

CITY OF SHORELINE

SHORELINE PLANNING COMMISSION MINUTES OF REGULAR MEETING

August 6, 2015
7:00 P.M.

Shoreline City Hall
Council Chamber

Commissioners Present

Chair Scully
Vice Chair Craft
Commissioner Malek
Commissioner Maul
Commissioner Montero
Commissioner Mork
Commissioner Moss-Thomas

Staff Present

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

CALL TO ORDER

Chair Scully 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 Scully, Vice Chair Craft and Commissioners Maul, Malek, Montero, Moss-Thomas and Mork.

APPROVAL OF AGENDA

The agenda was accepted as presented.

APPROVAL OF MINUTES

The minutes of July 16, 2015 were adopted as presented.

GENERAL PUBLIC COMMENT

No one indicated a desire to provide general comments.

PUBLIC HEARING: DEVELOPMENT CODE AMENDMENTS FOR SPLIT ZONING

Staff Presentation

Mr. Szafran reviewed that the purpose of Development Code amendments is to bring the development regulations into conformity with the Comprehensive Plan, to respond to changing conditions or needs of the City, and/or to comply with State Law. Code amendments are also necessary to reduce confusion, clarify existing language, respond to local policy changes, update references, and eliminate or modify inconsistent language.

Mr. Szafran explained that the current Development Code does not specifically address allowed uses on parcels with more than one zoning designation, and staff interprets this to mean that land uses are confined to the zoning designation even if there is more than one designation on a parcel. This interpretation has been problematic for commercial property owners who want to improve, redevelop and/or lease buildings for commercial uses that do not have the parcel size to accommodate their plans.

Mr. Szafran reported that staff prepared and analyzed a map that identifies the 48 split-zoned parcels in the City, which are zoned both residential and commercial. Based on this analysis, staff is recommending that the proposed amendment only apply to parcels that contain multiple commercial zoning districts that do not abut residential zones. As currently proposed, the amendment would only apply to two commercial properties that have split zoning (Mixed Business and Town Center).

Mr. Szafran reviewed that the proposed amendment would read:

"Where a zoning designation line divides a parcel which was in single ownership at the time of passage of the ordinance codified in this chapter and it contains more than one commercial zoning designation with no internal or abutting residential zoning designations, then the combination of the commercial zones allowed land uses shall be permitted throughout the entire parcel. All other development standards apply to each zone separately."

Mr. Szafran recommended that the Commission recommend approval of the proposed amendment as presented.

Public Testimony

No one in the audience indicated a desire to participate in the public hearing.

Planning Commission Deliberation and Action

COMMISSIONER MALEK MOVED THAT THE COMMISSION FORWARD THE PROPOSED DEVELOPMENT CODE AMENDMENT ON SPLIT ZONING TO THE CITY COUNCIL WITH A RECOMMENDATION OF APPROVAL AS RECOMMENDED BY STAFF. VICE CHAIR CRAFT SECONDED THE MOTION.

Commissioner Moss-Thomas asked if the proposed amendment would also apply to a split-zoned commercial property near Ballinger. Mr. Szafran clarified that the proposed amendment would not apply to this property as it abuts a residential zone.

Commissioner Maul asked how the City currently deals with properties with split zoning that abut residential zones. Mr. Szafran answered that the land uses allowed on the properties would be confined to each of the zoning designations.

Commissioner Moss-Thomas referred to Attachment 2 and pointed out that the Sky Nursery property is located across the street from a residential zone. Mr. Szafran agreed that the property is across the street from a residential zone, but it does not abut a residential zone. Therefore, the proposed amendment would apply. To provide additional clarification, Mr. Szafran explained that the proposed amendment would only apply to the property owned by Sky Nursery up to North 188th Street. However, he acknowledged that Sky Nursery owns other parcels in the vicinity.

Commissioner Moss-Thomas asked if changing the use on the property would require the property owner to choose between the Mixed Business or Town Center zoning. Mr. Szafran answered that either zoning designation could be applied to determine allowed uses. However, the applicable development regulations (height, setbacks, lot coverage, etc.) would still be applied to each of the separate zones.

Commissioner Moss-Thomas noted that land aggregation might occur elsewhere in the City, particularly along Aurora Avenue North, at some point in the future. She cautioned that it is important to consider any unintended consequences that might occur as a result. Mr. Szafran emphasized that the proposed amendment would not apply to properties that aggregate both commercial and residential properties. Nor would it apply to commercial properties that abut residential properties. In addition, the proposed amendment would only apply to split-zoned properties that existed prior to adoption of the amendment.

Chair Scully asked why staff is not proposing amendments to address split-zoned residential properties. Ms. Markle explained that some lots were split zoned in order to create transition when the properties were under King County's jurisdiction. Addressing these properties will require significantly more public process and notification. Chair Scully asked if the property owners requested the proposed amendment, and Mr. Szafran answered affirmatively. He explained that the City Manager and City Council directed staff to address the specific problems related to the all-commercial, split-zoned properties.

THE MOTION CARRIED UNANIMOUSLY.

Chair Scully closed the public hearing.

DIRECTOR'S REPORT

Ms. Markle reminded the Commissioners that their retreat is currently scheduled for August 14th. However, because two Commissioners will be unable to attend, she suggested that they consider rescheduling it to another date. She noted that the retreat discussion will focus on lessons learned from

the 185th Street Station Subarea Plan process in preparation for kicking off the 145th Street Station Subarea Plan process in 2016. The Commission agreed to postpone the retreat until October.

UNFINISHED BUSINESS

There was no unfinished business.

NEW BUSINESS

There was no new business.

REPORTS OF COMMITTEES AND COMMISSIONERS/ANNOUNCEMENTS

Commissioner Moss-Thomas noted that the Commissioners received a copy of the Planning Commission's Quarterly Survey, and she invited the staff to provide feedback.

AGENDA FOR NEXT MEETING

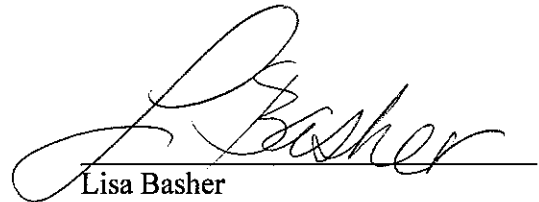
Chair Scully advised that the Commission's next meeting is August 20th. The topic of discussion will focus on the Critical Areas Ordinance in preparation for a public hearing on September 17th.

ADJOURNMENT

The meeting was adjourned at 7:18 p.m.



Keith Scully
Chair, Planning Commission



Lisa Basher
Clerk, Planning Commission