These minutes approved:
September 4, 2014

CITY OF SHORELINE

SHORELINE PLANNING COMMISSION
MINUTES OF REGULAR MEETING

August 7, 2014
7:00 P.M.

Shoreline City Hall
Council Chamber

Commissioners Present
Chair Pro Tem Craft
Commissioner Montero
Commissioner Moss
Commissioner Strandberg

Commissioners Absent
Chair Scully
Commissioner Malek
Commissioner Maul

Staff Present
Rachael Markle, Director, Planning and Community Development
Steve Szafran, Senior Planner, Planning and Community Development
Lisa Basher, Planning Commission Clerk

Others Present
Scott Clark, Clark Design Group

CALL TO ORDER

Easton Craft, Chair Pro Tem called the regular meeting of the Shoreline Planning Commission to order at 7:00 p.m.

ROLL CALL

Upon roll call by the Commission Clerk the following Commissioners were present: Chair Pro Tem Craft and Commissioners Montero, Moss and Strandberg. Chair Scully and Commissioners Malek and Maul were absent and excused.

APPROVAL OF AGENDA

The Commission added a discussion regarding a letter of support for Ronald Wastewater Assumption to their agenda. The agenda was then accepted as amended.

APPROVAL OF MINUTES

The minutes of July 10, 2014 were adopted as submitted.

GENERAL PUBLIC COMMENT

No one in the audience indicated a desire to address the Commission during this portion of the meeting.

DISCUSSION ITEM: PLANNING COMMISSION LETTER OF SUPPORT FOR RONALD WASTEWATER ASSUMPTION

Director Markle said the Commission has been asked to consider sending a letter to the King and Snohomish County Boundary Review Boards in support of the City's assumption of the Ronald Wastewater District (RWD). She reviewed that the assumption is per the agreement signed by the RWD in 2002 and in concurrence with the City's adopted Comprehensive Plan. She further reviewed that the assumption is supported by both the RWD Commission and the City of Shoreline City Council. However, Snohomish County and the Olympic View Water and Sewer District invoked jurisdictions in both King and Snohomish Counties in July, triggering a hearing in front of both Boundary Review Boards that would not have been required otherwise.

Director Markle advised that the letter of support is intended to illustrate to the Boundary Review Boards that assumption of the RWD has been, and currently is, an important part of the City's vision, goals and policies. Due to the timing of both hearings, it would be optimal to have the Commission decide tonight if they are in support of submitting a letter. She further advised that City Council Members are considering signing personal letters of support, as residents, and the Commissioners have been asked to consider doing the same.

Chair Pro Tem Craft observed that assumption of the RWD has been discussed as far back as 2002, when the original agreement between the RWD and the City was signed. In addition, the Commission reconfirmed support for the assumption when they reviewed the Comprehensive Plan in 2013. He expressed his belief that assumption of the RWD makes sense from both an economic and overall City planning perspective, and he supports signing the letter as drafted.

Commissioner Montero said he has been a long-time supporter of assumption of the RWD, and he supports the Commission signing the letter. Commissioner Moss concurred and said she supports the content of the draft letter of support. However, she suggested that the word "economic" in the last paragraph should be changed to "economical."

Commissioner Strandberg advised that she is an employee of the Snohomish County Planning Department that has been working to develop a recommendation to the Snohomish County Boundary Review Board. She said she would abstain from the discussion and potential action.

Given Commissioner Strandberg's decision to abstain, questions were raised about whether or not the remaining Commissioners constituted a quorum that could take formal action. Anne MacFarlane, Registered Parliamentarian, was in the audience and explained that four of seven Commissioners constitutes a quorum and allows them to take action. If three are in favor and none are against, the vote would be considered a majority.

CHAIR PRO TEM CRAFT MOVED THAT THE COMMISSION MOVE FORWARD WITH A LETTER OF SUPPORT FOR RONALD WASTEWATER DISTRICT ASSUMPTION. COMMISSIONER MOSS SECONDED THE MOTION, WHICH CARRIED 3-0-1, WITH COMMISSIONERS CRAFT, MOSS AND MONTERO VOTING IN FAVOR, AND COMMISSIONER STRANDBERG ABSTAINING.

STUDY ITEM: DEVELOPMENT REGULATIONS FOR 185TH STREET LIGHT RAIL STATION SUBAREA PLAN

Staff Presentation

Mr. Szafran explained that the purpose of the study session is to conduct an initial review of the Development Code Regulations for the proposed 185th Street Light Rail Station Subarea Plan, inform the Commission of topics that will require greater study in the future, provide information and solutions for issues identified by staff, ask direction on options for certain Development Code Regulations, respond to questions regarding the proposed regulations, and gather public comment. He further explained that the proposed regulations are intended to implement the goals and policies identified in the Comprehensive Plan, specifically Land Use Policies 20 through 43. They are also intended to be innovative, flexible, form-based, encourage transit-oriented communities, and support the light rail station at 185th Street. He reviewed the proposed amendments, which fall into the following general topics:

- **New Zoning Designations.** Mr. Szafran said staff is proposing that four new Mixed-Use Residential (MUR) zoning designations (MUR 35, MUR 45, MUR 85 and MUR 140) be created. These new zoning designations would represent a more form-based regulatory approach that is flexible enough to allow for a mix of compatible uses and styles (both residential and commercial) as supported by the market. Density would be controlled by simple bulk and scale requirements. The MUR zones would be defined by height and aid in the creation of land available for multi-family housing. Currently, only 4% of the City's land area is devoted to multi-family zoning.

- **Bulk Standards.** Mr. Szafran noted that, as proposed, bulk standards would be defined by form, and no density limit is identified in the proposed table. However, density would be limited by the height, setbacks, lot coverage, landscaping and parking requirements.

  Scott Clark, Clark Design Group, said he was asked to provide feedback in terms of what is actually happening in the market place and how the different zoning designations would work, particularly along 185th Street where the plan is to develop a more pedestrian-oriented residential community. He reviewed a series of plates to illustrate various concepts. He provided diagrams to illustrate prototypical ways in which the City could take advantage of the existing street pattern to achieve the density goals identified in the Comprehensive Plan. The diagrams illustrated how densities of between 76 and 433 units per acre could be achieved using the proposed new MUR zoning designations, depending on how the building types are blended. The drawings show primarily four-story buildings flanking 185th street, with commercial uses likely on the ground floor to help activate the pedestrian environment along the sidewalk. Two and three-story buildings (MUR 35) would be on either side as you start to go in the direction of the established single-family

zones to buffer the transition. Entries would be located on 185th Street, and either surface or below grade parking could be provided. The smaller housing types shown to the north and south would be more like duplex and townhouse types, with a height of about 30 feet or two to three stories.

Mr. Clark reviewed another diagram that provided a better sense of the scale and density that could be achieved. He explained that the density numbers are based on projects his company is currently doing and range anywhere from 625 to 650 square feet for an average residential unit. The drawing illustrates dimensionally-accurate buildings with quantifiable densities based on what is being developed in the market now. He noted that dimensional requirements for the various housing types were also considered, as well as parking and access. He provided several visual examples to show how the units could look in the MUR 35, MUR 45 and MUR 85 zones and to give a sense of scale and pedestrian interface. He particularly noted the quality of the open spaces and pedestrian environments, as well as how parking could be achieved to make the units more marketable. He pointed out that there is an opportunity for taller buildings closer to the transit-oriented areas near Interstate 5 and the light rail station. He has worked with the City's planners to give them some confidence in terms of the dimensional requirements and criteria that would be needed to achieve the various building types, which are consistent with the building and land-use codes.

Mr. Szafran concluded that potential issues related to the new zones include whether there should be minimum lot size and/or minimum density requirements and what the appropriate height limits should be.

- **Uses.** Mr. Szafran advised that, as proposed, the housing uses would be limited to those that support transit-oriented communities and the future light rail station. In addition, many of the uses would be listed as accessory to the primary residential uses. He shared examples of micro housing projects, and live/work housing projects.

  Building and Site Design. Mr. Szafran explained that, although the new zones would be categorized as "residential," most building design would be regulated by the commercial design standards in Shoreline Municipal Code (SMC) 20.50.250. The low-rise residential buildings would be regulated by the existing multi-family design standards. The existing standards strive for quality building design with a variety of building materials, façade breaks, and providing human scale to enhance the pedestrian experience. He shared images from the current Development Code having to do with building design, façade elements, etc. He reminded the Commission that the commercial design standards were updated recently.

  Mr. Szafran stated that site design would also be regulated by the current code (SMC 2.050.240), but a new section would be added to focus on access to new development on North 185th Street. As currently proposed, access must be from a side street or alley. The intent is to lessen the number of curb cuts on North 185th, which will be the primary bus, pedestrian and bicycle route between the light rail station and North City and Point Wells. He shared images from the current Development Code to illustrate site design elements, including plazas, open space, corner treatments, etc.

- **New Permit Type and Procedures.** Mr. Szafran said staff is proposing to introduce the "development agreement" concept, which has been implemented by numerous jurisdictions in the

region. He explained that development agreements define the parameters of development in exchange for more flexible regulations or added development potential. They can be used for single buildings, developments or entire transit systems. Commissioner Moss asked for more information about what is meant by "entire transit system." As an example, Mr. Szafran pointed out that Sound Transit will build tracks, overhead lines, stations and garages. A development agreement could define the development parameters for that entire system or transit way.

Mr. Szafran advised that the Commission's September meetings will focus on topics that need more discussion, including access on North 185th Street, affordable housing, green building/infrastructure, development agreements, single-family residential, and parking. He explained that, although there is currently some single-family development within the subarea area, single-family residential uses would not be allowed in the proposed new MUR zones. The Commission needs to discuss the best way to address these existing uses.

Mr. Szafran clarified the process further by explaining that the Commission's August 21st meeting would be a continuation of this same topic. It is staff's intent to review pages of the proposed language. When the more specific topics are discussed in September, staff would provide model code language. The development code amendments would be combined with the subarea plan and final Environmental Impact Statement (EIS) and presented to the Planning Commission as an entire package for a study session, public hearing and recommendation to the City Council before the end of the year.

Commissioner Moss asked if row houses would be attached to each other, similar to condominiums. Mr. Szafran answered that row houses are attached to each other. He explained that the term "condominium" is related more to the form of ownership than the housing type. Commissioner Moss recalled that there has been a lot of thought and discussion in recent years about the proliferation of "skinny houses." She asked if this housing type would be allowed in the MUR 35 and MUR 45 zones. Mr. Szafran said the City's current code would consider "skinny houses" to be single-family residential units, which would not be allowed in the proposed MUR zones.

Commissioner Montero requested more information about the current micro housing project. Director Markle said the City has received a building permit application for a micro housing project at the former Taboo Video site on Aurora Avenue. She briefly reviewed the project proposal and explained that the City's code does not currently have a definition for "micro housing." When the code is unclear or does not have a provision for something that would be allowed, an administrative order is used to define project requirements such as parking. She advised that the current project, as well as definitions from other jurisdictions, informed the proposed definition.

Commissioner Moss requested an explanation of how staff identified the types of uses allowed in each of the MUR 35 zones. Mr. Szafran reminded the Commission that the MUR 35 zone is intended to provide a transition between the MUR 45 (4-story) development on North 185th Street and the existing single-family residential neighborhoods. While it would be primarily limited to two and three-story residential development, some commercial uses could be allowed along arterial streets such as 1st or 5th, which will be heavily traveled by people going to and from the Sound Transit parking garage.

Commissioner Moss asked how home occupations would be regulated differently than live/work developments. Mr. Szafran pointed out that the home-occupation regulations limit the amount of square footage that can be used for a home-based business, as well as the number of employees. The live/work requirements are not as restrictive.

Public Comment

No one in the audience indicated a desire to address the Commission during this portion of the meeting.

DIRECTOR'S REPORT

Ms. Markle announced that the City received the Governor's Smart Communities Award for participation in the Growing Transit Communities Program.

UNFINISHED BUSINESS

There was no unfinished business.

NEW BUSINESS

There was no new business.

REPORTS OF COMMITTEES AND COMMISSIONERS/ANNOUNCEMENTS

Commissioner Moss said she appreciates the Staff's weekly report, which provides a helpful overview of what is happening in the City. Chair Pro Tem Craft concurred that the report is a good way for Commissioners to stay connected.

AGENDA FOR NEXT MEETING

Mr. Szafran said the Commission would continue their discussion of Development Regulations for the 185th Street Light Rail Station Subarea Plan on August 21st. Because several Commissioners were absent from tonight's meeting, Mr. Szafran agreed to review the highlights of his presentation prior to the continued discussion. The Commissioners agreed that the diagrams provided by the consultant were helpful and some could be incorporated as attachments into the August 21st Staff Report. Commissioners were invited to email additional questions to Mr. Szafran.

ADJOURNMENT

The meeting was adjourned at 7:51 p.m.

Easton Craft
Chair Pro Tem, Planning Commission

Lisa Basher
Clerk, Planning Commission

TIME STAMP
August 7, 2014

CALL TO ORDER:

ROLL CALL:

APPROVAL OF AGENDA: 1:40

APPROVAL OF MINUTES: 2:01

GENERAL PUBLIC COMMENT: 2:19

DISCUSSION ITEM: PLANNING COMMISSION LETTER OF SUPPORT FOR RONALD WASTEWATER ASSUMPTION: 2:40

STUDY ITEM: DEVELOPMENT REGULATIONS FOR 185TH STREET LIGHT RAIL STATION SUBAREA PLAN

Staff Presentation: 12:43
Public Comment: 45:20

DIRECTOR'S REPORT: 46:15

UNFINISHED BUSINESS: 47:11

NEW BUSINESS: 47:20

REPORTS OF COMMITTEES AND COMMISSIONERS/ANNOUNCEMENTS: 47:30

AGENDA FOR NEXT MEETING: 47:58

ADJOURNMENT: