, and are specifically constructed, kept, used, maintained, advertised and held out to the public to be a place where temporary residence is offered for pay to persons for a minimum stay of more than 30 days and a maximum stay of six months per year. Extended-stay hotels or motels shall not include dwelling units for permanent occupancy. The specified units for extended-stay must conform to the required features, building code, and fire code provisions for dwelling units as set forth in the Tukwila Municipal Code. Nothing in this definition prevents an extended-stay unit from being used as a hotel or motel unit. Extended-stay hotels or motels shall be required to meet the hotel/motel parking requirements. Not included are institutions housing persons under legal restraint or requiring medical attention or care.

D. "Auto-oriented commercial uses" means the use of a site for primarily the servicing, repair, rental, sales or storage of vehicles, or the servicing of people while in their vehicles such as restaurant drive-throughs. Typical uses include, but are not limited to, gas stations; battery, tire, engine body repair shops; vehicular sales or rentals lots; and commercial parking.

Section 4. Effective Period for Moratorium Renewal. The moratorium renewed herein shall be in effect for a period of six (6) months from the effective date specified within this ordinance and shall automatically expire at the conclusion of that six (6)-month period unless the same is extended as provided in RCW 35A.63.220 and RCW 36.70A.390, or unless terminated sooner by the City Council.

Section 5. Public Hearing. Pursuant to RCW 35A.63.220 and RCW 36.70A.390, and following adequate public notice, a public hearing was held on June 22, 2020, to take public testimony regarding the City's moratorium.

Section 6. Work Program. The Director of Community Development is hereby authorized and directed to address issues related to appropriate zoning regulations within the TIB Study Area of hotels, motels, extended-stay facilities, and auto-oriented commercial uses in the Tukwila Municipal Code, including that work which is outlined in Exhibit B which is attached and incorporated herein by this reference.

Section 7. Corrections by City Clerk or Code Reviser. 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 8. 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 of constitutionality of the remaining portion of this ordinance or its application to any other person or situation.

Section 9. 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 July 9, 2020.

PASSED BY THE CITY COUNCIL OF THE CITY OF TUKWILA, WASHINGTON, at a Regular Meeting thereof this _____ day of _____, 2020.

ATTEST/AUTHENTICATED:

Christy O'Flaherty, MMC, City Clerk

Allan Ekberg, 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 – Map of Tukwila International Boulevard (TIB) Study Area

Exhibit B – Tukwila International Boulevard (TIB) Neighborhood Plan Work Program (as of May 12, 2020)

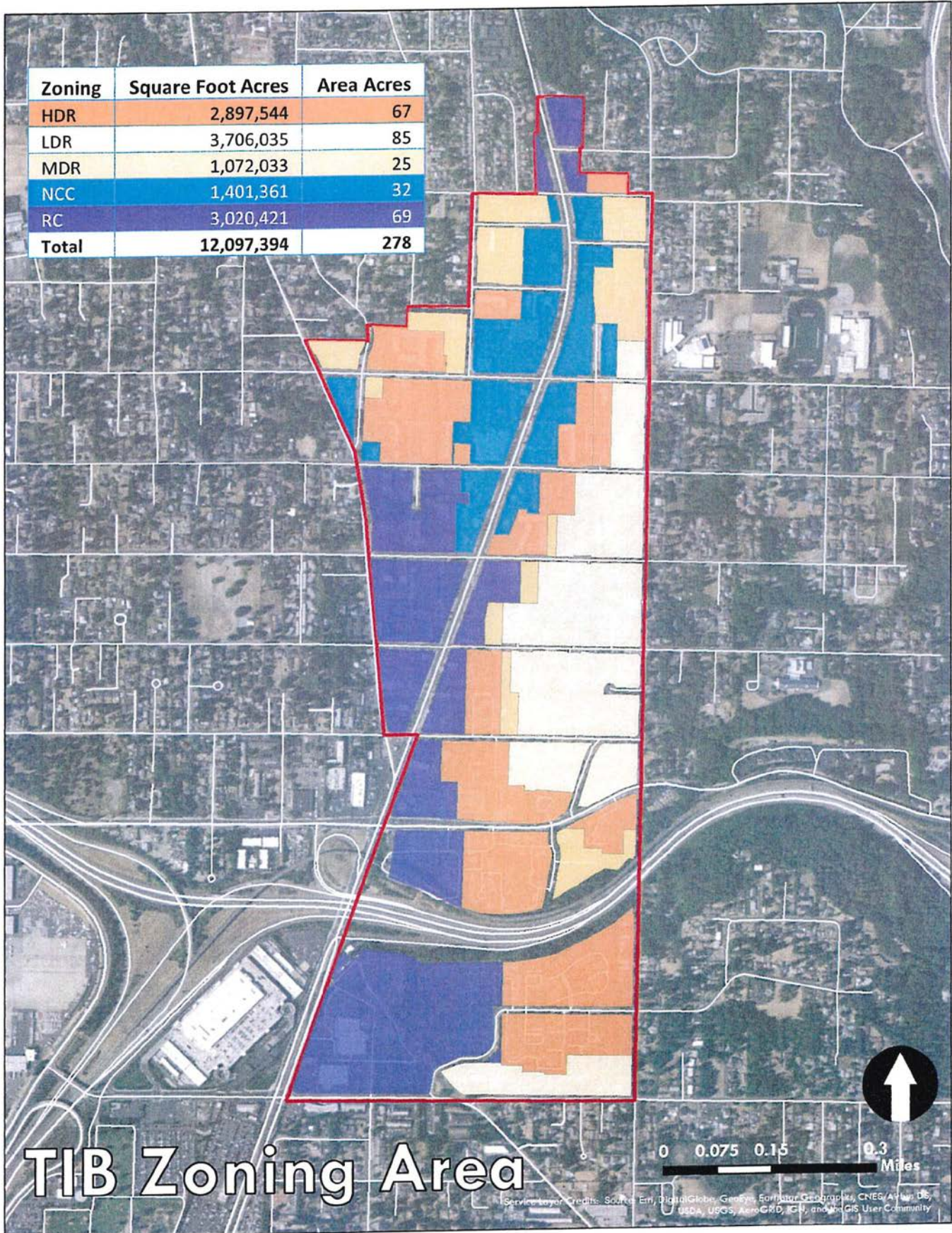


Exhibit B

Tukwila International Boulevard (TIB) Neighborhood Plan Work Program

(As of May 12, 2020 – dates may change due to Coronavirus impacts)

Work program – 2020

1st Quarter

- Planning and Economic Development (PED) Committee forwards zoning code changes prohibiting auto-oriented and hotel/motel uses to the Planning Commission for review and public hearing
- PED 1st meeting to consider final TIB rechannelization evaluation report

2nd Quarter

- Transportation and Infrastructure Committee (TIC) meeting to consider final TIB rechannelization evaluation report
- Planning Commission (PC) held a virtual public hearing on zoning code changes restricting auto-oriented and hotel/motel uses on April 23rd, 2020. PC hearing was continued.
- City Council directs staff to postpone May PC hearing and instead move forward with renewing the moratorium before it expires in July and schedule the PC hearing on interim zoning code changes when in-person hearing is possible.
- City Council adopts an ordinance renewing the TIB moratorium.

3rd/4th Quarter (may shift due to coronavirus impacts on City operations and schedules)

Interim Zoning Code Changes pertaining to auto-oriented and hotel/motel uses:

- Planning Commission continues public hearing on zoning code changes restricting auto-oriented and hotel/motel uses and forwards to PED.
- PED considers Planning Commission recommendations re: zoning code revisions restricting auto-oriented and hotel/motel uses and forwards to COW
- Council hearing and decision on zoning code changes restricting auto-oriented and hotel/motel uses

Comprehensive Set of Zoning Code Changes and TIB Rechannelization:

- Council conducts public outreach and selects preliminary TIB rechannelization alternative
- Staff finalizes draft comprehensive set of TIB zoning code revisions (incorporating rechannelization alternative) and Design Manual guidelines for public review
- Outreach to TIB area property owners, residents, businesses and development community regarding TIB zoning code revisions & design manual
- Prepare Draft Environmental Checklist (SEPA)
- Issue SEPA Determination
- Possible City Council/Planning Commission joint work sessions on comprehensive set of TIB zoning code revisions and design manual guidelines.
- Planning Commission and City Council public hearings, deliberation, and decision on TIB zoning code revisions and design manual.

Products:

- Comprehensive Plan Map Amendment
- Zoning Code and Map Amendments
- TIB Design Manual
- Environmental Checklist and Determination

Work completed

2017

- CNU Legacy Workshop in Tukwila – February
- CNU Final Report Presentation to City Council Meeting - May
- Refined household and employment Yr. 2031 forecasts for TIB neighborhood for traffic analysis on the street modification
- Selected a consultant for the SEPA analysis of the proposed TIB Plan
- Contracted for additional transportation professional services on design standards for TIB neighborhood street standards
- Reviewed draft Land Use Chart and Zoning Map amendments with Planning Commission - August 24, 2017
- Council adopted a moratorium on certain uses in the TIB study area in September
- Briefed TIBAC on above draft amendments – October 10, 2017
- Briefed Transportation and Infrastructure Committee (11/14/17) on traffic analysis and associated capital improvement costs and obtained direction for additional analysis
- Reviewed consultant's draft street circulation improvements
- Contracted for an update to the Tukwila International Boulevard Design Manual

2018

- Contracted for additional engineering services analyzing TIB on-street parking impacts and cost
- Began creation and modification of alternative Zoning District boundaries and zoning standards based upon Planning Commission land use discussion, street designations and designs
- Drafted new street cross-sections for TIB streets and a new circulation network based on CNU engineering consultant recommendations and anticipated land uses
- Council extended moratorium on certain uses in the TIB study area in July and December.
- Updated Council on current direction and schedule for implementing TIB zoning changes and possible TIB on-street parking options. Recommended further analysis of TIB on-street parking options.
- Consultants delivered draft TIB zoning code revisions and draft of updated TIB Design Manual to staff
- Circulated draft Zoning revisions for internal review

2019

- Contracted for additional TIB rechannelization and mitigation options.
- Worked on revisions to the TIB Design Manual
- Council renewed moratorium on certain uses in the TIB study area in May and December.
- Planning Commission and City Council Field Trip to view on-street parking options.



INFORMATIONAL MEMORANDUM

TO: **Planning & Economic Development Committee**
FROM: **Laurel Humphrey, Council Analyst**
DATE: **April 13, 2020**
SUBJECT: **Ordinance relating to Carryout Bags**

ISSUE

Per Council direction, staff has prepared a draft ordinance that would repeal Ordinance 2619 regulating carryout bags in retail stores. A statewide law will go into effect January 1, 2021 that will preempt local ordinances such as this.

BACKGROUND

City and State Bag Laws

Last November, the City Council passed Ordinance 2619, which regulates carryout bags in retail stores and effectively bans the distribution of single use plastic bags. The goal is for shoppers to bring reusable bags from home in order to reduce plastics from the waste stream. The ordinance defines retail broadly to include all types of stores in the city.

The City Council chose an effective date of September 1, 2020 to provide a nine-month implementation phase that would allow stores to prepare by using up stock, ordering new bags, and updating point of sale systems. Staff began an implementation and outreach plan focusing on this 9/1/20 effective date.

In the 2020 session the Washington State Legislature passed, and Governor Inslee signed into law, ESSB 5323, which will regulate carryout bags statewide and goes into effect January 1, 2021. The state law is essentially the same as Ordinance 2619 in that it prohibits distribution of single-use plastic bags and requires that stores charge 8 cents for recycled paper bags or thick plastic bags. While the state law preempts city bag bans as of January 1, 2021, the law is written such that cities will partner with the state on education and outreach to consumers and businesses. Cities can also receive violation complaints, which will then be forwarded on to the Department of Ecology for enforcement.

COVID-19 Impacts

On February 29, 2020, Governor Inslee declared a state of emergency in response to the growing numbers of COVID-19 cases, directing agencies to use all resources necessary to prepare for and respond to the outbreak. On March 23, he issued the "Stay Home, Stay Healthy" order, requiring everyone to stay home and closing all businesses not deemed essential, now extended through May 4, 2020. This closure is debilitating to businesses who must now focus on preparing to re-open when the health crisis has passed.

While grocery stores remain open, there is a health benefit to the use of clean, store-issued bags during the health crisis. The City of Burien implemented a plastic bag ban on January 1, 2020 but suspended it for the duration of the emergency proclamation to protect the health and safety of grocery and retail workers, as workers were concerned about handling reusable shopping bags brought from people's homes.

DISCUSSION

The COVID-19 emergency has disrupted city government and businesses in numerous ways. The City's Economic Development staff weighed in to express concern with the original September 1, 2020 target date, believing that businesses should focus efforts on reducing transmission of COVID-19 and preparing for re-opening instead of spending energy on sourcing new bags and updating point of sale systems as the long implementation period was intended to allow. Also, many retailers have been closed and so unable to use up existing plastic bag stock.

The City of Tukwila is striving to help its business community navigate this crisis, and this is one step that can help in this unprecedented time. Reducing plastic bag waste is still an extremely important goal and staff can prepare for implementation accordingly in alignment with the State of Washington.

At the April 13, 2020 Committee of the Whole meeting, the City Council discussed options moving forward and directed staff to repeal Ordinance 2619 and redirect implementation and outreach measures in coordination with the State of Washington, effective January 1, 2021.

RECOMMENDATION

Staff is seeking a Committee recommendation on the draft ordinance and suggests forwarding it to the June 1, 2020 Regular Consent Agenda for possible action.

DRAFT

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TUKWILA, WASHINGTON, REPEALING ORDINANCE NO. 2619 RELATING TO THE USE OF BAGS AT RETAIL ESTABLISHMENTS; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City Council finds it to be in the best interest of the public health, safety, and welfare of its community members to reduce the use of single-use plastic and paper carryout bags in the City of Tukwila; and

WHEREAS, on November 18, 2020, the City Council passed Ordinance No. 2619 regulating the use of carryout bags at retail establishments, with an effective date of September 1, 2020, to provide both retailers and consumers adequate time to prepare; and

WHEREAS, the establishment of this implementation phase did not anticipate the impacts of the COVID-19 pandemic emergency on the business community; and

WHEREAS, in the 2020 session the Washington State Legislature passed ESSB 5323 to regulate carryout bags statewide and that will preempt local ordinances on January 1, 2021; and

WHEREAS, ESSB 5323 establishes a partnership between cities and the State of Washington on the implementation of these carryout bag regulations; and

WHEREAS, the City Council recognizes the business community's efforts are focused on recovery from the COVID-19 impacts, and the repeal of Ordinance No. 2619 will provide an additional three-month period before bag regulations change statewide; and

WHEREAS, reducing plastic bag waste in the community remains an extremely important goal and the City of Tukwila will be an effective partner with the State of Washington on this collective effort;

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

Section 1. Repealer. Ordinance No. 2619 is hereby repealed in its entirety.

Section 2. Corrections by City Clerk or Code Reviser. 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 3. 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 4. 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 _____, 2020.

ATTEST/AUTHENTICATED:

Christy O'Flaherty, MMC, City Clerk

Allan Ekberg, 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



INFORMATIONAL MEMORANDUM

TO: Planning and Economic Development Committee

FROM: Derek Speck, Economic Development Administrator

CC: Mayor Ekberg

DATE: May 13, 2020

SUBJECT: Business Recovery Update: Seattle Southside Chamber of Commerce

ISSUE

This agenda item is a presentation from Andrea Reay, the President and CEO of the Seattle Southside Chamber of Commerce, on the work the Chamber is doing to support business recovery.

BACKGROUND

The Seattle Southside Chamber of Commerce provides important services to our cities and businesses to support recovery from the coronavirus pandemic. As part of their services, the Chamber formed and coordinates the Southside Mitigation and Recovery Taskforce (SMART). A presentation summarizing those services is attached.

DISCUSSION

The Chamber's work supporting business recovery is a key element in the City of Tukwila's business recovery work. The Chamber provides a number of services that the City currently does not have the time or budget resources to provide. For example, the Chamber has been providing webinars for businesses to learn of resources that can help them such as how to apply for the federal Small Business Administration's Economic Injury Disaster Loan (EIDL). The City is able to direct our businesses to the Chamber's webinars. Another example is direct technical assistance for businesses. Since March 6th the Chamber has provided over 600 technical assistance appointments to businesses, including 50 to Tukwila businesses.

The City greatly appreciates the Chambers work and will continue to partner with the Chamber as future business recovery needs arise.

FINANCIAL IMPACT

No budget changes are requested at this time.

RECOMMENDATION

Information and discussion only.

ATTACHMENTS

Southside Mitigation and Recovery Taskforce presentation



SMART
Southside Mitigation And Recovery Taskforce

The Southside Mitigation And Recovery Taskforce (SMART) is a public/private taskforce that strives to find real solutions to the challenges our community faces as we confront the human and economic impacts of COVID-19.



Taskforce meets internally weekly (Tuesdays) and externally presents a Webinar (Fridays) that is recorded so it can be viewed at any time

We have produced 7 webinars to date that have been viewed hundreds of times



Education/Workforce Summit and Virtual Career Fair drew over 100 to attend LIVE and many more have watched later and visited our Virtual Career Fair Page

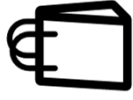


We have provided over 600 technical assistance appointments to over 400 business since March 6th that are COVID-19 Related. Over 50 in the City of Tukwila.

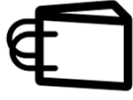


So far 100% of the businesses that sought our assistance with EIDL or PPP funding have received some portion of funding.

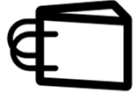
“Once my application was accepted the funds were in my account on Monday morning (04.20.20). ..I immediately got payroll checks to all employee's. We also received news yesterday the OK to start our next job...(essential affordable housing) ...All employee's are returning back to work Monday and we are happy. Again, your help had a lot to do with my success obtaining this funding.”



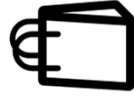
Keep Calm and Carry Out
<https://www.seattlesouthsidechamber.com/keep-calm-and-carry-out>



Saving Local
<https://www.seattlesouthsidechamber.com/saving-local>



Get Out/Have Fun



Southside Promise



CARES Act



CARES2



Southside Strong Fund

<https://www.seattlesouthsidechamber.com/southside-strong-fund>



Requests for services up 500%

Revenue projections down 50%



SMART
TM
 Southside Mitigation And Recovery Taskforce

WEBINAR SERIES

CONTACT US

SEATTLE
SOUTHSIDE
 CHAMBER OF COMMERCE



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