

CITY OF SHORELINE

SHORELINE PLANNING COMMISSION MINUTES OF REGULAR MEETING

December 15, 2016
7:00 P.M.

Shoreline City Hall
Council Chamber

Commissioners Present

Chair Craft
Vice Chair Montero
Commissioner Chang
Commissioner Maul
Commissioner Malek
Commissioner Mork
Commissioner Thomas

Staff Present

Rachael Markle, Director, Planning & Community Development
Paul Cohen, Planning Manager, Planning & Community Development
Kim Lehmborg, Associate Planner
Julie Ainsworth Taylor, Assistant City Attorney
Lisa Basher, Planning Commission Clerk

CALL TO ORDER

Chair Craft called the regular meeting of the Shoreline Planning Commission to order at 7:00 p.m.

ROLL CALL

Upon roll call by the Commission Clerk the following Commissioners were present: Chair Craft, Vice Chair Montero, and Commissioners Chang, Maul, Malek, Mork and Thomas.

APPROVAL OF AGENDA

The agenda was accepted as presented.

APPROVAL OF MINUTES

The minutes of December 1, 2016 were adopted as presented.

GENERAL PUBLIC COMMENT

Dave Lange, Shoreline, voiced concern that Sound Transit has decided to optimize the new traffic signal at 148th Street to serve the new 145th Street Station. Their goal is to have multiple buses going through the signal every 90 seconds for almost every cycle of the signal. It's too bad the station was not integrated into the neighborhood, but demanded to be its own destination. The Shoreline Development Code identifies the station area as MUR-70' and the building must come right up to the corner, with

room for the sidewalk. The City demands coffee shops near the station with outside seating, which means people will be sitting at a table across from the station about 25 feet from the intersection. These people will be listening to four to six buses stopping and starting in a very short amount of time. He commented that the City was not thinking of buses when the design guidelines were written. The intersection is too loud for single-family setback from the road or multi-family front and center. He suggested that Sound Transit should offer to take the two corner houses so the owners do not have to wait for the market. The houses across from the garage will also be hard to sell for density and should be considered for possible buy out.

PUBLIC HEARING: CODE AMENDMENTS FOR TRANSITIONAL ENCAMPMENTS

Chair Craft advised that this is a continuation of the public hearing that took place on October 20th, regarding Development Code amendments for Temporary Encampments. He reviewed the rules and procedures for the public hearing and then reopened the public hearing.

Staff Presentation

Mr. Cohen reviewed that the proposed amendments stemmed from City Council Resolution 379, which was adopted on December 14, 2015 and directed staff to review policies to remove barriers for homelessness and to continue support of human service partner agencies. The Commission conducted a public hearing on October 20th, and numerous public comments were received at the hearing and via email. Based on the input provided at the October 20th hearing, as well as a review of the City Council's direction, staff re-evaluated the previous amendments. They are now recommending a different approach.

Mr. Cohen recalled that the Commission has had a lot of discussion about homelessness. Shoreline is a small city in a big region with a growing problem, and the City is trying its best to deal with this complex issue. The City Council has already taken the following actions:

- Contributed 1% of general fund to human services. By 2022, the amount will be about \$500,000.
- Contributed \$10,000 to Winter Night Shelter at Prince of Peace Church to provide a warming shelter for homeless people.
- Promoted property for low and mid-income housing.
- Contributed and waived fees for Ronald Commons.
- Enacted strong affordable housing regulations in the 145th and 185th Street Station Areas.
- Participated in the All Home Funder Alignment Committee regarding regional homelessness.

Mr. Cohen advised that the key changes to the proposed amendments is to:

- Not allow encampments as outright permitted uses in all zones.
- Return to the Temporary Use Permit (TUP) process that has been used for the past 10 years to process encampment applications.
- Add more siting and safety requirements.

- Waive permit fees and clarify length of stay.

He reviewed each of the amendments as follows:

- **Amendment 1 (SMC 20.20.034 M).** This amendment provides a definition for “Managing Agency” for application, responsibility and compliance. It also defines “Transitional Encampments” to differentiate from non-sanctioned camps or family camp outs.
- **Amendment 2 (SMC 20.30.045).** This amendment is not a new requirement. The proposed amendment simply reiterates that neighborhood meetings are required for Certain Type A proposals, which includes encampments.
- **Amendment 3 (SMC 20.30.295).** This amendment adds criteria for TUPs. A TUP, which staff has been successfully administering for temporary encampments for the past 10 years, allows the City to deny or approve, with conditions, a land use that is not listed on the Land Use Table on an interim basis for seasonal or transient uses otherwise not permitted. It includes the following TUP criteria that is in place now:
 - Not be materially detrimental to public health, safety, or welfare, nor injurious to property.
 - Not be incompatible in intensity and appearance with existing land uses in the vicinity;
 - Specified hours of operation.
 - Provide adequate parking.
 - Not impact surrounding properties with noise, light or glare.
 - Not in conflict with the Critical Areas Regulations.

In addition to the existing criteria, Amendment 3 would also add the following additional criteria specific to transitional encampments:

- Apply the existing encampment indexed criteria.
 - Impose the same conditions for health and safety that were imposed on previous TUPs.
 - Waive the application fee.
 - Require that the site must be owned or leased by a city-approved management agency.
 - Require a 20-foot setback, which can be modified by the Director.
 - Allow encampment TUPs for a period of up to 90 days, with a possible extension to 180 days if the site and agency are compliant with all requirements. Currently, TUPs are valid for 60 days, with possible extensions to reach up to a year. The extension would not require an additional neighborhood meeting or application.
 - Require that at least 6 months must elapse from permit expiration before another encampment can be re-established on the same site.
- **Amendment 4 (SMC 20.40.120).** This amendment removes “Transitional Encampments” from the Use Table as a listed permitted use. Instead, the use will require a TUP.

- **Amendment 5 (SMC 20.30.295).** This amendment moves the index criteria that is currently in SMC 20.30.535 to SMC 20.20.30.295(D), where all of the criteria for TUPs are located.

Mr. Cohen reminded the Commissioners that, prior to approval, Development Code amendments must meet the following criteria:

- That the amendment is in accordance with the Comprehensive Plan.
- That the amendment will not adversely affect the public health, safety or general welfare.
- That the amendment is not contrary to the best interest of the citizens and property owners of the City of Shoreline.

Mr. Cohen explained that, following the public hearing, the Commission can forward a recommendation to City Council that the amendments be approved as presented by staff. They can also recommend additional changes to the proposed amendments or that no changes be made to the current Development Code.

Commissioner Questions

Vice Chair Montero referred to SMC 20.30.295(D), which lists the additional criteria, and asked why no minimum fence height has been proposed. He also asked why black screening would not be allowed. Ms. Lehmborg answered that staff did not specify the height of the fence because many churches have vegetative screening that is adequate. Where vegetative screening is not adequate, a sufficient screen would be required. This would typically be a 6-foot fence. The prohibition on black screening is a holdover from the 2005 code update, when the Commissioners did not want the screening to be black. These are the screening requirements staff has been imposing on encampments for the past 10 years.

Commissioner Malek asked staff to clarify the proposed definition for “Managing Agency.” Mr. Cohen said that, as proposed, “Managing Agency” means a religious or city-recognized, non-profit organization that manages a transitional homeless encampment. Chair Craft said he would like the definition to include more details about how city-recognized, non-profit organizations are defined. Assistant City Attorney Ainsworth-Taylor answered that “non-profit organizations” are defined under Revised Code of Washington (RCW) 24.03. “City-recognized organizations” would be those recognized by the City Council and City Manager’s Office. The definition also provides a link to the federally-recognized tax exemption status (501(C)(3) and religious organizations as defined by RCW 35A.21.360.

Commissioner Thomas referred to SMC 20.30.295(D), and asked for clarification about why staff is proposing that the site be managed by a city-approved managing agency. She asked if a for-profit property owner would be allowed to offer a managing agency a zero-dollar lease. Mr. Cohen answered that a lease would be considered a lease, whether there is money involved or not. The intent is to identify who is responsible for the property.

Commissioner Thomas pointed out that the proposed amendments would allow transitional encampments in single-family zones as part of a church property. She asked if they would also be allowed in commercially-zoned areas. Mr. Cohen answered affirmatively.

Public Testimony

Barbara Twaddell, Shoreline, thanked the Commission for listening to the vast majority of Shoreline residents who oppose backyard tent encampments. She supports the revised amendments that were released on December 7th, which make it clear that backyard encampments will not be allowed in the yards of single-family homes. She thanked staff for clarifying that both the owners of the properties and the managing entities of homeless encampments must be a religious or city-recognized non-profit organization. This is important because the professional oversight, such as background screening and 24/7 security, cannot easily be provided by well-meaning amateurs. She strongly agrees with maintaining the 20-foot setback requirement from neighboring properties, which is so important for the homes adjacent to a church encampment due to the possibility of outhouse smells and the sounds of living through thin tent fabric. The setbacks are also important because they limit unsuitable small spaces for encampments, which would have an even greater negative impact on neighboring properties.

Ms. Twaddell commented on the concerns of some that children will have to change schools if they are not allowed to stay at a camp for nine months or more. This is not a valid concern, as one knowledgeable person from Richmond Beach noted that the McKinney Vento Homeless Assistance Act is a federal law that provides funding to the state, which then goes to local districts to ensure school stability and provides money to transport students to their school of origin. She is glad that staff really looked into what other cities allowed. She also happy that a public partnership with Fircrest and the State of Washington might be considered. The other positive message put forth is for the City to try to gather an understanding of the different types of homelessness and how to address the different needs.

Pam Cross, Shoreline, thanked the staff and Commission for all of the time and effort they have put into a very complex issue that has a lot of emotion attached to it. She observed that homelessness has been a widely-recognized problem since the shanty towns called Hooverville arose during the great depression. The media loves to refer to the current homeless situation as an epidemic. Being homeless is not like having the measles. It is not contagious, and there is no vaccine to prevent it. It is naïve to think that the City can put a stop to homelessness with a single solution, but one thing learned is that people are more likely to get back on their feet once they have a warm and dry place to sleep, food to eat, a place to shower, and most of all, hope. Hope comes from the social services provided and the support of churches and other non-profits. Hope comes from the ability to work in concert with others in the same situation to make things better for everyone.

Ms. Cross commented that the City must stop conducting more studies and repeating the mistakes of other cities. The City must stop trying to find more creative solutions, and they must stop fighting amongst each other. There is no time to try out an untested movement of encampments in neighborhood backyards. There are too many unknown risks for the homeowner, the neighborhood and the homeless individuals. It is time for them to work together and move ahead with what Mary's Place, Vision House, HopeLink, Quixote Village and others have proven works. Until permanent housing is available, temporary mini houses could be provided on a permanent site with a communal kitchen, laundry and showers, and access to a full range of social services to assist in physical and mental health issues, finding a job, and finding a home. Homelessness is a societal problem that needs a society to fix it: committed citizens; city, county and state governments; and the federal government, as well. They

cannot continue to leave this to the churches and non-profits. They need more than a village; they need the whole country.

Margaret Willson, Shoreline, thanked the staff and Commission for hearing the voices of the citizens of Shoreline. As she has delved more deeply into the issue of homelessness, she is bothered that the word homelessness, itself, confuses matters. We start to think of homelessness as the primary problem, when in fact, it is generally a symptom of some other problem. Homeless individuals fall into at least six categories, and depending on the reason for the homelessness, the cure will be different. For those who are homeless due to a catastrophic life event, the cure is simple; temporary housing until they can get back on their feet. Another group is lacking in basic life skills, such as personal finance and work habits. In addition to housing, these people need life skills training. A third group includes those who are mentally ill, and they need treatment in addition to housing. A fourth group includes those with addictions, and homelessness is one of the symptoms of addiction. This group needs treatment in addition to housing. Another group are those who are high risk for landlords to rent to, and a possible solution would be for the City to provide tax incentives to landlords to encourage them to give these people a chance. The last group includes those who might prefer to panhandle rather than work, and she does not know what the solution would be for these individuals. She concluded that it is a very complex problem, and calling it all homelessness masks the real underlying problems.

Roger Smith, Shoreline, also thanked and applauded the Commission and staff for listening to the citizens at the last meeting and making changes. He referred to the amendments and pointed out potential language disagreement between the 60-day requirement for a regular TUP and 90-day requirement for encampment TUPs. This may cause confusion in application of the language and the language should be clarified so there is not a conflict between two parts of the same code. Mr. Smith expressed strong opposition to the idea of waiving fees for any group. Permit fees are there for a reason; to cover the administrative cost of processing and implementing permits. This group should not be treated any differently than any other person or organization that requires services of the City. He strongly requested that the fees not be waived.

Mr. Smith referred to the list of acceptable identification for people to enter the encampment, and one is a driver's license. He noted that, as recently as today, the Seattle Times includes an article about the Washington State Driver's License not meeting federal standards for identification. Therefore, someone who gets a driver's license may fall through the cracks in the process of the background checks. He strongly encouraged the City to include "enhanced driver's license" or perhaps counsel can provide other language to clarify the level of identification that would be adequate to get the result they are looking for. Mr. Smith indicated he would provide the rest of his comments in writing.

Brad Lancaster, Shoreline, recalled that in December of 2015, the City Council charged City staff with removing discriminatory obstacles to homelessness and homeless encampments in Shoreline. They particularly targeted the zoning code. The Council was saying that compassion matters, and let's not be heartless. The proposed zoning code amendments will worsen Shoreline's discrimination against homeless persons and gravely harm them. He said he opposes adoption of the proposed changes for the following reasons:

- The 20-foot setback requirement will disqualify many churches whose parking lots are not of sufficient size to accommodate the setback. Even those churches whose lots are large enough to accommodate encampments will be further discouraged from doing so because, under the proposed revisions, the camps will take up a very much larger portion of their parking lots. Some of the churches will have too few parking places for their congregations, and they will decline to house encampments. The net effect of the proposed 20-foot setback is to dramatically reduce the number of places in Shoreline where homeless encampments can be sited, which is the exact opposite of what the City Council charged the Commission and staff with doing. The setback requirement in the City of Seattle is zero.
- The City wants to approve an oversight organization for the camps. As a constitutional proposition, the City lacks competence to authorize oversight organizations wherever those organizations are religious in orientation (Article 1 Section 11 of the Washington Constitution).
- Extending camp stays to six months from three months fails to address the needs of children who may still be required to haul camp and change schools midyear. They are generally moved far away, and it is not feasible to haul them to the same school.
- The proposed changes effectively preclude individual homeowners from hosting encampments. He only did that because the City did not provide for homeless people, and the churches didn't either. There was no place for pregnant women, school age children, and sick individuals, except on the sidewalks of Shoreline. That is not the City he wants to live in. Excluding homeless encampments from the homes of people who wish to care for homeless people violates their religious freedoms. They have a right to exercise their religious freedoms, and it is a heightened right in Washington as compared to the Federal Constitution. The City could end up spending tax dollars trying to explain to King County judges and courts of appeal the City's intent to discriminate against homeless people and the homeowners who wish to help them.

Mr. Lancaster summarized that the proposed changes are cryptic discrimination against homeless persons. They pretend to affect public safety, but in fact, their aim is to exclude homeless people from Shoreline. That will be their effect. The City should change its zoning code to help, not harm, homeless people. He asked the Commission to send the proposal back to staff for revision to be consistent with what the City Council has asked, and to reflect upon their hearts. Compassion matters.

Christopher Carter, Shoreline, said he is a member and camper inside of United We Stand. He was present to speak on behalf of about 40 people (board members, EC's and the other campers). He has compassion for the words he has heard, and the many questions, thoughts and doubts. He knows that encampments are needed. Without them, people die. He does not live in an encampment; he lives in a gated community of low-income houses. The nation was started in tents, and it still thrives and lives today in tents. Not one of them want to be there, and they all stand united in their pursuit of happiness. Don't crunch that; not at these times and days. These are the days that they need to stand up for their religious believes, in a church, in an organization, or in a store. We are a people, and God loves us all. Any act, any motion of the pen, can hurt and become the oppression that causes these people to cry out at night. There's a thousand reasons why one would find themselves on the street, and there are only a couple of solutions. To battle the homeless is not a solution. This is nothing they can battle. There is a cure, and it is called love. He once heard a doctor say that, "The best remedy, the best anecdote, is love. He was asked, "What if it doesn't work?" He said, "Up the dosage." With love comes wealth, and this is what we are calling on. Love the people across the City. He found himself in Los Angeles and has

seen the way they deal with their homeless, needy and poor. He applauded the City for its efforts. It has taken a few solutions the nation has given, and worked the best things he has seen to allow people to come into their backyards. He concluded by encouraging others to think about what they do before they do it, and think about what they say before they say it. Above all, do all things with love.

Marcelino Rivera, Shoreline, said he is temporary a resident of Shoreline, with Camp United We Stand. He knows there are concerns about properties and who is allowed around children, and he is concerned, as well. They do not have to worry about who is managing the encampments, because the people are watching out for each other. It is hard for people inside their homes to make decisions they know nothing about. He is an ex drug addict and has been clean for almost a year. It took him getting to the street to do that. While living in Arizona in a house, he was doing drugs. Now he is sober thanks to Jesus Christ. It says in the Bible that there will always be poor in the land. There has always been poor people, and they will never get rid of them. He referred to Deuteronomy 10:18, which says, "He defends the cause of the poor and the widows and the fatherless." It also goes on to say in Leviticus 19:9-10, "When you reap your harvest of your fields, leave the edges of your fields for the poor." We are not supposed to be hard handed to our poor brothers. In Leviticus 19:15 it says, "Do not pervert justice. Do not show partiality to the poor and favoritism to the wealthy." When homeless are pushed into places like Seattle, it hurts people like him who need to stay away from those people. They can end up back where they started.

Dave Lange, Shoreline, pointed out that there will be surplus properties after construction of the transit stations has been completed. He suggested it would be a good idea to obtain grant money and change the development codes so the surplus land could contribute to some of the housing needs. It does not have to be tall affordable housing development, but just the street-level pieces that will really help people.

Jean Muir, Shoreline, said she appreciates the care and thought the Commission and staff have put into the issue of temporary encampments. In a quick reading of the proposed amendments, she did not clearly see whether someone could lease their backyard to a city-approved, non-profit organization, so long as the setbacks were available to make the proper amount of space. She requested clarification on that point.

Rocky Willson, Shoreline, commented that he has done a lot of research and had discussions with his neighbors. He found that there is an individual on the Interurban Trail who is apparently mentally unstable. He frequently undresses himself, removes his adult diaper, and throws it on the trail. When the police are called about this individual, they say there is nothing they can do. He is not subject to being arrested or jailed because he is not responsible for his own actions. He feels that is not something they really want in Shoreline. If they can find a solution for that individual, they will begin to find a solution for the larger problem. He would like that individual to be given some sort of treatment, and they need to figure out how to deal with the problems in the community, as a whole.

Joe Ripley, Shoreline, congratulated Mr. Rivera on his one-year anniversary of being sober. He also thanked staff on greatly improving the proposal and said he supports the changes. He noted that, in the previous proposal, "campus" was included as a viable location, but not in the newest version. He

supports the exclusion, as proposed, and wants to make sure it is not added at a later date. Mr. Ripley asked staff to respond to the following questions:

- What is the geographic scope of the neighborhood meetings?
- Are the meetings purely informational or advisory?
- Would there be a process for neighbors to appeal and/or direct comments that would have an impact on the proposal?
- What is the timing for the neighborhood meetings?
- Why doesn't the neighborhood meeting requirement apply to accessory dwelling units?
- Would police be notified each time a new resident moves into an encampment?
- Will the police have the ability to deny admittance?
- Who is responsible for cleanup when an encampment is moved? What is the cost of the cleanup, and what is the penalty if it is not done?

Luke Langton, Shoreline, said he lives across the street from the Richmond Beach Community Church that has hosted an encampment on two occasions. The camp recently left, and there is still a mess where it was located. He suggested that the language regarding the length of the permit and potential extension is unclear and could be interpreted in the future to say that the camp can stay for 270 days rather than limited to just 6 months. He would like this to be more clear, and he would like the time limit to be shorter. He does not want half the time he lives in his house to not feel safe for his children to play outside because there is a homeless encampment in his front yard. He has been dealing with this issue since he moved to Shoreline, and it has been unpleasant. His neighbor sold his house, but waited until the camp was gone, which is financially smart. A developer around the corner had just built four new homes, and they didn't sell until the first camp was gone. There is a direct financial impact to people who live near the camps. He likes that the language has not been loosened, but he would like it to be stricter and further limit the camps. He said he has seen no evidence that they actually help people get into jobs and permanent housing. He does not see any benefit, and he has been negatively impacted by it. One woman asked for clarification on whether residential backyards could be leased to an organization, and he would like specific language to be added to the proposed amendments that specifically prohibits the use in residential backyards.

Continued Commission Questions, Deliberation, and Action

Chair Craft asked staff to respond to the concern that the language relative to the time limit for temporary encampments is unclear. Ms. Lehberg said a normal TUP is limited to 60 days, and it can be extended for up to a year. The additional criteria specific to transitional encampments clarifies that the TUPs are good for 90 days, and they can be extended to a total of 180 days. It would not be a 180-day extension to the 90-day permit. Assistant City Attorney Ainsworth Taylor suggested that, for clarification, the words "Except for transitional encampments," could be added at the beginning of SMC 20.30.295(C).

Chair Craft requested clarification regarding the public notice requirement. Ms. Lehberg said the geographic scope for the neighborhood meeting would include property owners within 500 feet. The invitations have to go out between 10 and 14 days before the meeting, and a neighborhood meeting

report must be submitted with the application materials for the TUP. Commissioner Mork asked if the neighborhood meetings would be informational only, and Ms. Lehmberg answered affirmatively.

Chair Craft asked if it would be possible for a single-family residential property owner to lease space in his/her yard for an encampment. Ms. Lehmberg said nothing would prohibit this, but all of the TUP criteria would still have to be met, including setbacks, compatibility and not being injurious to properties within the vicinity.

Commissioner Thomas said other jurisdictions' provisions for temporary encampments identify a minimum number of square feet per resident. The intent is to avoid situations where too many people are packed into a small area. She asked if this has been an issue. If so, how could the City address problems that come up? Mr. Cohen said the issue can partially be addressed by SMC 20.30.295(D)(6)(c), which requires a fire permit for all tents over 400 square feet. Ms. Lehmberg said she has seen the limitation in other codes, but it did not seem to be necessary, as it has never been identified as an issue in Fire Department inspections. Mr. Cohen said establishing a standard would require that the City identify its purpose and what it is based on. If it is added as simply another layer, it would present more hindrances for people who want to establish a camp. Staff did not see a need to add the requirement.

Commissioner Thomas clarified that, as it stands now and will continue to stand, the code allows up to eight unrelated people to live in a single-family residence. Although this does not include a permanent encampment, there are opportunities for people to bring homeless individuals into their home. But they will need to care for them under their roof versus a tent.

Vice Chair Montero asked what the City's standard fee for a TUP is. Ms. Lehmberg said the fee is increasing to \$1,500 in 2017.

Commissioner Malek said it is viable to think that at least some of the residents living in an encampment would need parking space for a vehicle. Would it be reasonable to require a certain amount of parking, depending on the size of the living space? Ms. Lehmberg said the TUP criteria addresses parking. Staff typically reviews the required parking for the permanent use and considers if there is sufficient overflow to meet the minimum requirement.

VICE CHAIR MONTERO MOVED THAT THE COMMISSION FORWARD THE PROPOSED TRANSITIONAL ENCAMPMENT AMENDMENTS TO THE CITY COUNCIL WITH A RECOMMENDATION OF APPROVAL. COMMISSIONER MALEK SECONDED THE MOTION.

Vice Chair Montero expressed his belief that the proposed amendments are well thought out and an incredible improvement over what was presented at the initial hearing.

Chair Craft said he is cognizant of many of the comments received from citizens during the hearing. He echoes many of the sentiments about needing to find opportunities to create better solutions for this type of situation. He lives near the Richmond Beach Community Church and has observed the camps that have been located there. He agreed there are some components that have negative impacts to

neighboring properties. However, as they are run by religious institutions or other non-profit organizations in the community, the proposed guidelines will create more effective and predictable components that allow for better oversight and communication within the community. They also provide predictability for those who use the encampments. He appreciates the proposed changes, as well as staff's clarification.

COMMISSIONER MALEK MOVED THAT THE MAIN MOTION BE AMENDED BY ADDING "EXCEPT FOR TRANSITIONAL ENCAMPMENTS," AT THE BEGINNING OF SMC 20.30.295(C) (AMENDMENT 3). VICE CHAIR MONTERO SECONDED THE MOTION TO AMEND, WHICH CARRIED UNANIMOUSLY.

Based on public comment and the need for further clarification, Assistant City Attorney Ainsworth-Taylor and Director Markle recommended the Commission consider the following amendments:

- **SMC 20.20.034(M):** Strike the word "homeless" from "transitional homeless encampment." This would be consistent with the term used throughout the code.

COMMISSIONER THOMAS MOVED THAT THE MAIN MOTION BE AMENDED BY STRIKING THE WORD "HOMELESS" IN SMC 20.20.034(M). VICE CHAIR MONTERO SECONDED THE MOTION TO AMEND, WHICH CARRIED UNANIMOUSLY.

- **SMC 20.20.048(T).** Remove the words "or religious organizations" since the definition of "Managing Agency" includes religious organizations.

COMMISSIONER MORK MOVED THAT THE MAIN MOTION BE AMENDED BY REMOVING THE WORDS "OR RELIGIOUS ORGANIZATIONS" FROM SMC 20.20.034(M). COMMISSIONER THOMAS SECONDED THE MOTION TO AMEND, WHICH CARRIED UNANIMOUSLY.

- **SMC 20.30.295(D)(1).** Strike the words "City-approved." This term is no longer necessary given the proposed new definition for "Managing Agency."

COMMISSIONER MALEK MOVED THAT THE MAIN MOTION BE AMENDED BY REMOVING THE WORDS "CITY-APPROVED" FROM SMC 20.30.295(D)(1). VICE CHAIR MONTERO SECONDED THE MOTION, WHICH CARRIED UNANIMOUSLY.

- **SMC 20.30.295(D)(6)(a).** Add the words "and supporting facilities" after the word "tents." This would include sanitation facilities, etc.

COMMISSIONER MALEK MOVED THAT THE MAIN MOTION BE AMENDED BY INSERTING THE WORDS "AND SUPPORTING FACILITIES" AFTER THE WORD "TENTS" IN SMC 20.30.295(D)(6)(a). VICE CHAIR MONTERO SECONDED THE MOTION, WHICH CARRIED UNANIMOUSLY.

- **SMC 20.30.295(D).** Add an additional Criteria 11, which would require an encampment to request and pass a final inspection at the end of the encampment in order to address the issue of cleanup.

COMMISSIONER THOMAS MOVED THAT THE MAIN MOTION BE AMENDED BY ADDING A NEW CRITERION 11 TO SMC 20.30.295(D), WHICH WOULD READ, “AT EXPIRATION OF THE PERMIT, THE MANAGING AGENCY SHALL RESTORE THE PROPERTY TO THE SAME OR SIMILAR CONDITION AS AT PERMIT ISSUANCE.” COMMISSIONER MALEK SECONDED THE MOTION TO AMEND, WHICH CARRIED UNANIMOUSLY.

Vice Chair Montero referred to SMC 20.30.295(D)(6)(i), which requires an encampment to provide adequate sanitary facilities. He noted that other codes have more specific requirements such as water sources, refuse receptacles, etc. He asked if Item i would encompass all of the specific requirements. Ms. Lehmborg agreed that many other codes contain specific regulations regarding the sanitary facilities that need to be provided, but staff feels that Item i would cover all of the sanitary facilities needed for an encampment.

THE MAIN MOTION, AS AMENDED, CARRIED UNANIMOUSLY.

Chair Craft closed the public hearing.

DIRECTOR’S REPORT

Director Markle reviewed the written Development Report, which lists what is happening in Shoreline relative to permitting. She specifically highlighted the projects for which permits have recently been issued, as well as remodel and new projects that are currently under review. She noted that there have been 55 pre-application meetings in 2016, which is a record number. The Department also set a record for total revenue (nearly \$2 million).

Director Markle announced that the Lisa Basher has resigned her position as Planning Commission Clerk. She will leave the City at the end of the month to pursue a new career. She thanked her for her three-years of service. Chair Craft said it has been a pleasure to work with Ms. Basher. He thanked her for her contribution in helping the Commission be more effective. The remainder of the Commissioners concurred.

Vice Chair Montero thanked staff for their work on the self-storage amendments, which were recently presented to the City Council.

UNFINISHED BUSINESS

There was no unfinished business.

NEW BUSINESS

There was no new business.

REPORTS OF COMMITTEES AND COMMISSIONERS/ANNOUNCEMENTS

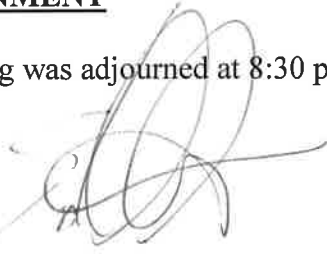
Commissioner Thomas said she viewed the December 12th Council Meeting, where the City Council talked about a non-motorized pedestrian bridge at 145th Street. It appears that they do not have to have the bridge exactly adjacent to 145th Street, and they are considering a better opportunity would be 148th or 147th Streets.

AGENDA FOR NEXT MEETING

Mr. Cohen announced that the January 5th meeting agenda will be a continuation of the public hearing on Deep Green amendments. Ms. Redinger has been working to coordinate a tour of the Bullitt Center, and Commissioners need to respond soon so that a special meeting can be advertised.

ADJOURNMENT

The meeting was adjourned at 8:30 p.m.



Easton Craft
Chair, Planning Commission


for _____
Lisa Basher
Clerk, Planning Commission