

CITY OF SHORELINE

SHORELINE PLANNING COMMISSION SUMMARY MINUTES OF REGULAR MEETING

April 6, 2006
7:00 P.M.

Shoreline Conference Center
Board Room

COMMISSIONERS PRESENT

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

STAFF PRESENT

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

OTHERS PRESENT

Mayor Ransom

CALL TO ORDER

Chair Harris 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 Harris, Vice Chair Piro, Commissioners Broili, McClelland, Phisuthikul, Kuboi, Hall, Pyle and Wagner.

APPROVAL OF AGENDA

The Commission added a discussion regarding the upcoming Planning Commission Retreat as Item 11b. The remainder of the agenda was approved as presented.

SEATING OF NEW COMMISSIONERS

Mayor Ransom swore in the new Commission Members (Commissioners Wagner and Pyle) and the two returning Commissioners (Commissioners Kuboi and Piro). Photographs were taken to provide to the local newspaper and each of the Commissioners briefly introduced themselves.

DIRECTOR'S REPORT

Mr. Tovar reported that a volunteer breakfast has been scheduled for April 28th, in honor of all of City volunteers. Each of the Commissioners would receive a formal invitation. In addition, the City Council has scheduled a reception on May 8th to honor outgoing Planning Commissioners Sands and MacCully for their years of service. Each would be presented with a plaque and refreshments would be served.

Mr. Tovar reported that he was invited to attend the Highland Terrace Neighborhood Association Meeting on April 18th, along with various staff members. Chair Harris and Commissioner Hall would attend the meeting, too. The Association requested that he introduce the Commissioners and invite them to provide comments. At the meeting he would briefly review the role of the Planning Commission, City Council and City staff, with an emphasis on how they all work together. He has also been invited to talk about the general subject of housing. With the decline of the school age population in Shoreline schools, the Association has some concerns about land use and housing supply. In addition, he would provide a brief update on the City's plan to work on a Comprehensive Housing Strategy and invite the Association to provide their suggestions and concerns on the issue.

Mr. Tovar advised that Vice Chair Piro and Commissioner Kuboi would attend the Echo Lake Neighborhood Association meeting on April 18th. Mr. Cohen would represent the City staff at the meeting and provide remarks similar to those Mr. Tovar would provide at the Highland Terrace Neighborhood Association Meeting. Mr. Cohen is the project manager for a proposed development at the south end of Echo Lake. When it was adopted by the City Council, there was language allowing the City staff to approve minor amendments to the site plan. The developer now has some different ideas for the site plan, and these changes would be reviewed by the Echo Lake Neighborhood Association on April 18th.

Mr. Tovar reported that staff is working with the Ridgecrest Neighborhood Association, developers and property owners regarding the sub area plan for the commercial district in the area. They have discussed options for using students from the University of Washington to conduct design charettes. More details regarding this effort would be provided to the Commission in the near future.

Commissioner Hall requested that staff provide the Commission with a schedule of the regularly scheduled neighborhood association meetings so that Commission representatives could assign themselves to be in attendance. Mr. Tovar agreed to provide a schedule as requested. Commissioner Broili expressed his belief that neighborhood associations provide a rich opportunity for citizen involvement, and it is important for the City to involve them in the Comprehensive Housing Strategy process. Commissioner Pyle reported that he plans to attend the Briarcrest Neighborhood Association Meeting.

Because the public hearing was scheduled to start at 7:30, Mr. Tovar suggested the Commission postpone the remainder of his report, as well as their review and approval of the minutes until after the hearing has been completed. The Commission agreed.

APPROVAL OF MINUTES

Approval of the minutes was postponed until later on the agenda.

GENERAL PUBLIC COMMENT

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

PUBLIC HEARING ON SITE SPECIFIC REZONE/COMPREHENSIVE PLAN AMENDMENT FOR PROPERTY LOCATED AT 20060 – 15TH AVENUE NORTHEAST (FILE NUMBERS 201492 AND 301371)

Chair Harris reviewed the rules, procedures and agenda for the public hearing. He invited Commissioners to disclose any ex parte communications they received regarding the subject of the hearing outside of the hearing. None of the Commissioners identified written or oral communications. No one in the audience expressed a concern.

Staff Overview and Presentation of Preliminary Staff Recommendation

Mr. Szafran provided a brief overview of the project, which is a proposal to modify the existing Comprehensive Plan and zoning designations for a 15,374 square foot parcel located at 20060 – 15th Avenue Northeast from Ballinger Special Study Area (BSSA) to High-Density Residential (HDR) and to change the zoning designation from R-12 to R-48. He explained that the Ballinger Special Study Area has been designated for future sub area or neighborhood planning and does not currently have a land use designation. The applicant is proposing to construct 7 additional single-family attached townhomes on the site where one duplex is currently under construction. The proposal would include 9 total dwelling units in three separate buildings, for an overall density of 25.5 dwelling units per acre. He explained that the current designation of BSSA and zoning of R-12 would allow up to four single-family residences on the site. He summarized that while the proposed amendment and rezone would allow the construction of up to 17 dwelling units on the site, the applicant is only proposing 9 at this time.

Mr. Szafran reviewed that the subject property is located on the east side of 15th Avenue, approximately 450 feet south of Ballinger Way North. The site is currently being developed with a duplex situated close to 15th Avenue Northeast and is relatively flat, with a small slope on the easternmost area of the site. There are few trees and vegetation, and access to the property would come from a 24-foot driveway off of 15th Avenue Northeast.

Mr. Szafran advised that the site is surrounded by a variety of zoning and land uses. To the north are parcels owned by the applicant, which are zoned R-48 and proposed for a mixed-use development consisting of a 21-unit apartment and office building for an overall density of 47.5 units per acre. To the east are commercial uses that are zoned Community Business and front along Ballinger Way North. A duplex zoned R-12 is to the south and further to the south are higher density apartments zoned R-24. Across 15th Avenue Northeast to the west is a mini warehouse development and townhomes zoned R-24 and single-family residences zoned R-12.

Mr. Szafran reported that no letters of public comment regarding the proposal were received. In addition, no comments were received during the required neighborhood meeting.

Mr. Szafran advised that staff reviewed the environmental checklist submitted with the application and issued a Determination of Non-Significance. If developed as proposed, the site's total estimated peak hour vehicle trips would not exceed nine, which is below the threshold for requiring a traffic study. Utilities to the site would have to be upgraded, and the Shoreline Water District has identified a 6-inch waterline that must be upgraded in the street in front of the property. In addition, sewer lines must be upgraded to serve the proposed development. The site is located within close proximity to a well-served public transportation corridor along 15th Avenue Northeast, as well as Ballinger Way. There is a duplex under construction on the site, as well as an existing single-family home that would be demolished in the near future. The height of the proposed townhomes would be 32 feet, which would be well under the allowed maximum height in the R-48 zone of 50 feet. The townhomes would incorporate required design elements as identified in the Development Code. He provided slides to illustrate the current uses on the surrounding properties.

Next, Mr. Szafran explained that the proposal must meet the criteria listed in Sections 20.30.320(B) and 20.30.340 of the SMC. He briefly reviewed how the site specific Comprehensive Plan Amendment would meet the criteria as follows:

- **The amendment is consistent with the Growth Management Act and not inconsistent with the Countywide Planning Policies and other provisions of the Comprehensive Plan and City policies.** The amendment is consistent with the Growth Management Act in that it would allow for an increase in housing choice, a higher density of housing in the urban area, and an increase in the type of housing needed by possibly senior citizens and smaller families. The following three statutory goals identified in the State Growth Management Act legislation would be met by the project: guide urban growth in areas where urban services can be adequately provided, reduce urban sprawl, and encourage efficient multi-modal transportation systems. The proposal was analyzed and found to be consistent with the King County Countywide Planning Policies. The proposed amendment would also be consistent with the City of Shoreline's Comprehensive Plan, in that it meets a number of framework, land use and housing goals and policies of the plan as discussed in detail in the staff report.
- **The amendment addresses changing circumstances, changing community values and incorporates the sub-area planning consistent with the Comprehensive Plan vision or correct information contained in the Comprehensive Plan.** The precedent for this type of action has already been set. On June 13, 2005, the City Council approved a request to change the Comprehensive Plan for property located approximately 1,500 feet to the south of the subject property from BSSA to HDR. In addition, the zoning was changed from R-6 to R-24. Although the Comprehensive Plan states that the special study area is designated for future sub area, watershed, special districts or neighborhood planning and it is intended for the underlying zoning to remain, the proposed Comprehensive Plan amendment and rezone request addresses a change in land use pattern in the neighborhood. Because of the need for a more diverse housing stock, the proposed amendment directly addresses the changing housing market and would fill the need for higher-density housing designed for smaller families. In addition, as the commercial properties continue to develop and expand, the proposed amendment would allow the parcel to develop and serve as a transition zone between the commercial uses along Ballinger Way and the lower density residential uses to the south.

- **The amendment will benefit the community as a whole and will not adversely affect community facilities, public health, safety or general welfare.** Because of the properties proximity to the large regional business uses to the north and east and the single and multi-family uses to the south and west, the proposed amendment would serve as a transition area between the zones. In addition, the proposed amendment would allow for the construction of 9 dwelling units, which is 5 more than currently allowed. These additional dwelling units would not place an unreasonable burden on the community facilities or the health, safety or general welfare of the public.

Next, Mr. Szafran reviewed the five site-specific rezone criteria that the rezone application must meet as follows:

- **The rezone is consistent with the Comprehensive Plan.** Upon re-designation of the parcel to HDR, the rezoning of the parcel to R-48 would be consistent with the Comprehensive Plan.
- **The rezone will not adversely affect the public health, safety or general welfare.** Development on the site would be required to comply with all of the development standards found in the Shoreline Municipal Code.
- **The rezone is warranted in order to achieve consistency with the Comprehensive Plan.** Upon approval of the proposed Comprehensive Plan Amendment, the concurrent proposal to rezone the parcel to R-48 would be consistent with the new land use designation.
- **The rezone will not be materially detrimental to uses or property in the immediate vicinity of the subject rezone.** The rezone and future development of the site would not be detrimental to uses in the immediate vicinity. To ensure that adequate infrastructure exists in the area, staff has proposed a condition that would be discussed as part of the preliminary staff recommendations.
- **The rezone has merit and value for the community.** The rezone would help the City achieve the housing targets established by the Comprehensive Plan and required by the Growth Management Act. In addition, the site is an appropriate place to accommodate development considering the intensity of the adjacent commercial and high-density uses because it is free of environmentally sensitive features and because of its close proximity to infrastructure.

Mr. Szafran reviewed the following staff conclusions:

- **Consistency.** The proposed site specific Comprehensive Plan amendment and concurrent rezone is consistent with the Washington State Growth Management Act, the King County Countywide Planning Policies, and the City of Shoreline's 2005 adopted Comprehensive Plan.
- **Compatibility.** The proposed zoning is consistent with the proposed changes in land use designation as identified in the site specific Comprehensive Plan Amendment.
- **Housing/Employment Targets.** The project increases the ability for the City of Shoreline to achieve housing targets as established by King County to meet requirement of the Growth Management Act.

- **Environmental Review.** The project has satisfied the requirements of the State Environmental Policy Act (SEPA).

Mr. Szafran reviewed that since the proposal is a Type C Action, the Planning Commission is required to hold a public hearing. The Commission should consider the application and public testimony and develop a recommendation to the City Council for either approval or denial. The City Council would consider the Commission's recommendation prior to their final decision. He reviewed the Commission's options as follows: recommend approval to re-designate the land use and rezone based on the findings presented in the staff report, recommend denial of the re-designation and rezone application based on specific findings made by the Planning Commission, or recommend changes to the proposal based on findings.

Mr. Szafran said staff's preliminary recommendation is that the Commission recommend approval of Application Numbers 201492 and 301371, with the addition of the following condition: Prior to issuance of building permits, the applicant shall demonstrate compliance with the provisions for adequacy of public facilities as defined in Chapter 20.60 of the Shoreline Development Code.

Applicant Testimony

Stephen Michael Smith, the applicant's representative, advised that the applicant agrees with the findings and conclusions of the staff report. The additional condition that the applicant must comply with the utility requirements is something they would have to do anyway and would not add anything substantial to the application, so he finds the proposed condition acceptable. He pointed out that the subject property is an excellent location for added density due to its close proximity to a commercial center, transit opportunities and the freeway. In addition, there should be minimal impact to the surrounding properties. The site plan is compact and the development would not look like a large apartment complex. He noted that most of the surrounding properties have a higher density than single-family residential, and all are identified in the Comprehensive Plan for commercial or multi-family uses. He urged the Commission to recommend approval of the proposal.

Questions by the Commission to Staff and Applicant

Commissioner Kuboi asked if the Shoreline Water District would be responsible for deciding whether the sewer and water improvements proposed by the applicant would be acceptable or not. Mr. Szafran answered that when the applicant submits a building permit application, they would have to provide verification that the Shoreline Water District and Ronald Wastewater District have approved their plans for water and sewer improvements.

Commissioner Broili asked what percentage of the site would be covered as per the proposal. Mr. Szafran said the applicant is proposing a lot coverage of 67%, and the R-48 zone would allow a maximum lot coverage of 90%. Commissioner Broili inquired if a stormwater management strategy would also be part of staff's proposed condition one. Mr. Szafran answered that staff would address storm water management issues as part of their site development permit review.

Commissioner McClelland pointed out that the duplex currently being constructed on the subject property is actually identified on the map as a townhouse, but it does not front onto 15th Avenue Northeast. Mr. Smith explained that the two-unit townhouse development faces towards the new road and is a permitted use in the existing zone. The applicant anticipates that a rezone would follow and the rest of the site plan would fall into place. The applicant is also planning a mixed-use building on the property to the north that is currently zoned R-48. The two sites have been designed to share the 24-foot driveway to consolidate the access points.

Commissioner Hall pointed out that the letter from the Shoreline Water District indicates that the water system would have to be upgraded significantly to the north and south of the project site. Mr. Cohn said his understanding is that negotiations are taking place between the subject property owner, as well as other property owners on 15th Avenue Northeast to determine the final outcome for the sewer improvements. Rather than prejudging the final outcome, staff has proposed a condition that the Shoreline Water District must approve the applicant's proposal. Commissioner Hall inquired if the applicant understands that the staff's proposed condition would require them to upgrade the main to a larger pipeline from Forest Park Drive to Ballinger/205th Street. Mr. Smith said that the applicant is aware of the Shoreline Water District's requirement and finds it acceptable. The applicant has been negotiating with the water district regarding options over funding this work.

Commissioner Broili requested more details regarding the planned stormwater facility. Mr. Smith answered that rather than an exposed pond with a fence around it, the proposed system would be some type of underground system such as a pipe or detention vault that would not be visible from the surrounding properties. Commissioner Broili said his concerns would be less on aesthetics and more on the additional load placed on an already overloaded system. He questioned where the stormwater from the underground vault would go. Mr. Smith answered that the intent is to feed into the existing stormwater system. Their design would have to meet the requirements of the King County Stormwater Manual, and release volumes would be less after construction than prior to construction.

Commissioner Hall observed that staff's analysis under Criteria 2 for the rezone request (that the rezone would not adversely affect the public health, safety or general welfare) appears to rely solely on compliance with the Development Code. If that is the case, since all development in the City is required to satisfy the Development Code, then this condition is redundant. Therefore, it should either be eliminated or interpreted differently. He suggested that when evaluating whether a rezone is or is not adverse to the public health, safety or welfare, more than the Development Code should come into play. For example, issues such as density and nearby parks, schools and uses should also be considered. While he doesn't have issue with this particular application, the Commission should clarify Criteria 2 for future applications.

Commissioner Broili suggested that stormwater strategy should be a part of the additional condition proposed by staff. Chair Harris expressed his belief that the Commission should not be particularly concerned about the adequacy of public facilities in this case. The proposed condition is redundant since the Shoreline Water District has already issued a water availability certificate as part of the application indicating that an upgrade is necessary, and they have the authority to make sure the improvements are made. In addition, he pointed out that the stormwater design would have to meet the requirements of the King County Stormwater Manual.

Commissioner Pyle expressed his belief that since there is a need for significant infrastructure upgrades on 15th Avenue Northeast, perhaps now would be a good time for the City to review the properties identified in the Comprehensive Plan as Ballinger Special Study Area from a larger perspective rather than piecemeal.

Commissioner McClelland suggested that when the Commission reviews future proposals for medium density housing developments, it would be helpful for staff to provide information in the Staff Report to illustrate where schools, bus stops, shopping, sidewalks, etc would be located in relation to the subject property.

Commissioner Kuboi asked if the applicant would be opposed to an additional condition that would bind the rezone and Comprehensive Plan amendment to the proposed site plan and layout dimensions. Mr. Smith said the applicant would not be opposed to this type of contract rezone condition. Their only concern would be that enough flexibility be allowed for the applicant to shift buildings around slightly as final designs are prepared. Mr. Cohn cautioned the Commission against tying their recommendation to a site plan that has not yet been reviewed by the staff. The Commission should focus on the density rather than the site plan.

Commissioner Kuboi expressed that his primary concerns are about density and height. An R-48 zone would allow a much larger envelope for the developer to work with, and he would not want the project to be reconfigured substantially different than what is currently being proposed. Commissioner Hall cautioned that it is not appropriate for the Commission to focus on the site plan as part of their review of the rezone application. Site plan issues would be dealt with as part of the building permit review process. As the Commission reviews the rezone application, they must consider whether or not it is appropriate for the subject property to be zone R-48, recognizing that this would allow the current property owner or any future property owner to build up to the maximum density allowed in an R-48 zone. He expressed his belief that because of the proximity of commercial and higher density residential properties and the City's desire to meet housing goals, an R-48 zoning designation would be consistent with the City's mission and values for the community.

Commissioner Broili said he would support the rezone request to R-48. However, he would like some assurance that the stormwater would be managed on site as much as possible, with little or no overflow into the nearby stream or existing stormwater system.

Commissioner Broili agreed with Commissioner Pyle that the City should move forward with their work on the Ballinger Special Study Area. The City must identify specific Comprehensive Plan land use designations for these properties so property owners in the area can anticipate how they might be developed in the future.

Commissioner Phisuthikul requested information from staff regarding the logic for granting an administrative variance to allow the applicant to reduce the driveway width from 30 feet to 24 feet. Mr. Szafran answered that the City's Traffic Engineer and Development Review Engineer both reviewed the variance request and determined that it should be approved. They considered the proposed development

on the subject property, as well as the applicant's plan to develop the property to the north as a mixed-use building.

Commissioner Kuboi pointed out that the legal notice that was provided for the hearing specifically referenced a 9-unit project on the subject property. While the core issue is density and zoning, the hearing was noticed with a specific project in mind. He questioned if the lack of public comment might have been based on a 9-unit development rather than the maximum number of units that would be allowed on the site if zoned R-48. He suggested that the Commission consider a condition that would limit the number of units to 9 or 10. Mr. Cohn said the City Attorney advised that because a project proposal was submitted as part of the application, the hearing should be noticed as such. However, the SEPA analysis addressed issues such as traffic, water and sewer based on the maximum number of units that could be developed if the property were rezoned to R-48.

If the Commission decides they want to add a condition that would restrict the number of units allowed on the site, Mr. Smith requested that they take a recess to allow him an opportunity to contact the applicant to make sure he would be willing to make this type of commitment. He commented that he has received no indication from the applicant that he is interested in changing the site plan significantly.

After further discussion, the Commission conducted a straw vote on Commissioner Kuboi's proposal to condition the rezone approval to 9 or 10 units. Commissioners Kuboi, Phisuthikul, Wagner and Pyle indicated that they would support the condition. Chair Harris, Vice Chair Piro and Commissioners McClelland, Broili, and Hall indicated that they would be opposed.

Mr. Cohn explained that the application was filed with a SEPA Checklist that addressed the rezone and Comprehensive Plan Amendment from the perspective of the property's highest and best use, or the most number of units (17) that could be placed on the property if zoned R-48.

Public Testimony or Comment

There was no one in the audience who expressed a desire to participate in the public hearing.

Presentation of Final Staff Recommendation

Based on the findings and site specific Comprehensive Plan amendment and concurrent rezone change criteria, Mr. Szafran advised that staff recommends approval of Application Numbers 201492 and 301371, a site specific Comprehensive Plan Amendment to change the land use designation from Ballinger Special Study Area to High Density Residential and rezone from R-12 to R-48 for parcel Number 7417700031, with the condition that prior to issuance of building permits the applicant shall demonstrate compliance with the provisions for adequacy of public facilities as defined in Chapter 20.60 of the Shoreline Development Code.

Final Questions by the Commission and Commission Deliberation

Commissioner Broili proposed that Condition 1 be changed to add "all but 100-year storm events be managed on site." He advised that this concept is laid out in the Western Washington Stormwater

Manual. Mr. Tovar pointed out that while Shoreline has not adopted this manual yet, they are in the process of doing so.

Commissioner Hall said that while he supports Commissioner Broili's desire to protect environmentally sensitive areas, he would prefer to change the Development Code to include a standard that could be applied equally to all properties in the City. He expressed his concern that Commissioner Broili's additional language would hold the applicant to a higher standard than others, which is not fair.

Commissioner Broili pointed out that the staff has already proposed a condition related to water and sewer facilities. Because stormwater is just as important, he suggested that they either add language regarding stormwater management or eliminate the condition entirely. While this may appear to discriminate against one property owner, he said it is time for them to move in a more positive direction that is better for the City.

Mr. Tovar said that regardless of how the Commission deals with the proposal before them, it would be appropriate for them to encourage the City Council to commit the necessary resources to allow staff to move forward with the process of adopting the 2005 Western Washington Stormwater Manual as soon as possible.

Chair Harris said he would be against imposing a higher standard that has not yet been adopted by the City. Commissioner Pyle pointed out that any subsequent permits for the subject property would not be vested until they are deemed complete, so there is still time to adopt the 2005 Western Washington Stormwater Manual prior to the applicant's submittal of a building permit.

Mr. Smith agreed that the concept of low-impact development is a very good idea, and the applicant tries to do low-impact development whenever possible. However, the soil conditions on the subject property are not permeable. An infiltration system would require that the entire site be excavated and filled with drain rock, and it would still overflow some times. Since detention vaults are expensive, they would prefer to use infiltration for stormwater management, but it would not be a viable engineering alternative in this case. Commissioner Broili pointed out that, in addition to infiltration, there are many options for stormwater management that could be considered for the site.

Closure of the Public Hearing

VICE CHAIR PIRO MOVED THAT THE PUBLIC HEARING BE CLOSED. COMMISSIONER WAGNER SECONDED THE MOTION. THE MOTION CARRIED UNANIMOUSLY.

Vote by Commission to Recommend Approval, Denial or Modification

COMMISSIONER HALL MOVED THAT THE COMMISSION RECOMMEND APPROVAL TO THE CITY COUNCIL OF THE PROPOSED COMPREHENSIVE PLAN AMENDMENT AND REZONE APPLICATION (FILE NUMBERS 301371 AND 201492) AS RECOMMENDED

BY STAFF, INCLUDING CONDITION 1. VICE CHAIR PIRO SECONDED THE MOTION. THE MOTION CARRIED UNANIMOUSLY.

APPROVAL OF MINUTES

The minutes of March 16, 2006 were approved as submitted.

CONTINUED DIRECTOR'S REPORT

Mr. Tovar referred to the Planning Commission Agenda Planner that was provided. He noted that at the April 20th meeting, a presentation would be made regarding the Department of Ecology's 2005 Wetland Classification Manual. In addition, the Commission would discuss the Planning Commission Retreat and joint training with the Parks Board and City Council on communication styles.

Mr. Tovar advised that he would not be present at the April 20th Meeting, since he would be attending a Planning Conference where the issue of "form-based zoning" would be discussed. He explained that most traditional zoning deals with zoning districts, with a large amount of detail about what uses are permitted. Traditional zoning limits the number of units allowed in a zone. However, with "form-based zoning" the number of uses and the mix of uses on a site are less important than issues such as bulk, configuration of buildings, orientation of building frontages, access to the site, etc. These qualitative aspects matter just as much or more than density. Mr. Tovar said he would provide a report of his attendance at the conference on May 4th.

Mr. Tovar advised that also on May 4th the Commission would hold a study session on the proposed permanent regulations for hazardous trees and a critical areas stewardship plan in preparation for a public hearing on May 18th. Staff would provide a report regarding the City Council's retreat on May 18th, as well. On June 1st, the Planning Commission would host a joint meeting with the Parks Board. At the meeting the Parks Director would provide a report on the Urban Forest Management Concept, and a representative from the Cascade Land Conservancy would provide a presentation about their 100-Year Conservation Agenda for the region. On June 15th, the Commission would hold public hearings on three specific rezone applications. A number of code amendment issues would be presented to the Commission in July and August.

Mr. Tovar recalled that when the City Council repealed the Cottage Housing Regulations, they recognized the need to look at housing more comprehensively, as pointed out by the Commission. At the last City Council Meeting staff provided a report regarding affordable housing and a presentation regarding a comprehensive housing strategy that would be broader than cottage housing, affordable housing, etc. The City Council provided more direction to staff and agreed to discuss the concept more at their retreat later in April.

Mr. Cohn recalled that staff advised the City Council that a series of questions must be answered during their discussion of a Comprehensive Housing Strategy, such as whom the housing should serve in the future. In addition, they must decide what kind of housing might be acceptable in certain parts of the City such as duplexes, carriage houses, zero lot line houses, etc. They must also decide how active the

City wants to be in this arena. Should they let the market guide future development, or do they want to be more active?

Mr. Cohn advised that staff presented a preliminary work program and schedule for the Comprehensive Housing Strategy Process. Their intent is to have a preliminary strategy worked out for the City Council to review in January and present to the public in February. Hopefully, a final set of resolutions could be presented to the City Council in March. The City Council appeared to be supportive of the proposed work program and schedule. They specifically encouraged the staff to work more on the public involvement piece of the project to bring in the public early in the process. Mr. Tovar said staff would likely recommend that an ad hoc advisory committee on housing be formed, and some Commissioners might be invited to participate. Staff would keep the Commission apprised of how the process is moving forward. In addition, the Commissioners should feel free to provide comments and suggestions to the City Council.

The Commission requested that staff provide information as soon as possible regarding proposed changes to the approved site plan for the Echo Lake properties. Commissioner Hall noted that the Commission worked extraordinarily hard to balance the community interests and values and the applicant's desires as much as possible. In his opinion, if the developer cannot live by the conditions identified as part of the contract rezone approval, the rezone should be void and the process should start over. Mr. Tovar said the latest site plan is much better, but staff must review it to determine whether or not it still meets the conditions of the approved contract rezone.

REPORTS OF COMMITTEES AND COMMISSIONERS

Commissioner Broili referred to an article in *THE SEATTLE TIMES* on March 26th which heralds Seattle as a national leader in "green construction." He recommended the Commissioners review this article, which points out that there is a growing and strong market for well-built, environmentally sensitive, low-impact construction.

UNFINISHED BUSINESS

There was no unfinished business scheduled on the agenda.

NEW BUSINESS

Election of Chair and Vice Chair

Ms. Simulcik Smith reviewed the rules and procedures for electing a new Commission Chair and Vice Chair. She advised that she would conduct the election for the chair and then the newly elected Chair would take over the meeting and conduct the election for Vice Chair.

COMMISSIONER MCCLELLAND NOMINATED COMMISSIONER PIRO AS CHAIR OF THE COMMISSION.

No other nominations were offered, so nominations for Chair were closed.

THE COMMISSION UNANIMOUSLY APPROVED COMISSIONER PIRO AS CHAIR OF THE COMMISSION. (Commissioner Piro did not vote).

COMMISSIONER BROILI NOMINATED COMMISSIONER KUBOI AS VICE CHAIR OF THE COMMISSION.

No other nominations were offered, so nominations for Vice Chair were closed.

THE COMMISSION UNANIMOUSLY APPROVED COMMISSIONER KUBOI AS VICE CHAIR OF THE COMMISSION.

Discussion on 2006 Planning Commission Retreat

Mr. Cohn reported that at the request of Vice Chair Kuboi, he asked the Assistant City Manager, Ms. Modrzejewski, to be a facilitator at the Commission Retreat. She suggested that the retreat be scheduled for an evening sometime in July. Mr. Cohn asked the Commissioners to check their schedules and inform the staff of their vacation plans.

ANNOUNCEMENTS

Ms. Simulcik Smith announced that the remaining 2006 Commission Meetings would be located in the Rainier Room rather than the Board Room.

Mr. Tovar advised that Bob Olander was recently appointed as the new City Manager.

AGENDA FOR NEXT MEETING

The Commissioners had no additional comments to make regarding the agenda for the next meeting.

ADJOURNMENT

COMMISSIONER HALL MOVED TO ADJOURN THE MEETING AT 9:40 P.M. COMMISSIONER BROILI SECONDED THE MOTION. THE MOTION CARRIED UNANIMOUSLY.

David Harris
Chair, Planning Commission

Jessica Simulcik Smith
Clerk, Planning Commission