These Minutes Approved
April 17th, 2008

CITY OF SHORELINE

SHORELINE PLANNING COMMISSION
SUMMARY MINUTES OF REGULAR MEETING

April 3, 2008 | Shoreline Conference Center
7:00 P.M. | Mt. Rainier Room

Commissioners Present
Chair Piro
Vice Chair Kuboi
Commissioner Behrens
Commissioner Broili
Commissioner Hall
Commissioner Kaje
Commissioner Perkowski
Commissioner Pyle

Staff Present
Joe Tovar, Director, Planning & Development Services
Steve Cohn, Senior Planner, Planning & Development Services
Paul Cohen, Senior Planner, Planning & Development Services
Flannery Collins, Assistant City Attorney
Jessica Simulcik Smith, Planning Commission Clerk

Guest
Terry Scott, Deputy Mayor

Commissioners Absent
Commissioner Wagner

CALL TO ORDER

Chair Piro called the regular meeting of the Shoreline Planning Commission to order at 7:08 p.m.

ROLL CALL

Upon roll call by the Commission Clerk, the following Commissioners were present: Chair Piro, Vice Chair Kuboi, and Commissioners Behrens, Broili, Hall, Kaje, Perkowski, and Pyle. Commissioner Wagner was excused.

APPROVAL OF AGENDA

The Director's Report was divided into two segments, one before and one after the public hearing. The Commission accepted the agenda as amended.

SEATING OF NEW COMMISSIONERS

Terry Scott, Deputy Mayor, pointed out that Planning Commissioners are volunteers for the community, and their work is very important to the City. Their purpose is to provide guidance and direction for Shoreline's future growth through continued review and improvement to the City's Comprehensive Plan, Zoning Code, Shoreline Management Plan, environmental protection plans, and other related land use documents. Members serve a four-year term, and their work is very much appreciated by the City Council.

Mr. Scott conducted the swearing in ceremony for each of the following new Commissioners: John Behrens, Janne Kaje, and Ben Perkowski. He also swore in returning Planning Commissioners Will Hall and Michael Broili.

DIRECTOR'S REPORT

Mr. Tovar alerted the Commission that the City Council adopted the new Planned Area 2 Zone for the Ridgecrest Commercial District, with the accompanying text, on March 31st. He reviewed that the City Council spent six evenings considering the Planning Commission's recommendation, as well as additional information that was provided by the public and staff. He summarized that the City Council adopted Mixed-Use Zoning for Planned Area 2. There was significant discussion about Planned Area 2A and the City Council approved building forms up to six stories as recommended by the Commission. However, they did make some changes and imposed additional regulations; the most notable was the concept of an additional sloping 2:1 setback above the third level of buildings. The City Council also made some changes to the parking requirements so that 80% of the required parking must be provided on the property, another 10% must be within a block, and the final 10% must be within two blocks.

Mr. Tovar announced that also on March 31st, the City Council considered an ordinance to extend the property tax exemption program to the Ridgecrest Commercial Neighborhood. They approved 350 units that could be applied for under the property tax exemption program.

Chair Piro inquired regarding the margin for the City Council's vote for the two items. Mr. Tovar said the final vote on the whole zoning package after numerous amendments was unanimous. The property tax vote was five in favor, none against, and two abstentions.

APPROVAL OF MINUTES

The meeting minutes of March 6, 2008, March 13, 2008 and March 20, 2008 were approved as submitted.

GENERAL PUBLIC COMMENT

Susan Melville, Shoreline, expressed concern that the City does not provide adequate notice of public hearings. Most of the citizens in Shoreline do not typically read the notices that are placed in *THE SEATTLE TIMES,* and *THE ENTERPRISE* is not dependably delivered to everyone in the City. The only printed notice that goes to everyone is in the Shoreline *CURRENTS*, but there was no mention of the

hearing in the March Edition. She urged the City to be more active in getting out public notice for hearings.

Commissioner Behrens asked Ms. Melville for ideas other than *CURRENTS* and other magazine and newspaper publications to get adequate information to the public. Ms. Melville suggested they could use Channel 21, but she does not get this station. While there is a phone number you can call for information, the notice of this public hearing was not recorded on the message until just a few days ago. Commissioner Behrens invited Ms. Melville to notify the Commission of any ideas she has for better notice publication. He said he would like to see the City provide more timely notice, as well.

Commissioner Pyle explained that legislative hearings require citywide notification, whereas quasi-judicial site-specific hearings require notice to all citizens within 500 feet of a subject property. He noted that tonight's hearing is a legislative matter to consider changes to the rules and process for reviewing and approving applications city-wide. No site-specific development proposal has been submitted at this time. Ms. Melville said she understands the difference between the two types of notice requirements. However, she expressed concern that by the time the City posts notice of a development application, the project proposal is a "done deal." The citizens have a right to know about all public hearings, and it shouldn't be the neighborhood's responsibility to deliver the notices. Chair Piro said the Commission shares the citizens' concerns about adequate notice of hearings, and they are always looking for opportunities to improve communications.

Les Nelson, Shoreline, said he is also concerned that the City did not provide adequate notification of tonight's hearing. The City's information line did not provide information until just a day or two before the hearing. In addition, Channel 21 was not available to citizens over the weekend and notice was not placed in *THE ENTERPRISE*, either. He suggested the City place large notices at gathering places throughout the City, such as the bigger grocery stores.

LEGISLATIVE PUBLIC HEARING ON CODE AMENDMENTS TO REPLACE MORATORIUM IN COMMUNITY BUSINESS (CB), REGIONAL BUSINESS (RB) AND INDUSTRIAL (I) ZONES

Chair Piro explained the rules and procedures for the legislative public hearing to replace the moratorium in the CB, RB and I Zones. He opened the public hearing and invited staff to present an overview of the proposal.

Staff Overview and Presentation of Preliminary Staff Recommendation

Mr. Cohen reviewed that in October of 2007, the City Council adopted Ordinance 484, which placed a moratorium on residential development proposals in CB, RB and I zones that are located within 90 feet of R-4, R-6 and R-8 single-family residential zones. The Council later modified the moratorium to exempt proposals less than 40 feet above the average elevation of the shared property line (Ordinance 488). Based on the City Council's direction, staff identified proposed transition area requirements to address the moratorium. Mr. Cohen referred to the list of Comprehensive Plan Policies that support

transition area requirements and talked about creating effective transitions between substantially different land uses and densities.

Mr. Cohen referred to the maps that were prepared by staff to illustrate the commercial zoning districts that would be affected by the proposed transition area requirements. These areas have been defined as the RB, CB and I zones that abut or are across the street from R-4, R-6 and R-8 zones. He identified the properties that were affected by the moratorium, but would no longer be affected based on the proposed language because they are not abutting or across the street from single-family residential zones. Originally, the moratorium affected 92 parcels, and the proposed new language would affect 70.

Mr. Cohen referred to a diagram titled, "Transition Area Cross Section," which shows the cross sections between CB, RB and I zones and R-4, R-6 and R-8 zones that are both abutting and across the street. He emphasized that there are only three or four situations (along 15th Avenue in North City) where there is single-family residential zoning both abutting and across the street from an RB, CB and I Zone. Typically, it is either one or the other. Therefore, it is unlikely that a commercial building would be stepped back on both sides. Mr. Cohen noted that the moratorium only affected residential development in the CB, RB and I zones. However, staff believes the intent was more related to the intensity and size of development. Therefore, they have expanded the proposed language to include any type of development: residential, mixed-use, commercial, industrial, etc.

Again, Mr. Cohen referred to the cross section diagram and noted that it identifies both the potential size of adjacent single-family homes (up to 35 feet) and the size of common single-family homes. The diagram also identifies a minimum 15-foot setback for the single-family residential property, and a minimum 20-foot setback for the adjacent commercial or multi-family residential property. The diagram illustrates the current and potential building bulk based on the existing code language, as well as the potential building bulk based on the proposed amendment language that requires both stepbacks and setbacks.

Mr. Cohen referred to a map that was similar to the cross section diagram, but added more complexity based on questions raised by the Commission and citizens. It identifies a parcel in an RB, CB or I zone that is both across the street and abutting a single-family zone. He emphasized that the proposed language would only apply to RB, CB and I zones that are either adjacent to or across the street from single-family residential zones. He advised that in addition to the 20-foot setback requirement, an additional 20-foot setback would have to occur every 50 linear feet of property width with a minimum 20-foot dimension. This requirement would further reduce the bulk of a building.

Mr. Cohen referred to a map of the property on 152nd Street, which provides an example of how the cross section drawing would be applied to actual properties. He noted that Type I Landscaping would be required in the setback area to provide adequate screening. At the request of the Commission, additional language was added to allow a developer of a site to approach abutting property owners asking if they want different landscaping. If so, an agreement between the two parties must be filed with the City. Mr. Cohen continued to explain how the setback and other requirements of the proposed language would be applied to the subject property.

Mr. Cohen reviewed the following three questions the Commission raised on March 20th:

- ***How would transition area requirements be applied to properties that only partially abut each other?*** Mr. Cohen explained that the proposed language would apply when RB, CB and I zones are abutting or across rights-of-way from R-4, R-6 and R-8 zones. As currently proposed, any portion of the adjoining commercial property that meets this criterion would require transition area requirements radiating in from the point of property contact. He noted that this concept is further illustrated by the diagrams provided by staff. He summarized that staff does not recommend additional changes to the amendment language to address this issue.

- ***How would commercial properties be impacted if they are shallow?*** Mr. Cohen explained, that generally, commercial properties less than 80 feet in depth would not be able to attain the allowable height limit. In addition, the proposed Type I landscaping is unchanged from the current code language. However, an additional assurance for a longer lasting buffer and more setbacks into the building bulk would further impact the development potential. Staff believes it is important to maintain the proposed transition area landscaping and screening requirements even for shallow lots. Therefore, staff is not recommending a change to the proposed language to address this issue.

- ***Could a multi-building development circumvent the additional setback requirement?*** Mr. Cohen recalled that concern was raised that a development proposal with multiple buildings could circumvent the intent and language for further setbacks where facades exceed 50 linear feet. He agreed this would be possible, for example, if 40-foot facades were proposed in separate buildings with a 10-foot separation between buildings. Therefore, staff is recommending the language be changed to require that the setbacks be applied to the entire site no matter the number of buildings.

Mr. Cohen reviewed that, currently, the Development Code has one area that conflicts with the moratorium's intent and two areas where the amendment needs to be repeated since it does not have its own code section. He reviewed that the following proposed revisions would delete Exception 8 in SMC 20.50.020 which allows properties that are zoned R-48 to develop with buildings up to 60 feet with a special use permit. Staff felt this was a superfluous and never used provision that doesn't meet the spirit of the moratorium. Staff is recommending this section be deleted. Mr. Cohen said staff is also recommending that Exceptions 2 of SMC 20.50.020(2) and Exemption 4 of 20.50.230 be replaced with new language. Mr. Cohen explained that the existing language is applicable to transition area requirements for industrial zones only. He said staff felt this language was no longer useful or applicable and should be expanded to include the RB and CB zones.

Mr. Cohen clarified that the current code splits up the provisions for multi-family, commercial and mixed-use developments, but the proposed new language would appear in the code twice in order to apply to both the multi-family and commercial sections, which includes mixed-uses. He noted that, based on comments from the City Attorney and the Commission, some changes were made to the proposed language since the Commission's last review. He reviewed the updated draft proposed language as follows:

2. ***Development in CB, RB and I zones abutting to or across street rights-of-way from R-4, R-6 and R-8 zones shall meet the following transition area requirements:***

    a. ***A 35-foot maximum building height at the required setback and a building envelope within a 2 horizontal to 1 vertical slope up to the maximum building height for the commercial zone.***

    b. ***Property abutting R-4, R-6 and R-8 zones must have additional setbacks for every 50-linear feet of abutting property. The additional setback must be a minimum of 20 feet and 800 square feet of open ground.***

    c. ***Type I landscaping and a solid 8-foot property line fence shall be required for transition area setbacks abutting R-4, R-6 and R-8 zones. Type II landscaping shall be required for transition area setbacks abutting right-of-ways across from R-4, R-6, and R-8 zones. Patio or outdoor recreation areas may replace up to 20% of the landscape area and be no closer than 10 feet from abutting property lines so long as Type I landscaping can be effectively grown. Required tree species shall be selected to grow a minimum height of 50 feet. A written agreement with the abutting property owners to delete or substitute tree varieties shall be offered by the developer and submitted for City approval. The landscape area shall be a recorded easement that requires plant replacement as needed to meet Type I landscaping restoration after any utility disruptions.***

Questions by the Commission to Staff and Applicant

The Commission discussed whether "shall" or "may" would be more appropriate in the second to the last sentence of Provision "c". Ms. Collins pointed out that since this provision would be optional, "may" would be more appropriate. However, Chair Piro and Commission Pyle pointed out that the intent was to require property owners to offer to work with adjacent single-family property owners. Commissioner Hall cautioned that if a property owner is required to offer an adjacent property owner the opportunity to substitute tree varieties based on a joint agreement, adjacent property owners could refuse to sign the written agreement, thus creating a defacto moratorium. He felt they should leave it optional to seek agreement with a neighbor in order to do something different. The prescriptive option has already been established in the code. The Commission agreed to discuss this issue further during their deliberations.

Vice Chair Kuboi asked if Provision "c" would require a developer to reach an agreement with all abutting property owners or individual property owners. Mr. Cohen said the concept would be applied to individual property owners. It would be unreasonable to expect all of the residential neighbors to coordinate and enter into a collective agreement.

Commissioner Behrens asked what would happen if various neighbors all wanted different landscaping. He also asked what would happen in the case of a property owner who is selling his property and has no vested interest in what happens between his/her property and the proposed development. Mr. Cohen said the intent is that the developer would be required to approach each property owner and offer an

opportunity to change the landscaping along each individual property line. Mr. Tovar clarified that staff's intent was that the offer would be made to abutting property owners by the applicant, and mutual agreement would have to be present before a departure from the code requirement would be allowed. He cautioned against establishing code language that would allow either party to have an absolute trump over changes to the code. He emphasized that any agreement would have to be reviewed and approved by the City, and staff would look not only at the interest of the developer and the current owner, but also any future owners.

Commissioner Pyle said he understood the proposed language in Provision "c" was drafted with the intent of offering some lesser landscaping requirement due to someone's potential desire for solar access. An adjacent property owner may not want a 50-foot line of evergreens in his/her backyard if they would block the sun. He summarized that as per the proposed code language, a developer would be required to notify the neighbor of the maximum amount of landscaping required between the two properties and offer the ability to reach an agreement for a lesser amount of landscaping in order to maintain adequate solar access. The proposed language would not give the neighbor the opportunity to require the developer to provide more than Type I landscaping. Mr. Cohen said the intent is to allow for an agreement that would change the landscape materials to something else, but not increase the landscaping more than what is already required.

Commissioner Kaje suggested the language in Provision "c" related to patio and outdoor recreation areas is awkward, and he asked staff to clarify their intent. Mr. Cohen clarified, that as proposed only 20% of the 20-foot setback area and the additional setback area could be used for patios and outdoor recreation. None of it could approach closer than 10 feet to the bordering property line. The idea is to ensure there is ample room for Type I landscaping to thrive and become fully effective. The language allows some flexibility, but the Type I landscaping should not be compromised. Commissioner Kaje suggested the language could be improved to better describe the intent. The Commission agreed to discuss this issue further during their deliberations.

Commissioner Pyle inquired if the City's current Development Code allows 8-foot fences. Mr. Cohen affirmed they are allowed, but a building permit would be required. Typically under the Development Code, 8-foot fences are not exempt from the setback requirements. This would be an exception to the current provisions. The Commission agreed to consider this issue further during their deliberations.

Vice Chair Kuboi asked what would happen if five separate abutting property owners all indicate different desires for landscaping. If this were allowed, the species of landscaping would change from one abutting property to the next. Mr. Cohen agreed. Vice Chair Kuboi pointed out the landscaping would be located on the RB, CB or I zoned property. This could become onerous and look odd from a developer's perspective to have a hodgepodge of vegetation along the property line. Mr. Cohen said the developer would be required to approach the abutting property owners to discuss landscaping alternatives. This could result in different versions of landscaping. While the developer may not like the end result, the proposed language offers the clearest way to provide flexibility for the adjoining property owners. He recalled the public comments about not wanting monstrous trees looming over their residential properties, blocking their solar access. The proposed language represents the cleanest

way to provide some flexibility. Allowing a developer to determine that the alternative plans were too inconsistent would bog down the provision and make it difficult to administer.

Mr. Tovar explained that, typically, it would be in the applicant's interest to put in fewer or smaller trees than the standard would require. He agreed that requiring an applicant to create five different landscape areas could be an excessive burden. In addition, City staff could be required to adjudicate these types of issues between applicants and abutting property owners. He summarized that the purpose was to enable less material than the standard, but only if it were mutually agreeable to both parties.

Commissioner Broili said he is adamant about allowing more flexibility for adjacent property owners. In most cases, these people have lived in the area for a number of years and would be significantly impacted when a property is redeveloped. While he is not opposed to development, there should be some opportunity for developers to work with adjacent property owners and offer respite from the huge impacts. He pointed out that landscaping is not naturally constrained by property lines. Most landscapes are multi-cultures of many different plant species, and a competent landscape architect should be able to mitigate the requirements of five different property owners into a landscape that meets everyone's needs. He said he believes the provision would require a developer to be more thoughtful in the way they create a transition between the properties.

Commissioner Kaje requested clarification on the provision related to patios and recreation areas in the setbacks. Using staff's diagram, he asked if the 20% provision would be measured by calculating all of the landscape area on the total development or just 20% of the landscape area that falls under the transition area rules. He noted that if it were measured based on landscape area on the total development, a developer could construct a large patio against the abutting fence only 10 feet away. Mr. Cohen agreed the language could be tweaked to make it clear that the 20% requirement would only apply to the required setback on the abutting property line. Perhaps the language should be changed to say "may replace up to 20% of the setback area required for the transition."

Commissioner Behrens agreed with Commissioner Broili that the intent of Provision "c" is to create diversity between the property lines, which is an admirable approach. Perhaps they could come up with a system that allows for a common decision process, possibly as part of the development permit application process.

Public Testimony or Comment

Dennis Lee, Shoreline, expressed his belief that the proposed language would result in an RB zone with mega density for only small areas of the City. He said he recently read through the Comprehensive Plan, which appears to be a visionary document that is supposed to be the foundation for the City's Development Code. He agreed that the zoning map is out of compliance with the Comprehensive Plan, but the proposed language would not result in transition zoning. The Comprehensive Plan Map identifies transition zoning as moving from R-48 to R-24 and R-6 zoning. He suggested that forcing a situation where a density of over R-100 would be located next to an R-6 zone should not be considered transition zoning. He suggested staff is trying to grind the detail in order to get the concept to work, but

approving the proposed language could result in a real problem because the Comprehensive Plan would no longer be the foundation.

Les Nelson, Shoreline, referred to the handout he provided to the Commission on March 20th, in which he proposed the Commission consider a 2 to 1 stepback ratio. He noted that significantly fewer RB, CB & I properties would be impacted by the proposed language than the number that were impacted by the existing moratorium. He distributed a letter (Exhibit 1) to the Commission to identify items that he did not feel were addressed by the proposed language. For example, while a lot of detail was provided to make the amendment work, staff still seems to focus on just one development. There are many other areas along Aurora that would be impacted by the proposed amendment. He noted the proposed language would still allow an overall building height of 80 feet. He pointed out that in his neighborhood, an 80-foot building would still look bad from 500 feet away.

Mr. Nelson said that as currently proposed, the property owners that are 200 to 400 feet away would not have any say on what happens to the landscaping. He suggested that a developer could offer to pay an adjacent property owner in order to provide less landscaping. He said he would prefer to have taller trees in the landscaped areas. Mr. Nelson said the proposed language would allow deviations in what has historically been required for parking in order to provide an incentive to developers. This would result in cars parking in the residential neighborhoods. He expressed concern that traffic impacts associated with the more intense developments have not been addressed. While the proposed language represents a big improvement in addressing transition areas, he suggested it would take much more work to effectively transition between an R-8 zone and an R-240 zone.

Janet Kortlever, Shoreline, said she is appalled at the amount of time the Commission and Mr. Cohen spent discussing the issues, when they are only offering the audience two minutes each to comment. She noted they lost a few audience members because they had to wait so long to speak. She announced that during the past week, a county assessor visited each home on Ashworth Avenue and beyond onto 152nd Avenue, which has not been identified on the maps that have been presented. The assessor suggested the traffic on the street is more indicative of what would exist on an arterial street. The assessor said she talked previous with a gentleman who is in a wheelchair who indicated he no longer feels it is safe to go down the street. Ms. Kortlever said she has the same problem crossing her street to get to the mailbox on the other side. She has to walk slowly, and she is afraid that people coming fast around the corner will hit her. She said the assessor also indicated that the proposed amendment would result in a reduction in their property values. She said she recently received her new tax statement, and her property value went up significantly. She said she lives on a fixed income and doesn't know how she will be able to afford to stay in her home. She said she would also not be able to afford to live in the senior housing development that is being proposed.

Commissioner Hall pointed out that Ms. Kortlever expressed concern about property values going down and also about them going up. Ms. Kortlever said she is not concerned about her property values going up, but about her taxes going up. Commissioner Hall pointed out that property taxes are directly related to property values. Ms. Kortlever said the assessor indicated the property values would drop. Commissioner Hall asked if Ms. Kortlever wants the property values to go up or down. Ms. Kortlever said the point she was trying to make was that the senior housing development would be tax exempt,

along with many others that are now being developed. It seems the proposal would benefit the developers and not the community. It would put more strain on the single-family property owners to pay the tax revenue needed by the City to operate a good community.

Susan Melville, Shoreline, expressed that while the proposed amendment would apply to numerous properties throughout the City, it was created to address concerns raised over the proposed development at the Overland Trailer Court property, where there is only one adjacent single-family residential property owner. She noted that the proposed landscaping would include trees that grow to a maximum of 50-feet tall, but they should remember a potential building could be 80-feet tall. The adjacent neighbor of this property is not so concerned of the biomass of the 50-foot trees, but the building mass of 80 feet. She noted that the proposed language would not allow utility easements to encroach into the landscaping requirements. She noted there is a utility easement along the back portion of the Overland Trailer Court property. Would a 10-foot easement require the developer to push the development back further onto the property?

Ms. Melville referred to a picture of the proposed development for the Overland Trailer Court and the Stone Court Apartment Building. She noted that the Stone Court Apartment Building is only 20 feet from her property line, and the proposed new building would be 20 feet from her neighbor's property line. She questioned why the setbacks would be the same given that the proposed building would be much higher. She noted that the large trees are owned by the residential property owner, and they are already 50 feet tall. She also noted the 35-foot trees along the property line that were 10 feet when originally planted 15 years ago. She said she and her neighbors met with Mr. Cohen on March 13th to discuss their concerns. She also raised her issues to the Commission on March 20th. However, the property would still be allowed to develop to a significant height that would impact the neighbors.

Mr. Cohen clarified that the proposed language would not allow utility easements to encroach into the landscaped setback area. The landscape requirement would be added onto the width of the utility easement, which could possibly require a developer to move the building further back. Chair Piro asked if this requirement would apply to underground easements, as well. Mr. Cohen answered affirmatively. He explained that in most every situation, utility companies won't allow developers to put large landscaping materials on top of utility easements.

Joe Kraus, Shoreline, recalled a plan submitted by a developer of the property known as the Overland Trailer Court. The plan called for a 65-foot building, and 15 additional feet for rooftop equipment. He said Mr. Cohen indicated that the code allows for this additional 15 feet, so the potential height of a building in the proposed new zone would be 80 feet or eight stories. He questioned why the diagrams provided by staff illustrate a maximum building envelope of 65 feet in height, when an additional 15 feet would actually be allowed. He suggested this is an attempt to deceive the citizens. Although he has raised this issue on numerous occasions, it has never been addressed by City staff.

Commissioner Behrens noted that Mr. Kraus lives close to the existing Safeway Store. He asked if Mr. Kraus can see the service equipment on the roof of the Safeway Store from his home. Mr. Kraus answered that he could not. However, people who live in other locations can. Commissioner Behrens asked Mr. Kraus if the impacts associated with rooftop equipment could be partially mitigated and more

tolerable if the design process required the equipment to be shielded from view behind corners, cornices, gables, etc. Mr. Kraus said he is not only concerned about visibility. Requiring a developer to screen the equipment would likely result in a loss of units, which would be undesirable to developers. Rather than taking away from the area of the building, Commissioner Behrens said he is more interested in exploring options for designing buildings in such a way that some of the visual impacts of rooftop equipment are mitigated. Mr. Kraus said this would not address his concern since a 65-foot building with a high number of units would still have too great of an impact on the community, particularly related to traffic. He noted that, as he testified at an earlier meeting, the additional traffic impacts have not been addressed, either.

Jeff Johnson, Shoreline, said he lives in the Richmond Beach Neighborhood. He submitted his written comments to the Commission, and they were identified as Exhibit 2. Mr. Johnson noted that in all of the testimony expressed by the citizens, it is clear that they believe all R-4 and R-6 single-family residential neighborhoods are under attack. He referred to Table 20.50.020.2, which would allow apartment developments in the I zone to have a 20-foot side or rear yard setback when adjacent to R-4 and R-6 zones. At that point, their respective maximum heights would match. However, at 10-foot increments, the I zone's maximum height limit would stair step to 50 feet and 65 feet respectively, and then up to a maximum of 80 feet. He suggested that a height buffer of at least one property parcel with a 35-foot maximum height be established between the I zone and the R-4 and R-6 zones. This buffer zone should allow only neighborhood business, office or high-density residential uses. This would create a buffer that allows a greater setback and avoid the creation of a huge visual impairment for surrounding single-family residential property owners. Mr. Johnson urged the Commission to assess how the proposed language would impact traffic volumes, property values, etc. He expressed his belief that the character of the neighborhoods in Shoreline are being sacrificed to some degree by decisions to make these kinds of large developments part of the neighborhoods.

Chair Piro asked how Mr. Johnson would propose creating a buffer parcel in a scenario where there is already R-4 or R-6 zoning adjacent to R-48 zones. Mr. Johnson suggested that in these situations, the proposal put forth by the City Council is something they would have to agree to. If not, they should work to create neighborhoods that are both livable and sustainable for everybody.

Final Questions by the Commission and Commission Deliberation

Commissioner Pyle recalled that prior to the initial meeting the Commission conducted on this topic, he submitted a list of comments to staff. One issue he raised was regarding traffic. While he feels the proposed language represents a good attempt to mitigate for a larger, more intense development adjacent to a lower intense use, he is concerned that the proposed language makes no attempt to address traffic impacts. He agreed that the concept of stepping the building back and providing landscaping would help mitigate the impacts, but the Commission should keep in mind that the overarching goal should be to protect single-family neighborhoods by managing the existing zoning. He said that unless the City is willing to regulate traffic through the single-family neighborhoods, they would be unable to adequately protect them. He urged that the language be changed to require that development take access from an arterial street. The language should provide some method for determining feasibility. If it is determined unfeasible to take access from an arterial, a developer should be required to work with the City's Traffic

Engineer to develop a traffic mitigation plan for the impacted neighborhoods. Commissioner Pyle pointed out that it takes neighborhoods a significant amount of time to go through the neighborhood traffic enhancement program to mitigate traffic issues.

Commissioner Hall asked that the minutes from the March 13th and March 20th hearings be included as part of the record. Ms. Collins indicated that these two documents would be included as part of the record that is forwarded to the City Council along with the Commission's recommendation.

Mr. Kaje questioned the provision that allows rooftop equipment to extend an additional 15 feet in height. While this is already part of the code, the proposed language could be fairly straightforward and prohibit this equipment from being located on the portion of the building that is at the greater height. He recognized that this equipment is necessary, but it could be provided outside of the step up section of the building envelope. Mr. Cohen said that is the intent of the diagram showing the maximum building envelope, but perhaps the language should be changed to make it clear that nothing would be allowed an exception from the 2 to 1 slope requirement.

The Commission discussed how they would go about making changes to the proposed language before forwarding their recommendation to the City Council. Mr. Tovar advised that staff could compose alternative language for the Commission to consider. However, if they do not make a recommendation tonight, it would be difficult for the City Council to consider the language and make a decision by the time the moratorium expires on April 29th. The Commission could recommend the City Council extend the moratorium until they can complete their work.

Chair Piro noted that it would not be possible for the Commission to make a decision on the traffic mitigation component raised by Commissioner Pyle at this time. He questioned if the Commission would support advancing the proposed language and then come back with another piece that deals with traffic mitigation and other issues that require additional time. Mr. Tovar agreed they could deal with the proposed language now. Then the Commission could recommend to the City Council that this item be added to their 2008 work program. Staff could prepare a proposal for the Commission's review, but it would take a number of months to fine tune the language, take it through the SEPA process, etc. Chair Piro suggested that Commissioner Pyle's concern appears to be tied to larger areas of the City where residential and commercial properties interface.

Commissioner Hall said that while he recognizes the Commission has the option of asking the City Council to extend the moratorium, he would prefer to give the City Council the option of deciding whether to move the proposed amendment ahead or not. Given the Commission's timeline, the only reasonable way they can give the City Council the option to either extend the moratorium or replace it with new language would be for the Commission to take action now. While he recognizes that traffic and parking are huge issues for not only this proposal, but for other rezones they have considered, he would like the Commission to get a motion on the table and do their best to take action on the proposal. This would give the City Council the ability to continue the public process and either extend the moratorium or do something else.

Continued Commission Deliberations

COMMISSIONER HALL MOVED TO RECOMMEND APPROVAL OF THE PROPOSED TRANSITION AREA AMENDMENTS (TO REPLACE THE MORATORIUM IN CB, RB AND I ZONES) AS PRESENTED IN ITEM 8.1 ATTACHMENT C IN THE APRIL 3, 2008 PLANNING COMMISSION AGENDA PACKET. COMMISSIONER PYLE SECONDED THE MOTION.

Commissioner Hall pointed out the Commission has held several work session discussions with staff, and they have taken public testimony on three occasions. While he understands the concerns about public notice, he noted that when the moratorium was put in place there was a number of people aware of the issue. However, they have not received a significant amount of public comment during their hearings. He reminded the Commission that the proposal is intended to be an interim patch to protect the neighborhoods and streets while allowing some development to move forward. As per the current moratorium, development is not allowed in these areas at this time. He recommended that as the Commission's final recommendation progresses, it would be appropriate to make amendments to improve the language based on comments received from the public and Commission concerns. For example, he said he likes the concept of forcing a 2 to 1 setback to apply to all rooftop equipment, etc.

Commissioner Pyle agreed with Commissioner Hall that the proposed language was intended to be a patch that would work in the interim as the Commission moves forward with real fixes to the Development Code. He recalled that one of the initial reasons for the moratorium was that the scale of development that could occur directly adjacent to a single-family neighborhood might not be appropriate. While some members of the public may argue that elements of the proposed language are not appropriate, the staff and Commission have worked hard to put in place mitigation measures that would ensure some sort of sustained separation so these two types of developments could coexist. The proposed language is a step in that direction, but he would propose amendments as the discussion moves forward.

COMMISSIONER PYLE MOVED TO AMEND THE MAIN MOTION TO ADD A SUBSECTION "d" TO 20.50.020(2) THAT WOULD READ AS FOLLOWS:

d. ALL PRIMARY ACCESS TO DEVELOPMENTS SUBJECT TO TRANSITION AREA REQUIREMENTS SHALL BE TAKEN FROM AN ARTERIAL STREET UNLESS DETERMINED TO BE NOT TECHNICALLY FEASIBLE. DETERMINATION OF TECHNICAL FEASIBILITY SHALL BE MADE BY THE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES. DEVELOPMENTS DETERMINED BY THE DIRECTOR AS UNABLE TO TAKE ACCESS FROM AN ARTERIAL STREET SHALL WORK WITH THE CITY'S TRAFFIC ENGINEER TO DEVELOP AND IMPLEMENT A TRAFFIC MITIGATION PLAN TO PROTECT THE ADJACENT SINGLE-FAMILY COMMUNITY.

COMMISSIONER BROILI SECONDED THE MOTION.

Commissioner Pyle explained his rationale for proposing the amendment. He felt that while the form is addressed in the draft amendment, the unintended consequences associated with traffic impacts have not

been adequately addressed to protect the residential neighborhoods. He pointed out that people would make decisions in their day-to-day commute to cut time. If that means going through a single-family neighborhood, that's what they'll do if allowed. Therefore, it is important to provide traffic calming measures to make the situation tolerable for the community.

Commissioner Behrens expressed his belief that Commissioner Pyle's proposed amendment would go a long way in solving some of the problems that have been raised by the citizens. However, he suggested the language be amended further to address both the entrance and exit points to the property. The Commission agreed that the term "access" would cover both exist and entrance points.

Commissioner Hall said he plans to support the proposed amendment because protecting the single-family neighborhoods is important. He recalled they discussed at a previous meeting that there might be situations where it wouldn't really be feasible to implement the concept put forth in Commissioner Pyle's initial proposal, but he is satisfied that the new proposed amendment would provide a satisfactory alternative.

THE MOTION TO AMEND THE MAIN MOTION WAS APPROVED 8-0.

COMMISSIONER HALL MOVED TO AMEND THE MAIN MOTION TO CHANGE THE FOLLOWING SUBSECTIONS OF 20.50.020(2) TO READ AS FOLLOWS:

2. DEVELOPMENT IN CB, RB, OR I ZONES ABUTTING OR ACROSS STREET RIGHTS-OF-WAY FROM R-4, R-6 OR R-8 ZONES SHALL MEET THE FOLLOWING TRANSITION AREA REQUIREMENTS:

b. PROPERTY ABUTTING R-4, R-6, AND R-8 ZONES MUST HAVE ADDITIONAL SETBACKS FOR EVERY 50 LINEAR FEET OF ABUTTING PROPERTY. THE ADDITIONAL SETBACK MUST BE A MINIMUM OF 20 FEET AND 800 SQUARE FEET OF OPEN GROUND.

c. TYPE I LANDSCAPING AND A SOLID 8-FOOT PROPERTY LINE FENCE SHALL BE REQUIRED FOR TRANSITION AREA SETBACKS ABUTTING R-4, R-6, AND R-8 ZONES. TYPE II LANDSCAPING SHALL BE REQUIRED FOR TRANSITION AREA SETBACKS ABUTTING RIGHTS-OF-WAY ACROSS FROM R-4, R-6 AND R-8 ZONES.

COMMISSIONER BROILI SECONDED THE MOTION. THE MOTION CARRIED 8-0.

COMMISSIONER HALL MOVED TO AMEND THE MAIN MOTION TO HAVE SUBSECTION "a" OF 20.50.020(2) READ AS FOLLOWS:

a. A 35-FOOT MAXIMUM BUILDING HEIGHT AT THE REQUIRED SETBACK AND A BUILDING ENVELOPE WITHIN A 2 HORIZONTAL TO 1 VERTICAL SLOPE UP TO THE MAXIMUM BUILDING HEIGHT, INCLUDING ANY ROOFTOP EQUIPMENT AND APPURTENANCES FOR THE COMMERCIAL ZONE.

Commissioner Hall said the intent of his proposed amendment is for the 2 to 1 setback line to continue beyond the height of the livable structure; and that any elevators, stairwells, etc. would have to fit within that same 2 to 1 slope. If the property is not wide enough, the developer could end up losing one story.

COMMISSIONER PYLE SECONDED THE MOTION.

Commissioner Behrens said that when he raised a concern regarding rooftop equipment, he was visualizing buildings he had seen where the outside top railing on the building is created in such a way to hide the rooftop equipment. But Commissioner Hall's proposal would be a much more honest way of addressing the concern.

Commissioner Pyle asked if the current Development Code allows a developer to place mechanical equipment at the ground level. Mr. Cohen answered affirmatively, but said developers rarely propose this option. Commissioner Pyle asked if the mechanical equipment would be allowed in the required setbacks. Mr. Cohen answered that it would be allowed within the setback if it is located below ground, but above equipment would be considered a structure and have to meet the setback requirements. Commissioner Pyle asked if the City allows cell phone antennas to be placed on the top of buildings. Mr. Cohen said the current Development Code allows cell phone antennas up to 15 feet above the existing building height. Commissioner Pyle noted that as per Commissioner Hall's proposal to amend, cell phone towers would have to fit within the triangle of the 2 to 1 stepback. Commissioner Hall agreed that is the intent of his motion. He emphasized that as proposed, no rooftop equipment or appurtenances would be allowed to extend beyond the building envelope.

Mr. Cohen said a different section of the code states that a cell phone antenna can only be 15 feet higher than any existing building. They can be constructed up to 15 feet above the maximum height allowed in the zone. On a building that is 65 feet from the flat of the roof, a cell phone antenna could go an additional 15 feet. Commissioner Broili noted antennas would not be allowed to extend 15 feet above the mechanical equipment. Commissioner Pyle noted that the proposed new language would push the mechanical equipment to the center of the building, which is good design that would lower the perceived height of a building.

THE MOTION TO AMEND THE MAIN MOTION WAS APPROVED 8-0.

COMMISSIONER KAJE MOVED TO AMEND THE MAIN MOTION TO CHANGE A PORTION OF SUBSECTION "c" OF 20.50.020(2) TO READ AS FOLLOWS:

> ***PATIO OR OUTDOOR RECREATION AREAS MAY REPLACE UP TO 20% OF THE LANDSCAPE AREA THAT IS REQUIRED IN THE TRANSITION AREA SETBACK SO LONG AS TYPE I LANDSCAPING CAN STILL BE EFFECTIVELY GROWN. NO PATIO OR OUTDOOR RECREATION AREA IN THE TRANSITION AREA SETBACK MAY BE SITUATED CLOSER THAT 10 FEET FROM ABUTTING PROPERTY LINES.***

COMMISSIONER HALL SECONDED THE MOTION. THE MOTION TO AMEND THE MAIN MOTION CARRIED 8-0.

The Commission discussed the concern raised earlier about the last section of Subsection "c", which would require a developer to approach abutting property owners with an offer of alternative landscaping in the setback area. As currently proposed, a developer would have the option of offering to enter into an agreement with abutting property owners regarding landscaping. Concern was expressed that perhaps this should be a requirement rather than optional.

COMMISSIONER BROILI MOVED TO AMEND THE MAIN MOTION TO CHANGE A PORTION OF SUBSECTION "c" OF 20.50.020(2) TO READ AS FOLLOWS:

> ***A DEVELOPER SHALL REVIEW WITH ABUTTING PROPERTY OWNERS THE PROPOSED TYPE I LANDSCAPE MATERIALS AND SPACING. IF THE DEVELOPER AND ANY ABUTTING PROPERTY OWNER MUTUALLY AGREE, THE CITY MAY APPROVE AN ALTERNATIVE LANDSCAPING BUFFER WITH SUBSTITUTE TREE VARIETY, SPACING OR SIZE.***

Commissioner Kaje said the proposed language should make it clear that a developer could enter into an agreement with one or all abutting property owners. Mr. Tovar said the agreements could be different for each property.

COMMISSIONER PYLE SECONDED THE MOTION.

Commissioner Behrens questioned if they should use the word "every" instead of "any." Commissioner Hall said he would prefer an approach that makes it mandatory for a developer to offer an agreement to every property owner. Where they reach mutual agreement, the concept could move forward.

THE MOTION TO AMEND THE MAIN MOTION CARRIED 8-0.

Commissioner Hall referred to the last sentence of Subsection "c" and noted there are many kinds of easements. He expressed that a utility that is put in to serve the property may have an easement. For example, an easement might be required in order to connect with utilities that are provided within the right-of-way. He asked if this could create unintended consequences by making the utilities impenetrable? Mr. Tovar pointed out that the intent of this sentence is to ensure that vegetation in the setback areas remains viable. Perhaps the standard should be refined to make it clear that if the Planning and Development Services Department concludes an easement would interfere with the viability of plant materials and the function of the buffer, it would not be allowed. But if the easement would not interfere with the plantings, it could be allowed.

COMMISSIONER HALL MOVED TO AMEND THE MAIN MOTION TO HAVE A PORTION OF SUBSECTION "c" OF 20.50.020(2) CHANGED TO READ:

NO UTILITY EASEMENTS SHALL ENCROACH INTO THE LANDSCAPING REQUIREMENTS IF IT IS DETERMINED THAT THEY WOULD IMPAIR THE VIABILITY OF THE BUFFER.

COMMISSIONER BROILI SECONDED THE MOTION.

Commissioner Kaje questioned if the intent of the second to the last sentence in Subsection c is to say replacement of plants would only have to occur if they were lost due to utility disruption, or would a developer be required to maintain Type I Landscaping, period. Commissioner Hall noted that the words that are highlighted would be deleted, making it clear that a developer would be required to maintain Type I Landscaping.

THE MOTION TO AMEND THE MAIN MOTION CARRIED 8-0.

Commissioner Hall recalled that several people who testified raised the issue of consistency between the Comprehensive Plan and the Zoning Ordinance. He agreed this is a confusing matter that should be further clarified by staff in the future. However, he is comfortable moving the proposed amendment forward with a recommendation that it replace the current moratorium. As they revisit these areas through the subarea planning process, they can consider revisions to both the zoning and land use designations in order to achieve consistency of vision.

Commissioner Hall recalled Mr. Nelson's previous suggestion that they downzone all of the RB, CB and I zones to R-24. He said this may work in some areas, but not others. The question of how to create a transition through zoning is interesting. Would it be better to up zone the adjacent residential properties or down zone the adjacent commercial properties? These are the types of questions that should be handled at the community level through the subarea planning process.

Commissioner Hall recalled that Mr. Spillsbury pointed out the need to limit height, and the changes proposed by the Commission would improve this situation. He reminded the Commission that the more they limit height, the more development gets spread out. The community must make a decision if they want to grow up or see sprawl. They must face issues such as climate change, air quality, commute distances, sustainability, runoff, etc. By and large, housing twice as many people above a foundation would have less of an impact on earth. Height versus sprawl is a balance between protecting neighborhoods and meeting other needs. He said he is comfortable with the proposed language, since before the moratorium the code allowed 65 feet in height with no upper floor stepbacks. The proposed language represents an improvement over the existing regulations. Commissioner Hall noted that virtually all the testimony the Commission heard was focused on one development; and he agreed with Mr. Nelson that they need to do a more comprehensive review of this issue. However, this cannot be done before the moratorium expires. He said he plans to support the motion, as amended.

Commissioner Pyle asked if the City would be subject to any potential litigation associated with taking if they were to propose an action to downzone a property that was still consistent with the Comprehensive Plan land use designation. Commissioner Hall pointed out that downzones happen all

the time in communities. Ms. Collins agreed with Commissioner Hall that downzoning would be legally possible, as long as it is consistent with the Comprehensive Plan.

Commissioner Behrens recalled that parking was the most difficult issue the City Council dealt with as part of the Ridgecrest Commercial Neighborhood Rezone. He suggested that it would be false to pretend this is not an important element. He urged the Commission to address this concern even though it may take a lot of work. He pointed out that parking impacts associated with the proposed amendment would have a significant and direct impact on surrounding residential properties. The City must establish parking standards to adequately protect the neighborhood from impacts associated with large developments. He suggested they consider sticking with the strict construction of the existing parking restrictions in the Development Code and not allow the parking requirements to be altered. Parking is the only way to control the size and impact of a building. Parking is part of the market forces that determine the success of a building, and waiving the parking requirement would unfairly burden the neighborhood and empower a developer. Commissioner Behrens recognized that the Commission would not be able to address all of the concerns now, but he suggested that perhaps they are exercising an optimism that would probably not work. The Council would hear from all the citizens in the neighborhood about their parking problems. Unless they have a way to address this concern, they are not really offering help to the City Council.

Chair Piro noted that one secondary impact associated with the proposal is that creating more of a transition and lessening the bulk may translate into a less intense development from what would have been allowed under the existing code before the moratorium was put in place. He emphasized that the proposed language would not waiver the parking requirements, and the language may even lessen the intensity of potential development. The subsequent result could also be less parking demand. He reminded the Commission that they passed a second action, after their vote on the Ridgecrest Commercial Neighborhood zoning proposal, to suggest the City Council provide guidance and direction for taking these types of issues up in the near future. He noted that parking issues are not unique to any one development in the City, and the majority of the Commissioners agree that parking must be addressed in a comprehensive, citywide manner.

Vote to Recommend Approval or Denial or Modification

THE MAIN MOTION TO APPROVE THE PROPOSED TRANSITION AREA AMENDMENTS AS AMENDED WAS APPROVED 7-0-1, WITH COMMISSIONER BEHRENS ABSTAINING.

Closure of Public Hearing

COMMISSIONER BROILI MOVED TO CLOSE THE PUBLIC HEARING. COMMISSIONER PYLE SECONDED THE MOTION. THE MOTION CARRIED UNANIMOUSLY.

REPORTS OF COMMITTEES AND COMMISSIONERS

Chair Piro announced that Mr. Tovar, the City's Planning Director, is showcased in the April Edition of Planning Magazine. He will receive a national award at the American Planning Association Conference

later in April. Chair Piro congratulated Mr. Tovar and agreed to make the magazine available for the Commissioners to view after the meeting.

UNFINISHED BUSINESS

Continued Director's Report

Mr. Tovar reminded the Commission of the joint City Council/Planning Commission Meeting scheduled for April 7th. He referred to the packet the Commissioners already received for the joint meeting. He reported that Chair Piro, Vice Chair Kuboi and Commissioner Pyle met with the Mayor and Deputy Mayor to prepare for the meeting. He said he expects there would be some discussion about the vision for Shoreline. He noted that the City Council's annual goal setting retreat is scheduled for the end of April, and they may want to discuss the issue in that forum, as well. He noted there is a difference between talking about a vision as a preamble to updating the Comprehensive Plan as opposed to starting a new Comprehensive Plan. He agreed that important things have happened since the City's Comprehensive Plan was adopted in 2005, and they should be considered as part of the City's vision. For example, the Comprehensive Housing Strategy has been adopted and Environmental Sustainability Strategy is about to be adopted. In addition, the Regional Growth Strategy would be adopted in three weeks, and this would project population forecast out for the next 35 years. They may also want to update the vision to reflect the Legislature's recent action on the Evergreen Cities Bill, which talks about tree canopy, tree retention, natural systems, etc. In addition, several bills were passed to deal with climate change, green house gas emission, etc. He summarized that a discussion regarding Shoreline's vision may be a process of making the City's Comprehensive Plan current with these other initiatives. This could be identified as a work program task in the future.

Chair Piro said the meeting with the Mayor and Deputy Mayor went well. The Mayor and Deputy Mayor talked about having these meetings regularly throughout the course of the year rather than just in preparation for joint meetings. Regarding the issue of visioning, the group talked about subarea planning and how that would play into the City's existing Comprehensive Plan. The option of using visual preference surveys was discussed as a way to get at some of the issues related to design. He noted that the agenda for the joint meeting would likely spend a great deal of time on design related issues and the concept of creating a design review function for the City. He said they also had a frank discussion on the City Council and Commission processes and how things could happen more efficiently and effectively. They discussed ways the City Council could better use the record created through the Planning Commission Process, as well as how the Commission could make the City Council's job more efficient. Commissioner Pyle said they also talked about how the Commission could structure their record so the City Council could more readily access specific points of topic.

Commissioner Pyle requested staff let the Commission know in advance when the design review issue would come up. He said he would like to invite someone he works with who not only serves on a design review board for the City of Redmond, but also works as an architect and design reviewer for the City of Bellevue. She sees the issue from both sides and would be more than happy to talk to the Commission.

Vice Chair Kuboi expressed concern that there would be a desire to jump in and try to solve issues during the joint meeting. He suggested it would be important to spend the joint meeting time identifying the problems that needs to be resolved. It is important for both groups to come away from the meeting with a clear understanding of what they are trying to accomplish and parameters for determining if the solution that staff comes up with is a success or not.

NEW BUSINESS

Election of Chair and Vice Chair

Ms. Simulcik Smith opened the floor for nominations for Chair of the Planning Commission.

COMMISSIONER PYLE NOMINATED COMMISSIONER KUBOI AS CHAIR OF THE PLANNING COMMISSION.

There were no other nominations, so Ms. Simulcik Smith closed the floor for nominations.

COMMISSIONER KUBOI WAS ELECTED CHAIR OF THE COMMISSION.

Chair Kuboi opened the floor for nominations for Vice Chair of the Planning Commission.

COMMISSIONER PYLE NOMINATED COMMISSIONER HALL FOR VICE CHAIR OF THE PLANNING COMMISSION. He said he values Commissioner Hall's ability to put together a concise summary for the Commission to act on at the end of their discussion. He would hate to lose this asset. Commissioner Piro agreed that sometimes the Vice Chair and Chair are busy handling the logistics of a meeting and are not able to put together language for the Commission to take action on.

COMMISSIONER PIRO NOMINATED COMMISSIONER WAGNER FOR VICE CHAIR OF THE PLANNING COMMISSION.

There were no other nominations, so Chair Kuboi closed the nomination process.

COMMISSIONER HALL WAS ELECTED VICE CHAIR OF THE PLANNING COMMISSION BY A VOTE OF 4-3.

Group Photograph

The Commission agreed to postpone the group photograph until all of the Commissioners were present.

Appointment of a Commissioner to the Economic Development Advisory Board

Mr. Cohn explained that the group has not started their meetings yet, but the plan is for them to meet on a once-a-month basis to discuss economic vitality questions and issues. The Commission agreed to consider this assignment and report back to Chair Kuboi at the next meeting.

ANNOUNCEMENTS

There were no announcements.

AGENDA FOR NEXT MEETING

Chair Kuboi announced that the April 17th meeting agenda would include the Comprehensive Housing Strategy Update and a study session on master plan amendments. Mr. Cohn said staff would recommend the Commission designate a number of planned areas on the future land use map, including Planned Area I for the Shoreline Community College Campus and Planned Area 2 for the Ridgecrest Commercial Area. He reminded the Commission that the City Council recently approved Planned Area 2 for Ridgecrest, but the current land use map identifies the property as mixed-use. Staff believes it would be less confusing if the zoning and land use maps were consistent. He advised that a number of other plan amendments would also be presented to the Commission on April 17th, including the master plan process and how it relates to other permits, the underlying zoning, and the Comprehensive Plan map and text.

ADJOURNMENT

The meeting was adjourned at 10:03 P.M.

_____	_____
Rocky Piro	Jessica Simulcik Smith
Chair, Planning Commission	Clerk, Planning Commission