

**DRAFT**  
**CITY OF SHORELINE**

**SHORELINE PLANNING COMMISSION**  
**MINUTES OF REGULAR MEETING**

July 18, 2019  
7:00 P.M.

Shoreline City Hall  
Council Chamber

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**Commissioners Present**

Chair Montero  
Vice Chair Mork  
Commissioner Davis  
Commissioner Lin  
Commissioner Malek  
Commissioner Maul

**Staff Present**

Rachael Markle, Director, Planning and Community Development  
Andrew Reeves, Hearing Examiner  
Margaret King, City Attorney  
Trisha Juhnke, City Engineer  
Terry Danysh, Outside Council  
Carla Hoekzema, Planning Commission Clerk

**Commissioners Absent**

Commissioner Craft

**CALL TO ORDER**

Chair Montero called the regular meeting of the Shoreline Planning Commission to order at 7:00 p.m.

**ROLL CALL**

Upon roll call by Ms. Hoekzema the following Commissioners were present: Chair Montero, Vice Chair Mork, and Commissioners Davis, Lin, Malek and Maul, Commissioner Craft was absent.

**APPROVAL OF AGENDA**

The agenda was accepted as presented.

**GENERAL PUBLIC COMMENT**

There were no general public comments.

**STUDY ITEM: SHORELINE PLACE DEVELOPMENT AGREEMENT – FINDINGS, CONCLUSIONS AND RECOMMENDATIONS**

Assistant City Attorney Ainsworth-Taylor reviewed the following changes to the findings, conclusions and recommendations that were provided in the Staff Report:

#### 4a. - Draft Minutes from Thursday, July 18, 2019

- **Finding 3** – Delete the word “of” in the first sentence.
- **Finding 6** – Add “*Section 31, Agreement to Run with the Land*” and “*Section 39 Binding Affect*” as supporting citations for the finding.
- **Finding 17** – Delete “*Exhibit E.*” Exhibit E was a public hearing on July 11<sup>th</sup> as opposed to just a regular study session.
- **Finding 19** – Change to read, “*Members of the public and other multiple property owners within Shoreline Place, including Retail Opportunities Investment Corporation (ROIC), commented both in writing and orally on the proposal at various meetings.*”
- **Finding 21** – Change to read, “*Comments submitted by members of the public, while supportive of the redevelopment of Shoreline Place and the benefits it would bring the community, did raise concerns that the proposed redevelopment was not implementing the vision . . .*”
- **Finding 24** – Delete the final sentence as it is incorrect.
- **Finding 33** – Change the first sentence to read, “*Parking for residents will be in underground or at grade parking garages.*”
- **Finding 36** – Add the following sentence, “*Section 28 of the Development Agreement reflects this by stating MGP shall incorporate LEED Neighborhood Development Credit Categories into its project design.*”
- **Finding 37** – Change the first sentence to read, “*Pursuant to SMC 20.30.355(A), MGP . . .*”
- **Decision Criteria 2e** – Change the second sentence to read, “*The transition between the site and the R-6 property across N 160<sup>th</sup> Street will be separated by the width of the roadway.*”
- **Decision Criteria 2f** – Add as a separate sentence below Decision Criteria 2f, “*The Planning Commission finds this criterion has been satisfied in regards to Chapter 20.80 SMC, SMC Title 20 Division 2 is not applicable.*”

Chair Montero invited members of the audience to speak regarding the proposed Shoreline Place Development Agreement Findings, Conclusions and Recommendations, but no one came forward.

**VICE CHAIR MORK MOVED THAT THE COMMISSION FORWARD THE SHORELINE PLACE DEVELOPMENT AGREEMENT FINDINGS, CONCLUSIONS AND RECOMMENDATIONS, INCLUDING THE CHANGES OUTLINED ABOVE, TO THE CITY COUNCIL WITH A RECOMMENDATION OF APPROVAL. COMMISSIONER MALEK SECONDED THE MOTION.**

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Commissioner Maul referred to Finding 37 and suggested that “*greater building articulation feature separation from every 35 feet to every 80 feet*” is misleading since the articulation would be less often. Director Markle explained that, as proposed, there would be a greater distance separation between the articulation. She suggested that removing the word “*greater*” would clarify the finding.

**COMMISSIONER MAUL MOVED TO AMEND THE MOTION TO CHANGE FINDING 37 TO REMOVE THE WORD, “GREATER.” COMMISSIONER MALEK SECONDED THE MOTION, AND THE AMENDMENT WAS PASSED UNANIMOUSLY.**

**THE MAIN MOTION, AS AMENDED, WAS UNANIMOUSLY APPROVED.**

**DIRECTOR’S REPORT**

Director Markle introduced the City’s new Planning Manager, Nora Gierloff. She comes to Shoreline from the City of Tukwila where she served many years as the Deputy Director of Planning and Community Development.

**UNFINISHED BUSINESS**

There was no unfinished business.

**NEW BUSINESS: UPDATE OF PLANNING COMMISSION BY-LAWS (RULES OF PROCEDURE)**

Vice Chair Mork reviewed that the subcommittee (Vice Chair Mork, Commissioner Malek, and Commissioner Craft) met on several occasions to review the by-laws and recommend changes to update the document and make it clearer.

**COMMISSIONER MALEK MOVED THAT THE COMMISSION REPEAL THE CURRENT BY-LAWS AS SET FORTH IN ATTACHMENT B IN THEIR ENTIRETY AS PROVIDED IN ARTICLE IX AND ADOPT THE RULES OF PROCEDURES AS SET FORTH IN ATTACHMENT A. COMMISSIONER MAUL SECONDED THE MOTION, WHICH CARRIED UNANIMOUSLY.**

**REPORTS OF COMMITTEES AND COMMISSIONER ANNOUNCEMENTS**

There were no committee reports or Commissioner announcements.

**AGENDA FOR NEXT MEETING**

Mr. Szafran advised that the August 1<sup>st</sup> meeting will include the first study session for the annual Comprehensive Plan amendments and a study session for the single-family attached Development Code amendments. Director Markle added that staff will host an open house prior to the August 1<sup>st</sup> meeting (6 p.m. to 7 p.m.) on the townhome design standards.

## 4a. - Draft Minutes from Thursday, July 18, 2019

Director Markle announced that the Commission's retreat is scheduled for August 15<sup>th</sup> starting at 5:30 p.m. Following dinner and a presentation by the City's IT staff, the Commission will participate in a field trip to the Deep Green Incentive Program Accessory Dwelling Unit that is currently under construction. Lastly, the Economic Development Manager will share details about his programs and background.

### ADJOURNMENT

The meeting was adjourned at 7:15 p.m.

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William Montero  
Chair, Planning Commission

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Carla Hoekzema  
Clerk, Planning Commission

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