

CITY OF SHORELINE

SHORELINE PLANNING COMMISSION SUMMARY MINUTES OF REGULAR MEETING

October 19, 2006
7:00 P.M.

Shoreline Conference Center
Mt. Rainier Room

COMMISSIONERS PRESENT

Chair Piro
Vice Chair Kuboi
Commissioner Broili
Commissioner Hall
Commissioner Harris
Commissioner McClelland
Commissioner Phisuthikul
Commissioner Wagner

STAFF PRESENT

Joe Tovar, Director, Planning & Development Services
Steve Cohn, Senior Planner, Planning & Development Services
Jessica Simulcik Smith, Planning Commission Clerk

COMMISSIONERS ABSENT

Commissioner Pyle

CALL TO ORDER

Chair Piro called the regular meeting of the Shoreline Planning Commission to order at 7:05 p.m.

ROLL CALL

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

APPROVAL OF AGENDA

The Commission agreed to change the agenda to add a discussion about the City's procedures for mailing meeting packets to the public. They also agreed to add a brief discussion of the current status of the South Echo Lake Project. Mr. Tovar requested that the Director's report be moved to after the general public comment portion of the agenda. The remainder of the agenda was approved as presented.

APPROVAL OF MINUTES

The minutes of September 21, 2006 were approved as amended.

GENERAL PUBLIC COMMENT

Vicki Westberg referred to the recent presentation by Gene Duvernoy where he offered ideas and comments about what is involved in becoming a Cascade City. She said she hopes every attempt would be made to go forward with the speaker series proposed by staff. She said she understands the Cascade Land Conservancy is highly regarded because it provides a meeting place for multiple stakeholders, structure to the negotiating process, and resolves matters. However, she pointed out that in order to save 500,000 acres of forest land in the State they allowed a multi-million dollar development to be built. There are always tradeoffs. Ms. Westberg pointed out that the Nature Conservancy managed a similar project on the East Coast several years ago. They saved 85 percent of a pristine beach by sacrificing 15 percent to devastating development. She cautioned that the word “conservancy” has a “feel good” aspect to it; but the City should remember that each time green space is negotiated away, it is gone. The environment can only sustain and support population growth up to a certain point. She suggested that a truly balanced discussion would provide some dialogue about curbing population. She said she is glad to see the City is still exploring possibilities rather than rushing towards a decision on becoming an “agenda city.”

DIRECTOR’S REPORT

Mr. Tovar reported on the following items:

- The City’s Public Works Director, Paul Haines, resigned his position effective December 1, 2006, to become the Operations Manager of a village community in Chelan County. He complimented Mr. Haines for the great things he has done for the City of Shoreline. He truly understands how the Public Works Department’s Projects within the public right-of-way must be dovetailed with Planning Department’s projects that take place outside the right-of-way. Mr. Tovar shared that Mr. Haines has helped implement many major internal improvements related to standards and procedures for rights-of-way.
- The staff is working with information provided by the Association of Washington Cities to assess the changes that might be appropriate to City codes in the event that Initiative 933 is approved by voters. Staff is currently working on a contingency plan.
- The staff has been spending a lot of time working on some very high-profile code enforcement actions. One action is in Richmond Beach and involves a single-family residence in a single-family zone that may not be appropriately used. The issue has become very complicated, but staff is continuing their investigation. After staff has made a decision on whether or not a violation has occurred, the Commission and Council will be invited to review the issue and consider possible changes to the City’s policies and regulations.
- A “visioning map”, which was created early in the City’s history, was passed out to the Commission. The map shows that the intersection of North 175th Street and Aurora Avenue North has long been thought of as a practical location for a Town Center. Four of the projects noted at the bottom of the

handout (Interurban Trail, Civic Center, Heritage Park, and the Aurora Project) are all funded capital projects and much headway is being made. It is important to consider how all four of the projects in this same vicinity can be coordinated. The City is in the process of retaining a team of graduate students from the University of Washington's College of Architecture and Planning to help collect and organize inventory information for the area. Staff plans to report the preliminary findings to the Commission in December and is interested in feedback from the Commission about what should occur in this part of the City. Staff will ask the Commission to identify existing policies and regulations that have worked well, as well as those that have not. While the development of a Comprehensive Housing Strategy and the creation of an Environmentally Sustainable Community are independent City Council Goals that would be applied Citywide, some of the output from these discussions might also relate to the City's Town Center efforts.

Commissioner McClelland asked how the University of Washington team would integrate the Central Shoreline Subarea Plan into the work that would be done in the Town Center area. Mr. Tovar said he understands there is a lot of history and sentiment about what did and did not work well, and staff would like to review and discuss this further with the Commission in December. Mr. Cohn explained that the University of Washington students would focus on what's there today and would not be asked to critique the Central Shoreline Subarea Plan. Commissioner McClelland expressed her belief that the Central Shoreline Subarea Plan was adopted as part of the Comprehensive Plan, and she intends to review its status and history. Mr. Tovar advised that there are different views on whether the document was adopted or if it was considered a report. He pointed out that if the subarea plan was adopted as part of the Comprehensive Plan, there are no regulations that directly correspond to it.

REPORTS OF COMMITTEES AND COMMISSIONERS

Commissioner Wagner congratulated Mr. Tovar for winning the President's Award for his contribution to the Washington State Chapter of the American Planning Association (APA). She also reported on her attendance at the American Planning Association Conference. She particularly recalled sessions about building town centers where it was emphasized that it takes a lot of time to implement a town center. The Commission should keep this in mind when considering what is realistic and possible for the City to accomplish. She heard over and over that it is important to create a vision, get all of the key stakeholders and citizens to support the vision, and then get it adopted into policy. If the process and regulations do not work to implement the vision, then changes should be made. It was also noted that it is important that the design process involve developers who have experience in building multi-function buildings. Mr. Cohn pointed out that the Commissioners and staff would have an opportunity to discuss the APA Conference in December.

Chair Piro suggested the Commission and staff schedule a field trip to nearby communities that are doing town center development. This would be a good way to learn about the challenges they have faced and the things that have gone well.

Commissioner Hall thanked the City Council and staff for budgeting funds to allow volunteer Planning Commissioners to attend events such as the APA Conference to obtain training and exposure to help them understand what other communities throughout the State are doing. Mr. Tovar also briefly

described the various opportunities that are available to elected officials to obtain training and information about what is going on elsewhere in the State.

Commissioner Broili reported that in 2004 and 2005 the Puget Sound Action Team sponsored the Low-Impact Development Local Regulations Assistance Project. He explained that 11 local governments (5 cities and 6 counties) worked together to develop new and/or revised existing local government regulation language related to stormwater management and land development to increase the use of local-impact development practices. The project's ultimate goal was for staff and managers at the 11 local governments to present draft regulatory changes related to low-impact development to elected officials for their consideration for adoption. This would remove the regulatory hurdles that prevent or impede the use of low-impact development. He provided a CD of the project report and the draft changes that were recommended as part of the project and suggested the Commission do what they can to push the agenda forward. Staff agreed to share copies of the CD with each of the Commissioners.

STAFF REPORTS

Council Goals Implementation

Mr. Tovar referred the Commissioners to the project outlines in the meeting packet that were created to illustrate how each of the City Council's goals would be implemented. He specifically referred to City Council Goal 6 – Create an Environmentally Sustainable Community. He noted that the first step in accomplishing this goal would be to develop a Natural Resource Management Plan, which would include an inventory of existing laws, plans and strategies that provide context for local action. It would also include an inventory of programs, projects, practices and options for environmental sustainability from Shoreline and other cities. Mr. Tovar distributed copies of a flyer that was prepared by the Public Works and Planning Staff to describe the Goal and what the City is already doing to accomplish it.

Mr. Tovar explained the importance of engaging the public in identifying values, priorities and options for environmental sustainability. He recalled previous discussions that perhaps the Planning Commission or Parks Board would be a good vehicle to provide public outreach opportunities. He suggested the Commission discuss this issue with the City Council at the joint meeting on October 30th. A speaker series would also be an effective method of conducting public outreach.

Mr. Tovar explained that the Parks Department would be responsible for the Forest Management Plan component of City Council Goal 6, and the Public Works Department would be responsible for the Green Street Demonstration Project and the updated Stormwater Management Program. All of these components would move along a parallel track over the next several years.

Next, Mr. Cohn referred the Commission to City Council Goal 5 – Develop a Comprehensive Housing Strategy. He explained that the staff is currently working on the Citizen Advisory Committee selection process, and they have received 68 applications to date. They anticipate the City Council would form a diverse committee of between 12 and 15 individuals, including two or three Planning Commissioners. Hopefully, the Committee would be able to meet twice in December, and then bi-weekly meetings (2nd and 4th Tuesdays) would be scheduled starting in 2007. Chair Piro suggested staff create a list of

interested persons to keep all of the applicants informed and involved in the process. Mr. Cohn advised that staff would like to have a set of recommendations and policy direction for the City Council to consider by the end of May or early June.

Mr. Tovar referenced City Council Goal 8 – Develop a Fircrest Master Plan in Partnership with the State. He noted that an early step to implement this goal would be to talk with representatives from the Washington State Department of Social and Health Services (DSHS), and staff has talked with local legislators regarding this effort. He reported that the City Manager met last week with DSHS representatives, but there is no clear direction at this point. He advised that staff would keep the Commission updated regarding the implementation of this goal. He explained that the City Council envisions this master planning process as a collaborative planning process with all stakeholders working together to talk about visioning, values, long-range goals, etc. He noted this would be a very time-intensive exercise, involving many people and many opinions.

Cascade Agenda Follow-Up

Mr. Cohn recalled that at a joint meeting, the Parks Board and Planning Commission raised numerous questions regarding the Cascade Land Conservancy Program, and staff has agreed to provide more details as they become available. In the meantime, staff is considering the idea of presenting a speaker series to help Shoreline's City Council, its residents, businesses and City staff think about the City's future and the path for getting there. The series would be open to the public, as well. He briefly reviewed the list of possible speakers that have already been identified by the staff, which includes the following individuals:

- Gene Duvernoy, Cascade Land Conservancy
- Dan Burden, Executive Director of Walkable Communities Inc.
- Ron Sher, Managing Partner of Crossroads Bellevue and CEO of Third Place Company
- Jim Potter, Chairman of Kauri Investments, a local residential development and property management Company
- Mark Hinshaw, Director of Urban Design for LMN Architects in Seattle

Chair Piro suggested the staff invite Ann Vernez Moudon from the University of Washington to participate. She has done a lot of work on livable street issues, as well as how to integrate land use considerations into transportation decision making. Commissioner Broili recommended Mark Lakeman from cityrepair.org in Portland. He is a powerful speaker with unusual ways of looking at city development. Commissioner McClelland suggested Julie Wilkerson, CTED, who recently provided a fabulous talk on how the City of Tacoma got things turned around. In addition, she recommended the Tacoma/Pierce County Health Department's spokesperson on health issues and land use. She also mentioned John Owen has done good work and is a compelling speaker.

Commissioner McClelland suggested it is important that the developers who want to build in Shoreline be invited to attend the speaker series, too.

Commissioner Hall reminded the Commission of Ms. Westberg's recommendation that the City not rush into one particular flavor of what their future might be. The speaker series would enable them to set a broader context for thinking about their future and vision. It is important to first create a place where people want to live so they can grow without density becoming the focus.

Commissioner Hall agreed with staff that it would be good to get CTED involved in master planning for the Fircrest Property since the State does have some interest in these properties. He pointed out that CTED also offers grants from time-to-time for certain planning processes. It might be appropriate for the City to apply for grant funding for the Fircrest master planning as a partnership between the State and the City. Mr. Tovar pointed out that DSHS owns the Fircrest property and the Department of Transportation also owns a park-and-ride facility in the vicinity. Both of these agencies should be involved in the process. Commissioner McClelland pointed out that the Public Health Department also offers grant funding for community health assessments.

PUBLIC COMMENT

No one in the audience expressed a desire to address the Commission during this portion of the meeting.

UNFINISHED BUSINESS

There was no unfinished business scheduled on the agenda.

NEW BUSINESS

Amend to By-Laws

Commissioner Hall said he supports Mr. Tovar's suggestion to move the Director's Report to after public testimony. This would allow the focal point of the meeting to remain on the public. He suggested the Commission consider amending their by-laws to make this a permanent change to the standing agenda.

South Echo Lake

Commissioner Hall recalled the items the Commission discussed at their retreat that did not make it onto their parking lot list, particularly South Echo Lake. He said staff indicated that the current development plan is much better than the original plan. However, the Commission does not have enough information to feel comfortable with the changes. He requested staff provide an update on what is going on at South Echo Lake to include:

- The site plan findings and conditions as recommended by the Planning Commission and adopted by the City Council.
- The existing site plan as currently conditioned.
- The status and timeline for all of the anticipated permits.
- A discussion on the changes that have occurred.

Mr. Tovar said he could provide additional information regarding South Echo Lake to the Commission on November 16th. Commissioner Hall recalled that the Commission chose not to recommend a land use designation change for the northern strip of land that connects Echo Lake to Aurora Avenue North. This land was to remain as public open space. However, the new site plan identifies buildings in this location. He requested staff provide more information about this change. In addition, he requested staff provide information about the number and location of access points. Mr. Tovar pointed out that staff has administered the project based on the final conditions that were adopted by the City Council. If this is different than what the Commission intended, it would be good for staff to know that.

Commissioner Hall said it would also be helpful for the Commission to have a conversation with staff to help them understand the extent of the Director's discretion for minor changes to a contract rezone and conditions versus what would trigger a requirement for additional quasi-judicial proceedings. Mr. Tovar agreed. He suggested the Commission could craft a boilerplate to come up with direction and limitations on what discretion would be allowed on any project they review and recommend. The Commission agreed to discuss this issue further on November 16th.

Planning Commission Packets

Chair Piro pointed out that much of the Commission's information comes to them electronically. Ms. Simulcik Smith reported that the City Council is discontinuing its free packet service to all citizens on its list. To be consistent, the Planning Commission would do the same. She pointed out that a hard copy of the meeting packets would be available at the Planning Department, libraries and police neighborhood centers for review. The Commission agreed that the email version of the packet should clearly indicate where hard copies of the packet could be accessed. Commissioner Wagner suggested that information about the location and accessibility of the City Council and Commission Packets and minutes could be advertised in *CURRENTS*. She noted that this information could also be obtained electronically through computers at any of the public libraries. The Commission agreed that staff should clearly communicate to the public when and where meeting packets and information will be available.

Commissioner Harris pointed out that he still receives a copy of the City Council Minutes and their packets, which are traditionally sent to the Chair of the Commission. He asked staff to notify the City Clerk that these items should be sent to Chair Piro, instead.

AGENDA FOR JOINT CITY COUNCIL/PLANNING COMMISSION MEETING ON OCTOBER 30, 2006

Mr. Tovar referred to the proposed agenda for the joint City Council/Planning Commission meeting. He suggested the purpose of the meeting should be to build understanding, clarity and trust between the City Council, the Commission and the staff. It would also be appropriate to discuss the public's current perception of the role of the Planning Commission, City Council and staff, and how it could be improved.

Commissioner Broili expressed his concern that there were too many items on the proposed agenda to cover in the time allowed. He suggested that a moderator could help move the meeting along so that all of the items on the agenda could be covered.

ADJOURNMENT

Due to a power outage at the Shoreline Conference Center, the meeting was adjourned at 8:42 p.m.

Rocky Piro
Chair, Planning Commission

Jessica Simulcik Smith
Clerk, Planning Commission