

DRAFT
CITY OF SHORELINE

SHORELINE PLANNING COMMISSION
MINUTES OF REGULAR MEETING

September 1, 2022
7:00 P.M.

Commissioners Present

Chair Pam Sager
Vice Chair Julius Rwamashongye
Commissioner Janelle Callahan
Commissioner Andy Galuska
Commissioner Mei-shiou Lin
Commissioner Christopher Mosier

Staff Present

Steve Szafran, Senior Planner
Nytasha Walters, Transportation Services Manager
Rachael Markel, Planning and Community
Development Director
Kendyl Hardy, Deputy City Clerk

Commissioners Absent

Commissioner Leslie Brinson (excused)

Other:

Kendra Brieland, Fehr & Peers

CALL TO ORDER

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

ROLL CALL

Ms. Hardy called the roll.

APPROVAL OF AGENDA

The agenda was accepted as presented.

APPROVAL OF MINUTES

None.

GENERAL PUBLIC COMMENT

There were no general public comments.

STUDY ITEM: 2022 COMPREHENSIVE PLAN AMENDMENTS

Senior Planner Szafran introduced proposed Comprehensive Plan Amendments:

- **Amendment 1** – Amend the Transportation Element which includes updated goals, policies, priority projects, and funding.
 - Nytasha Walters presented on the Transportation Management Plan Project list to the TMP.
 - Kendra Breiland discussed having a constrained list which is supposed to be financially realistic. She commented on how they develop estimates of revenues, revenue sources, how they think those revenues might be spent (funding committed projects such as sidewalks, pairing revenues with eligible projects), and how they are starting to think about what additional projects might be possible.
 - Possible projects in addition to committed projects were reviewed:
 - 175th, Fremont to Stone Ave N. – extend multimodal improvements from Fremont Avenue N to Stone Ave N; LTS 1 bike improvements, fill sidewalk gaps, support frequent bus service
 - 185th Corridor Strategy – including LTS 1 bike improvements; pedestrian improvements; support frequent bus service
 - 3rd Ave North Connectors – on the east side of the light rail station at 145th/147th – a slow-paced curb-less street where pedestrians and bikes are prioritized.
 - Shared Use Mobility Hubs:
 - Aurora Ave N & N 185th Street
 - Richmond Beach – NW 195th Street & 20th Ave NW
 - 15th Ave BRT Station – 15th Avenue NE & NE 146th Street
 - City Hall – N 175th Street and Midvale Ave N
 - Shoreline North/185th Station
 - 4-Corners (NW Richmond Beach Rd and vicinity of 3rd Ave NW)
 - Eastside Off-Corridor Bike Network
 - Vice Chair Rwamashongye asked if the funding for the committed projects extends for the next 20 years and if those committed projects are the same as the state identifies as constrained projects. Ms. Walters responded that the committed projects are part of the constrained list. They are also projects that they City thinks can be done in the next 20 years.
- **Amendment 2** – This is a placeholder for the 2024 Comprehensive Plan Major Update – Mr. Szafran explained that staff will go through the following steps over the next two years: Public Participation; Review Plans and Regulations; Environmental Review; Legislative Action; Submit Notice
- **Amendment 3** – Amend the Comprehensive Plan Land Use Map Designation from Public Facility to Mixed-Use 1 and change the Zoning from Residential, 18 units/acre (R-18) and Mixed-Business (MB) to Mixed-Business (MB) at the King County Metro Park & Ride Facility at 19000 Aurora Avenue N.
- **Amendment 4** – Amend the Land Use Element to add a new policy: “Housing development and preservation of significant trees can co-exist with the goal of maintaining and increasing Shoreline’s urban tree canopy.”

- This was a privately-initiated amendment to add a new Land Use Element policy related to housing development and the preservation of significant trees.
- Staff agrees that there are many existing goals and policies that mention development and the need for protection of the natural environment including the urban tree canopy, natural vegetation, and critical areas. Staff is proposing to amend the language as follows:
 - “Develop regulations to maintain and increase Shoreline’s urban tree canopy with the goal of encouraging tree retention and protection while also increasing housing opportunities and choice.”
- **Amendment 5** – This was added by the City Council at the April 11 meeting. Amend the Land Use Element to explicitly allow duplexes and triplexes and allow with conditions other dwelling types that are similar in scale with single family detached homes in low density residential zones. Staff is recommending that this amendment be carried over to 2023 or 2024 due to the broad scope of the impacts of this amendment. 66% of Shoreline is low-density residential so it would impact the majority of residents. Delaying this would also allow time to investigate state grant funds, allow for community engagement, and get alignment with the update of the Comprehensive Plan.
- **Amendment 6** – This was also added by Council at the April 11 meeting. Amend the Comprehensive Plan Land Use Map from Public Facility to Public Open Space for parcels within and around the Richmond Beach Saltwater Park. The request also includes displaying parcels on the map that may be submerged at certain times of the year.

Staff will be recommending approval of Amendments 1, 3, 4, and 6. Amendment 2 is a placeholder. Staff is recommending that Amendment 5 be carried over to the 2023 docket.

Commissioner Lin thanked staff for working on the tree canopy increase language. She referred to the Saltwater Park and asked if there is a possibility of any vehicle access to the semi-submerged area. Mr. Szafran replied it is on the west side of the train tracks over the bridge so there wouldn’t be any vehicular access.

Vice Chair Rwamashongye thanked staff for the comprehensive presentation. He asked if staff sees duplexes and triplexes filling in the gaps when they talk about the missing middle. Mr. Szafran explained that they are one piece of the middle housing that the City will be studying as part of the Comprehensive Plan. In addition to that they will be looking at all other sorts of housing types.

Commissioner Callahan referred to Amendment 3 and asked about the status of the vacant parcel next to the park and ride. Mr. Szafran clarified that they are not proposing to change the zoning or land use of that parcel. He was not sure about the status of it. Commissioner Callahan noted there was a note about keeping the mature trees on the border area. Mr. Szafran stated there are a lot of significant trees on King County Metros parcel that are shown to be saved in the redevelopment of the park and ride. He thinks they were referring to that.

Commissioner Mosier agreed with moving the duplexes and triplexes amendment to next year because it will likely be contentious.

Chair Sager thanked staff for all the hard work. She is looking forward to diving into this.

DIRECTOR'S REPORT

None

UNFINISHED BUSINESS

None

NEW BUSINESS

None

REPORTS OF COMMITTEES AND COMMISSIONER ANNOUNCEMENTS

None

AGENDA FOR NEXT MEETING

Staff reviewed the agenda for the next meeting which is scheduled for October 6, 2022.

ADJOURNMENT

The meeting was adjourned at 7:45 p.m.

Pam Sager
Chair, Planning Commission

Kendyl Hardy
Deputy City Clerk