

Planning Commission Meeting Date: February 16, 2017

Agenda Item 6a.

PLANNING COMMISSION AGENDA ITEM

CITY OF SHORELINE, WASHINGTON

AGENDA TITLE: 2017 Comprehensive Plan Docket
DEPARTMENT: Planning & Community Development
PRESENTED BY: Rachael Markle, AICP, Director
 Steven Szafran, AICP, Senior Planner

☐ Public Hearing
☐ Discussion

☐ Study Session
☐ Update

☒ Recommendation Only
☐ Other

INTRODUCTION

The State Growth Management Act generally limits review of proposed Comprehensive Plan Amendments (CPAs) to no more than once a year. To ensure that the public can view the proposals within a citywide context, the Growth Management Act directs cities to create a docket that lists the amendments to be considered in this "once a year" review process.

BACKGROUND

In June 2016, the City Council established the 2016 Comprehensive Plan Final Docket which included amendments related to the 145th Street annexation, the Point Wells Subarea Plan, establishing a park impact fee, Land Use Element Policies regarding Essential Public Facilities, and amending the borders and moving policies from the Southeast Shoreline Neighborhoods Subarea Plan.

Prior to the adoption of Ordinance No.766 on December 12, 2016, the Council carried over two items from the 2016 Docket to the 2017 Docket. Those amendments are:

- 2016 Proposed Amendment #1: Consider amendments to the Comprehensive Plan related to the 145th Street annexation, including amendments for all applicable maps.
- 2016 Proposed Amendment #2: Consider amendments to the Point Wells Subarea Plan and other elements of the Comprehensive Plan that may have applicability to reflect the outcomes of the Richmond Beach Traffic Corridor Study as described in Policy PW-9. Based on the outcome of the corridor study, it is expected that proposed amendments would include text changes to the Subarea Plan discussing the study, increasing the vehicle trips per day from a 4,000 trip maximum as described in Policy PW-12 and adding identified mitigation projects and associated funding needed to raise the maximum daily

Approved By:

Project Manager



Planning Director



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trip count while maintaining adopted Levels of Service to the Capital Facilities Element. Also, consider amendments to the Comprehensive Plan that could result from the development of Interlocal Agreements as described in Policy PW-13.

2017 Comprehensive Plan Docket

Comprehensive Plan Amendments take two forms: Privately-initiated amendments and city-initiated amendments. Pursuant to SMC 20.30.340, all privately initiated Comprehensive Plan Amendments must be submitted by December 1 of the previous year with no fee for general text or map amendments. The Council may add Comprehensive Plan amendments any time before the final docket is set. For 2017, there are six (6) city-initiated amendments to date.

These proposed amendments represent new amendments along with the 2016 carried-over amendments which establish the 2017 Docket. The Docket is the list of Comprehensive Plan amendments the City will be responsible for evaluating with environmental review on the cumulative impacts of all amendments on the docket, except those privately-initiated site-specific docket amendments. Applicants for a privately initiated amendment will be responsible for conducting the environmental review of that proposal. The Planning Commission will recommend the docket and the City Council will review the proposed amendments in order to consider the combined impacts of the amendments. The amendments on the 2017 docket must be adopted before the end of 2017.

Amendments

Amendment #1 – 145th Street Annexation

This amendment was carried over from the 2016 Final Docket.

This amendment will amend Policy LU47 which states, “Consider annexation of 145th Street adjacent to the existing southern border of the City”. The City is currently engaged in the design and environmental evaluation of the improvements to the 145th Street Corridor and is working towards annexation of 145th Street.

There are some maps contained in the Comprehensive Plan that do not include 145th Street. If the City annexes 145th Street, all of the maps in the Comprehensive must be amended to include 145th Street as a street within the City of Shoreline.

Recommendation:

Staff recommends that this amendment be placed on the 2017 Comprehensive Plan Docket.

Amendment #2 – Point Wells Subarea Plan

This amendment was carried over from the 2016 Final Docket.

The City anticipated that the Transportation Corridor Study on mitigating adverse impacts from BSRE's proposed development of Point Wells would be completed in 2016. In 2015 and 2016, staff recommended that this Comprehensive Plan amendment be docketed in 2016 and 2017 to amend the Point Wells Subarea Plan and the Capital Facilities and Transportation Elements of the Comprehensive Plan.

Recommendation:

Staff recommends that this amendment be placed on the 2017 Comprehensive Plan Docket.

Amendment #3 – Parks, Recreation, and Open Space Plan (PROS).

The City has begun the update of the Shoreline Plan for Parks, Recreation and Cultural Services (PROS) Plan. The Plan is a document that creates a 20-year vision and framework providing for Shoreline's recreation and cultural programs and facilities, and for maintaining and investing in park and open spaces.

The purpose of the Comprehensive Plan amendment is to separate the PROS Plan from the Goals, Policies, supporting analysis, and other Growth Management Act (GMA) required items that are required as part of the Comprehensive Plan. The required items that must be in the Comprehensive Plan are:

- A Park and Recreation Element that implements, and is consistent with, the Capital Facilities Plan Element as it relates to park and recreation facilities.
- The element shall include: (a) estimates of park and recreation demand for at least a ten-year period; (b) an evaluation of facilities and service needs; and (c) an evaluation of intergovernmental coordination opportunities to provide regional approaches for meeting park and recreational demand.

The purpose of this proposed Comprehensive Plan amendment is to keep the PROS Plan document separate from the GMA required parks components in order to meet eligibility requirements of the Recreation and Conservation Office (RCO) grant requirements. The Parks Department may need to amend certain portions of the PROS Plan to meet grant requirements and the RCO update process is not on the same timeline as the Comprehensive Plan update schedule.

The Parks Department will work with the Parks Board and the community to determine the process of locating new park space, establishing a means to fund new park space such as a park impact fee, and any other park issues that arise through the public process. The Parks Department anticipates completion of the PROS Plan in the summer of 2017.

Recommendation:

Staff recommends that this amendment be added to the 2017 Comprehensive Plan Docket.

Amendment #4 – Surface Water Master Plan

The City's Public Works Department is currently in the process of updating the Surface Water Master Plan and the Capital Facilities Element of the Comprehensive Plan.

The proposed 2017 Surface Water Master Plan will address drainage and water quality problems associated with population and development growth, increasing regulations, and aging infrastructure within the City. The 2017 Surface Water Master Plan will consolidate information from several different technical manuals and plans in order to develop a plan that will guide the utility for the next five to 10 years.

The 2017 Surface Water Master Plan will help the City develop:

- Levels of Service definition;
- Prioritized asset management improvement strategy;
- Requirements to comply with the 2018-2022 National Pollutant Discharge Elimination System (NPDES) Phase II permit;
- Recommendations for Capital Improvement Projects (CIP);
- Rate structure and financial planning recommendations;
- Policy recommendations for Council consideration;
- Condition Assessment Plan;
- Technical drainage capacity issues memo; and
- Operations and Maintenance Manual.

Recommendation:

Staff recommends that this amendment be added to the 2017 Comprehensive Plan Docket.

Amendment #5 – Master Street Plan (Transportation Master Plan)

The City's Public Works Department is proposing various amendments to the City's Master Street Plan which is Appendix D of the Transportation Master Plan. The proposed changes include:

- Requirements for amenity zones along bridges;
- Required right-of-way along N. 185th Street; and
- Required curb-to-curb width along N. 185th Street.

The proposed changes to the Master Street Plan will reflect the vision and design of the 185th Street Multimodal Corridor Strategy that will begin in 2017.

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Recommendation:

Staff recommends that this amendment be added to the 2017 Comprehensive Plan Docket.

Amendment #6 – 185th Street Station Subarea Plan

The City's Planning & Community Development Department is proposing a change to the 185th Street Station Subarea Plan. The amendment will delete a duplicate utility policy from the Plan. The policy that is duplicated reads:

"Consider the use of alternative energy in all new government facilities".

Recommendation:

Staff recommends that this amendment be added to the 2017 Comprehensive Plan Docket.

PROCESS

It is important to remember that by recommending approval or denial of the 2017 Docket, the Commission is only making a recommendation to the City Council that the amendments be included on the 2017 Final Docket. After the Final Docket has been established amendments will be studied, analyzed, and considered for potential adoption at the end of 2017. The docketing process is not an approval of any amendment.

TIMING AND SCHEDULE

- Docket request press release and website – October 5, 2016
- Docket submittal deadline – December 1, 2016
- Planning Commission Recommends Docket– February 16, 2017
- Council Sets the Final Docket – March 20, 2017
- PC Public Hearing on Proposed Docketed Amendments – August 17, 2017 (tentative)
- Council adoption of the Proposed Docketed Amendments– December 4, 2017 (tentative)

RECOMMENDATION

Staff recommends that the Planning Commission recommendation amendments 1 through 6 be placed on the proposed 2017 Comprehensive Plan Docket.

ATTACHMENT

Attachment 1 – Draft 2017 Comprehensive Plan Docket



2017 COMPREHENSIVE PLAN AMENDMENT DOCKET

The State Growth Management Act generally limits the City to amending its Comprehensive Plan once a year and requires that it create a Docket (or list) of the amendments to be reviewed.

Proposed 2017 Comprehensive Plan Amendments

1. Amend the Comprehensive Plan for 145th Street annexation and all applicable maps.
2. Consider amendments to the Point Wells Subarea Plan and other elements of the Comprehensive Plan that may have applicability to reflect the outcomes of the Richmond Beach Traffic Corridor Study as described in Policy PW-9. Based on the outcome of the corridor study, it is expected that proposed amendments would include text changes to the Subarea Plan discussing the study, increasing the vehicle trips per day from a 4,000 trip maximum as described in Policy PW-12 and adding identified mitigation projects and associated funding needed to raise the maximum daily trip count while maintaining adopted Levels of Service to the Capital Facilities Element. Also, consider amendments to the Comprehensive Plan that could result from the development of Interlocal Agreements as described in Policy PW-13.
3. Consider amendments to the Parks, Recreation, and Open Space Element Goals and Policies and update of the Parks, Recreation, and Open Space Master Plan.
4. Consider amendments to the Capital Facilities Element Goals and Policies and update of the Surface Water Master Plan.
5. Consider amendments to the Master Street Plan of the Transportation Master Plan.
6. 185th Street Station Subarea Plan – Delete duplicate utility policy; “Consider the use of alternative energy in all new government facilities”.

Estimated timeframe for Council review/adoption: December 2017.