

# COUNCIL AGENDA SYNOPSIS



-----Initials-----				<i>ITEM No.</i>
Meeting Date	Prepared by	Mayor's review	Council review	<b>6.A.</b>
<b>09/23/24</b>	<b>NE</b>			
<b>11/18/24</b>	<b>NE</b>			
<b>12/09/24</b>	<b>NE</b>			
<b>12/16/24</b>	<b>NE</b>			

## ITEM INFORMATION

	STAFF SPONSOR: <b>NANCY EKLUND</b>	ORIGINAL AGENDA DATE: <b>09/23/24</b>
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AGENDA ITEM TITLE	<b>PUBLIC HEARING – 2024-2044 Tukwila Comprehensive Plan Update (#3 of 3)</b>
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CATEGORY	<input checked="" type="checkbox"/> Discussion <i>Mtg Date 11-18-24</i>	<input checked="" type="checkbox"/> Motion <i>Mtg Date 12-16-24</i>	<input type="checkbox"/> Resolution <i>Mtg Date</i>	<input checked="" type="checkbox"/> Ordinance <i>Mtg Date 12-09-24</i>	<input type="checkbox"/> Bid Award <i>Mtg Date</i>	<input checked="" type="checkbox"/> Public Hearing <i>Mtg Date 11-18-24</i>	<input type="checkbox"/> Other <i>Mtg Date</i>
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SPONSOR	<input type="checkbox"/> Council	<input type="checkbox"/> Mayor	<input type="checkbox"/> Admin Svcs	<input checked="" type="checkbox"/> DCD	<input type="checkbox"/> Finance	<input type="checkbox"/> Fire	<input type="checkbox"/> P&R	<input type="checkbox"/> Police	<input type="checkbox"/> PW
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**SPONSOR'S SUMMARY**  
**The City of Tukwila is completing the 2024-2044 Comprehensive Plan Periodic Update, as required by the Washington Growth Management Act. The November 18, 2024, Public Hearing is the second in 3 hearings on the draft Comprehensive Plan. This hearing will focus on the Transportation Element, although the comment may be provided on the overall Plan, as well. The Council is asked to consider comment and provide final direction. The final hearing (12-09-24) will be followed by proposed adoption on 12-16-24.**

REVIEWED BY	<input type="checkbox"/> Trans&Infrastructure Svcs	<input type="checkbox"/> Community Svcs/Safety	<input type="checkbox"/> Finance & Governance	<input type="checkbox"/> Planning & Community Dev.
	<input type="checkbox"/> LTAC	<input type="checkbox"/> Arts Comm.	<input type="checkbox"/> Parks Comm.	<input type="checkbox"/> Planning Comm.
DATE:	COMMITTEE CHAIR:			

**RECOMMENDATIONS:**  
 SPONSOR/ADMIN. **Department of Community Development**  
 COMMITTEE **NA**

## COST IMPACT / FUND SOURCE

EXPENDITURE REQUIRED	AMOUNT BUDGETED	APPROPRIATION REQUIRED
<b>\$0</b>	<b>\$</b>	<b>\$</b>

Fund Source:  
 Comments:

MTG. DATE	RECORD OF COUNCIL ACTION
<b>09/23/24</b>	<b>Public Hearing on Draft Comprehensive Plan</b>
<b>11/18/24</b>	<b>Public Hearing on Draft Comprehensive Plan</b>
<b>12/09/24</b>	<b>Public Hearing on Draft Comprehensive Plan</b>
<b>12/16/24</b>	

MTG. DATE	ATTACHMENTS
<b>12/16/24</b>	<b>Informational Memorandum dated 12-10-24</b>
	<b>Draft Ordinance</b>
	<b>Draft Comprehensive Plan &amp; Appendices</b>





## **INFORMATIONAL MEMORANDUM**

TO: City Council

FROM: Nora Gierloff, AICP, Department of Community Development, Director

BY: Nancy Eklund, AICP, Long Range Planning Supervisor  
Neil Tabor, AICP, Senior Planner

CC: Mayor McLeod

DATE: December 10, 2024

**SUBJECT: Deliberations and Adoption – 2024-2044 Tukwila Comprehensive Plan Update (12/16/24)**

### **ISSUE**

The City of Tukwila is completing the 2024-2044 Comprehensive Plan Periodic Update, as required by the Washington Growth Management Act (GMA) in RCW 36.70A.130(I). The City Council has reviewed the elements and background documents to be considered for the 2024 Update, and is ready to take action on the recommended revisions.

### **BACKGROUND**

The City of Tukwila's Comprehensive Plan, adopted in 1995, provides guidance for the community as it grows and changes over time. The goals, policies, and land use map in the Plan lay out the community's 20-year vision.

The Washington Growth Management Act requires that Comprehensive Plans be updated periodically. Tukwila's last major review of the Plan occurred in 2015; the current update of the Plan will address the 2024-2044 planning period. The City must update its Comprehensive Plan no later than December 31, 2024.

The GMA allows Tukwila to amend the Comprehensive Plan once a year in a process that involves both the Planning Commission and the City Council. There are opportunities for public comment with each update.

The Tukwila Plan consists of several parts: the **elements**, which include a brief summary about each topic plus the goals and policies for that element, and **background reports**, provided for some, but not all, elements which provide greater detail to inform the element, including an inventory and known capacity and growth issues.

Implementation strategies for the Plan are relevant for Tukwila in documenting how the City will undertake the action to implement the Plan's policies; those will be presented to the Council in early 2025. In 2029, the City will report back to regional and state agencies on the City's accomplishments in implementing its Plan, and will also amend the Plan to include a new element pertaining to Climate and Sustainability that GMA requires by that date.

## **DISCUSSION**

The City Council has reviewed the Comprehensive Plan numerous times over the last 6 months, including holding Public Hearings on September 23, 2024, November 18, 2024, and December 9, 2024. In addition, the Plan has been reviewed by state, regional, and local agencies. Comments made by these agencies, the public, and the Council have been incorporated into the final draft Plan.

The proposed amendments to the Comprehensive Plan have been reviewed relative to the Washington State Environmental Policy Act (SEPA), and an Addendum to the Tukwila Comprehensive Plan Environmental Impact Statement was filed with the Washington Department of Ecology SEPA Register. Those files are available for review here: <https://apps.ecology.wa.gov/separ/Main/SEPA/Record.aspx?SEPANumber=202405256>.

Following adoption of the Plan, staff will put the Plan in final format, which will include addition of maps, photographs, and other formatting to bring the document together. In addition, links to referenced documents, and other items will be incorporated into the final draft (e.g., Title page, Table of Contents, Acknowledgements, Land Acknowledgment, Glossary, Implementation Strategies matrix, and Index).

## **NEXT STEPS**

At this time the Council is asked to adopt the final 2024-2044 amendments to the draft Comprehensive Plan (see the Adopting Ordinance in **Attachment A**). The final draft Comprehensive Plan is available in **Attachment B**.

## **FINANCIAL IMPACT**

N/A

## **RECOMMENDATION**

The Council is asked to consider the draft Plan and adopt the 2024-2044 amendments to the Comprehensive Plan.

## **ATTACHMENTS**

- A. Proposed Adopting Ordinance for Comprehensive Plan Periodic Update
- B. [Draft 2024-2044 Comprehensive Plan](#)



# City of Tukwila

Washington

Ordinance No. ....

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TUKWILA, WASHINGTON, AMENDING THE CITY OF TUKWILA COMPREHENSIVE PLAN IN COMPLIANCE WITH THE REQUIREMENTS OF THE GROWTH MANAGEMENT ACT; ADOPTING LEGISLATIVE FINDINGS IN SUPPORT OF SAID AMENDMENT; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE.**

**WHEREAS**, the Washington State Growth Management Act (“GMA”) pursuant to RCW 36.70A.130, requires that all cities and counties periodically take legislative action to review and, if needed, revise their comprehensive land use plan to ensure the plan complies with the requirements of the GMA; and

**WHEREAS**, on December 4, 1995, the City of Tukwila (“City”) adopted its initial Comprehensive Plan by Ordinance No. 1757 to comply with the GMA and has amended it cyclically thereafter; and

**WHEREAS**, in 2023, the City initiated the mandatory 2024 update of its Comprehensive Plan in accordance with RCW 36.70A.130; and

**WHEREAS**, under the schedule established in RCW 36.70A.130(5)(a), December 31, 2024, is the deadline for the City to comply with the required update; and

**WHEREAS**, the GMA requires each jurisdiction to establish public participation procedures, whereby updates, proposed amendments, or revisions to the Comprehensive Plan are considered; and

**WHEREAS**, the City developed, and the City Council accepted, a Community Engagement Plan on June 12, 2023, identifying the following: the outreach objectives, key groups and stakeholders, previous planning documents that would be reviewed for their findings, communication methods and activities to be employed, and a proposed schedule of outreach for the Comprehensive Plan’s development; and

**WHEREAS**, during the Comprehensive Plan update process, the City solicited public input and publicized the update efforts through articles in "The Hazelnut" and "e-Hazelnut" community newsletters; email messages to a list of community members who self-identified during the 2015 Plan Update, signed up for more information on the City's website between 2022 and 2024, and signed up at various Comprehensive Plan outreach events offered by City staff; Community groups identified and contracted with for input on housing issues and by contacting staff directly to receive more information; and duly noticed public meetings, work sessions and public hearings in front of the Planning Commission and City Council; and

**WHEREAS**, staff prepared an analysis of the Comprehensive Plan currently in effect in Tukwila for consistency with the requirements of RCW 36.70A and, based on this analysis, staff prepared proposed revisions it concluded are needed to comply with RCW 36.70A; and

**WHEREAS**, during review of the Comprehensive Plan, it was determined that, in addition to containing technical information and data that were out of date, numerous elements contained content that was addressed in other elements, had already been accomplished, or were no longer consistent with regional and state policy direction and should be updated and/or consolidated and streamlined; and

**WHEREAS**, the Tukwila Planning Commission considered the technical analysis and proposed Comprehensive Plan amendments between March 2023 and March 2024; and

**WHEREAS**, the Tukwila Planning Commission held a duly noticed public hearing on the draft Comprehensive Plan on March 14, 2024, and following public input, voted to forward the draft plan to the City Council with a recommendation for adoption; and

**WHEREAS**, on December 2, 2024, the City of Tukwila issued a Determination of Non-Significance Addendum to the Tukwila Comprehensive Plan 1995 Environmental Impact Statement (File # E24-0001), which analyzed the potential environmental impact of the proposed Comprehensive Plan amendments, pursuant to the State Environmental Policy Act ("SEPA") and the Tukwila Municipal Code, Title 21; and

**WHEREAS**, pursuant to RCW 36.70A.210, the City must collaborate and be consistent with regional agencies and their plans, including the King County Countywide Planning Policies, the Puget Sound Regional Council Vision 2050, and the requirements of the Washington Department of Commerce and other state agencies for periodic updates of comprehensive plans; and

**WHEREAS**, the City submitted the requested portions of the City's draft Plan to: the Affordable Housing Committee of the King County Growth Management Planning Council on August 7, 2024; the Puget Sound Regional Council on August 7, 2024, and October 7, 2024 (Transportation); and the Washington State Department of Commerce and other state agencies on September 20, 2024, and September 26, 2024 (Transportation), to provide the required 60-day state notification (under RCW 36.70A.106) for comment; and

**WHEREAS**, on September 23, 2024; November 18, 2024; and December 9, 2024, the Tukwila City Council held duly noticed public hearings to receive public comments on the recommended changes to the Community Character, Land Use, Regional Centers, Housing Economic Development, Natural Environment, Shoreline, Parks, Recreation, and Open Space, Transportation, Utilities, and Capital Facilities Elements; and

**WHEREAS**, based on its review of the requirements of Chapter 36.70A RCW, the analysis and proposed revisions prepared by staff, the proposed revisions forwarded by the Planning Commission, and the public comments received, the City Council; and

**WHEREAS**, at the conclusion of its review and deliberations on December 16, 2024, the City Council approved the amendments to the Comprehensive Plan as set forth in Exhibit A hereby incorporated by this reference;

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

**Section 1. Findings.** In support of this ordinance, the City Council adopts the above recitals. The City Council further makes the following additional findings:

- A. The proposed Comprehensive Plan amendments are consistent with the GMA and other applicable state laws;
- B. The proposed Comprehensive Plan amendments are consistent with applicable countywide planning policies and Vision 2050 policies;
- C. The proposed Comprehensive Plan amendments are beneficial to the City as a whole, and to the health, safety and welfare of its residents;
- D. The proposed Comprehensive Plan amendments have been processed in material compliance with all applicable procedural requirements;
- E. The City Council has considered, and has been guided by, the GMA Planning Goals enumerated at RCW 36.70A.020, as well as all other applicable provisions of the GMA;
- F. The City Council has considered, and the proposed Comprehensive Plan amendments satisfy, the criteria set forth in Chapter 18.80.050 TMC, as applicable;
- G. All relevant requirements of SEPA have been satisfied in relation to this ordinance; and
- H. All of the proposed Comprehensive Plan amendments have been considered concurrently so that their cumulative effect has been appropriately ascertained.

**Section 2. Amendment of Comprehensive Plan—Adoption of 2024 Comprehensive Plan Update.** The Tukwila Comprehensive Plan is hereby amended to provide in its entirety as contained in Exhibit A, attached hereto and incorporated herein by this reference as if set forth in full. A copy of the Comprehensive Plan, as amended, shall be maintained for public copying and inspection at Tukwila City Hall.

**Section 3. SEPA Substantive Authority.** The adopted Comprehensive Plan as amended hereby, inclusive of any future amendments, is hereby designated as a basis for the exercise of substantive authority under the State Environmental Policy Act by the City's responsible official in accordance with RCW 43.21C.060.

**Section 4. Non-Substantive Document Formatting and Administrative Procedures Authorized.** Upon authorization of the City Attorney, the City Clerk may make non-substantive editing changes and updates to the formatting, color, and pictures in the Comprehensive Plan consistent with best available technology to the amended Comprehensive Plan after adoption in order to provide for consistency and clarity in formatting and content. The Mayor is further authorized to implement such administrative procedures as may be necessary to carry out the directions of this legislation to include incorporating the amended Comprehensive Plan, and preparing and publishing the same.

**Section 5. 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 6. Copy to Department of Commerce.** Pursuant to RCW 36.70A.106, a complete and accurate copy of this ordinance shall be transmitted to the Department of Commerce, Growth Management Services, within ten (10) days of adoption.

**Section 7. 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 if the remaining portions of this ordinance or its application to any other person or situation.

**Section 8. 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 \_\_\_\_\_, 2024.



ATTEST/AUTHENTICATED:

\_\_\_\_\_  
Andy Youn, CMC, City Clerk

\_\_\_\_\_  
Thomas McLeod, Mayor

APPROVED AS TO FORM BY:

Filed with the City Clerk: \_\_\_\_\_

Passed by the City Council: \_\_\_\_\_

Published: \_\_\_\_\_

Effective Date: \_\_\_\_\_

\_\_\_\_\_  
Office of the City Attorney

Ordinance Number: \_\_\_\_\_

Exhibit A: [2024-2044 Tukwila Comprehensive Plan](#)