

Development Code Amendments Related to Light Rail Systems & Facilities

Permitting process
& Applicable Regulations



Purpose of Proposed Amendments

- Identify the development standards that will apply to the design of light rail facilities & systems in Shoreline
- Create a permitting process to review & approve the design of light rail facilities & systems in Shoreline

Special Use Permit

- Essential Public Facility
- Ability to apply reasonable conditions for compatibility w/ adjacent land uses
- Mechanism to approve modifications from the Development Code

Process

- Quasi Judicial – State Law
- Quasi Judicial Process options
 - Hearing Examiner (existing & recommended)
 - Hearing Examiner to Council
 - Planning Commission to Council
 - Council
 - Director to Hearing Examiner

Applicable Development Regulations

- Dimensions of the MUR-70' zone
- Commercial Design Standards
- Tree Conservation
- Parking, Access & Circulation
- Landscaping
- Signs

Sound Transit's Edits

- SUP Decision Criteria – delete Comprehensive Plan reference
- Index Criteria – include reference to Essential Public Facilities
- Would Council like staff to bring back Ordinance No. 739 Exhibit B?

Next Steps

- Council Adoption – March 21, 2016
- Additional amendments related to light rail facilities & systems moving through Planning Commission – April 2016

Staff Recommendation:

- No action is required.
- Planning Commission recommended approval of Ordinance No. 739.
- Staff recommends Ord. No. 739 w/ Exhibit B.
- Questions? Additional information needed?