



PLANNING COMMISSION REGULAR MEETING AGENDA

Thursday, March 2, 2017
7:00 p.m.

Council Chamber · Shoreline City Hall
17500 Midvale Ave N
Seattle, WA 98122

	<u>Estimated Time</u>
1. CALL TO ORDER	7:00
2. ROLL CALL	7:05
3. APPROVAL OF AGENDA	7:07
4. APPROVAL OF MINUTES	7:08
a. February 16, 2017 Meeting Minutes - Draft	

Public Comment and Testimony at Planning Commission

During General Public Comment, the Planning Commission will take public comment on any subject which is not specifically scheduled later on the agenda. During Public Hearings and Study Sessions, public testimony/comment occurs after initial questions by the Commission which follows the presentation of each staff report. In all cases, speakers are asked to come to the podium to have their comments recorded, state their first and last name, and city of residence. The Chair has discretion to limit or extend time limitations and the number of people permitted to speak. Generally, individuals may speak for three minutes or less, depending on the number of people wishing to speak. When representing the official position of an agency or City-recognized organization, a speaker will be given 5 minutes. Questions for staff will be directed to staff through the Commission.

5. GENERAL PUBLIC COMMENT	7:10
6. STUDY ITEM	7:15
a. Certification Programs for Deep Green Incentive Program	
• Staff Presentation	
7. DIRECTOR'S REPORT	8:45
8. UNFINISHED BUSINESS	8:50
9. NEW BUSINESS	8:51
10. REPORTS OF COMMITTEES & COMMISSIONERS/ANNOUNCEMENTS	8:52
11. AGENDA FOR MARCH 16, 2017	8:53
12. ADJOURNMENT	8:55

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DRAFT

CITY OF SHORELINE

**SHORELINE PLANNING COMMISSION
MINUTES OF REGULAR MEETING**

February 16, 2017
7:00 P.M.

Shoreline City Hall
Council Chamber

Commissioners Present

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

Staff Present

Rachael Markle, Director, Planning and Community Development
Paul Cohen, Planning Manager, Planning and Community Development
Steve Szafran, Senior Planner, Planning and Community Development
Carla Hoekzema, Planning Commission Clerk

Commissioners Absent

Commissioner Thomas

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 and Mork. Commissioner Thomas was absent.

APPROVAL OF AGENDA

The agenda was accepted as presented.

APPROVAL OF MINUTES

The minutes of January 19, 2017 were adopted as submitted.

GENERAL PUBLIC COMMENT

There was no one in the audience.

COMPREHENSIVE PLAN AMENDMENT DOCKET

Mr. Szafran reminded the Commission that the State Growth Management Act (GMA) limits the review of proposed Comprehensive Plan amendments to no more than once a year. To ensure that the public can view the proposals in a citywide context, the GMA directs cities to create a docket that lists the amendments to be considered. This year, there are six proposed amendments, as well as an additional potential amendment. He reviewed the proposed amendments as follows:

- **Proposed Amendment 1** is a carryover from the 2016 Comprehensive Plan Amendment Docket. As proposed, it would amend Policy LU47, which considers annexation of 145th Street adjacent to the southern border of the City. The City is currently engaged in the 145th Street Route Development Plan, which includes design and environmental review for certain sections of the corridor. At this time, the City is still pursuing annexation of the street.
- **Proposed Amendment 2** is also a carryover from the 2016 Comprehensive Plan Amendment Docket. As proposed, it calls for the City to 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. The City anticipated that the study on mitigating adverse impacts from BRSE's proposed development of Point Wells would be completed in 2016, but it was not.
- **Proposed Amendment 3** would amend the Parks, Recreation and Open Space (PROS) Plan to keep it separate from the GMA required parks components in order to meet the Recreation and Conservation Office (RCO) grant eligibility requirements. The City has begun the update of the PROS Plan, which creates a 20-year vision and framework for the City's recreation and cultural programs and facilities and for maintaining and investing in park and open spaces. 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 (i.e. park impact fee), and any other park issues that arise. The Parks Department anticipates completion of the PROS Plan update in the summer of 2017. The Commission will conduct at least two study sessions (March and May) to review the PROS Plan.
- **Proposed Amendment 4** would amend the Surface Water Master Plan to address drainage and water-quality problems associated with population and development growth, increasing regulations, and aging infrastructure. The Public Works Department is currently in the process of updating the plan, and the intent is to consolidate information from several different technical manuals and plans in order to develop a plan that will guide the utility for the next 5 to 10 years.
- **Proposed Amendment 5** would update portions of the Street Master Plan, which is Appendix D of the Transportation Master Plan. The minor changes include requirements for amenity zones along bridges, rights-of-way along North 185th Street, and curb-to-curb width along North 185th Street.
- **Proposed Amendment 6** would delete a duplicate utility policy from the 185th Street Station Subarea Plan.

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- **New Proposed Amendment 7** is related to the Ronald Wastewater District (RWD), which the City is assuming at the end of 2017. When it assumes the utility, the City will likely take on the RWD's Capital Sewer Plan until the City has created its own wastewater plan in the next few years. The proposed amendment would change all references to "Ronald Wastewater District" to "City of Shoreline." While the amendment cannot be added to the docket at this time, the Commission could recommend that the City Council do so at a later time.

Mr. Szafran clarified that, at this time, staff is asking the Commission to make a recommendation to the City Council relative to the proposed amendments that should be included on the 2017 docket. They are not being asked to debate the merits or make any decisions on the proposed amendments at this time. Staff is recommending that all of the amendments be included on the final docket.

Commissioner Chang voiced concern that the wording in Amendment 2 implies that, based on the Richmond Beach Transportation Corridor Study, the Point Wells Subarea Plan would be amended to increase the maximum vehicle trips allowed per day beyond the 4,000 described in Policy PW-12. She suggested that the wording be more generic since the maximum number of vehicle trips allowed per day is still up for debate. She is hesitant to imply the cap would be lifted before the study has even been completed. Mr. Szafran explained that this amendment has been carried over for the past several years, and the language has not been altered. Commissioner Malek read Policy PW-12 for the Commission's information.

Questions were raised about whether or not the Commission could alter the proposed amendments before recommending them to the City Council for inclusion on the 2017 docket. Ms. Markle answered that the Commission could recommend changes, and the City Council would make the final decision whether to accept them or not.

VICE CHAIR MONTERO MOVED THAT THE COMMISSION FORWARD A RECOMMENDATION TO THE CITY COUNCIL TO ACCEPT THE 2017 COMPREHENSIVE PLAN AMENDMENT DOCKET (PROPOSED AMENDMENTS 1-6) AS PRESENTED BY STAFF. COMMISSIONER MALEK SECONDED THE MOTION.

COMMISSIONER CHANG MOVED TO AMEND THE MOTION TO CHANGE PROPOSED AMENDMENT 2 TO REMOVE THE IMPLICATION THAT THERE WOULD BE AN INCREASE IN THE 4,000 VEHICLE TRIP PER DAY MAXIMUM. COMMISSIONER MALEK SECONDED THE MOTION.

Commissioner Malek said he supports the amendment, which would retain the current cap of 4,000. Commissioner Chang said the intent is to remove the implication that the City expects the current cap to be lifted based on the Transportation Corridor Study. Commissioner Mork asked if the proposed amendment would create problems if the Transportation Corridor Study indicates that the 4,000 cap is too high, and Commissioner Chang said that is not the intent.

Commissioner Maul expressed his belief that including the language, as currently proposed by staff, would get the public thinking about the potential increase. Commissioner Chang commented that the

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public is already very concerned out potential increases in traffic, and she is concerned that, as written, the proposed amendment implies that the decision has already been made.

THE MOTION TO AMEND WAS UNANIMOUSLY APPROVED.

Specifically, the Commission agreed that the sub-motion would change the second sentence to read, *“Based on the outcome of the corridor study, it is expected that the proposed amendments would include text changes to the Subarea Plan discussing the study as described in Policy PW-12 and adding identified mitigation projects . . .”*

THE MAIN MOTION WAS UNANIMOUSLY APPROVED AS AMENDED.

VICE CHAIR MONTERO MOVED THAT THE COMMISSION RECOMMEND TO CITY COUNCIL THAT PROPOSED AMENDMENT 7, WHICH WOULD AMEND THE COMPREHENSIVE SEWER PLAN BY CHANGING “RONALD WASTEWATER DISTRICT” TO “CITY OF SHORELINE,” BE ADDED TO THE 2017 COMPREHENSIVE PLAN AMENDMENT DOCKET AS PROPOSED BY STAFF. COMMISSIONER MALEK SECONDED THE MOTION, WHICH CARRIED UNANIMOUSLY.

DIRECTOR’S REPORT

Director Markle asked which Commissioners would be attending the Joint City Council/Planning Commission meeting on March 3rd from 12:15 to 2:45 p.m. The topic of discussion will be economic development. All Commissioners in attendance indicated their plan to participate in the meeting. Details about the meeting and directions to the meeting location would be forwarded to Commissioners by Ms. Hoekzema.

UNFINISHED BUSINESS

There was no unfinished business.

NEW BUSINESS

There was no new business.

REPORTS OF COMMITTEES AND COMMISSIONERS/ANNOUNCEMENTS

There were no reports or announcements.

AGENDA FOR NEXT MEETING

Mr. Szafran advised that representatives from LEED and Built Green would be present at the March 2nd meeting to discuss their green building programs. Mr. Cohen added that staff would provide more details about the Salmon Safe and Net Zero Programs on March 16th. The Project Manager for the Parks, Recreation and Open Space (PROS) Plan would also provide an update on March 16th. Mr.

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Szafran advised that study sessions for the proposed Comprehensive Plan Amendments would be scheduled throughout the year. The amendments would be combined for a single public hearing at the end of the year.

ADJOURNMENT

The meeting was adjourned at 7:35 p.m.

Easton Craft
Chair, Planning Commission

Carla Hoekzema
Clerk, Planning Commission

6a. Staff Report - Certification Programs for DGIP

Planning Commission Meeting Date: March 2, 2017

Agenda Item: 6a

PLANNING COMMISSION AGENDA ITEM

CITY OF SHORELINE, WASHINGTON

AGENDA TITLE: Presentations for Deep Green Incentive Programs
Recommended by Planning Commission

DEPARTMENT: Planning & Community Development

PRESENTED BY: Miranda Redinger, Senior Planner
Alicia Daniels Uhlig, International Living Future Institute
Leah Missik, Built Green
Ellen Southard, Salmon Safe

☐ Public Hearing ☒ Study Session ☐ Recommendation Only
☐ Discussion ☐ Update ☐ Other

INTRODUCTION AND BACKGROUND

On September 14, 2015, Council selected adoption of a Living Building Challenge Ordinance and Petal Recognition Program as a 2016-2019 Priority Recommendation to implement the Climate Action Plan. On February 18, 2016, the Planning Commission received a presentation from the International Living Future Institute about these programs. On October 20, 2016, the Commission discussed draft Ordinance No. 760 and implementing regulations that would adopt these programs. The Commission held a public hearing on the ordinance and regulations on December 1, 2016, which was carried over until January 5, 2017, and then to January 19.

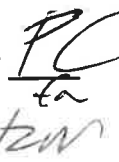
Through the course of this process, the program expanded to include the most stringent standards for green building available through various certification organizations. Therefore the name of the project evolved from "Living Building Challenge Ordinance and Petal Recognition Program" to "Deep Green Incentive Program" or DGIP. Following the close of the January 19, 2017 public hearing, the Commission made a recommendation and forwarded the draft DGIP (Ordinance No. 760 and implementing regulations) to the Council for their consideration. The Planning Commission recommendation contained the following tiered structure for incentives:

- Tier 1- International Living Future Institute's (ILFI) Living Building Challenge™ or Living Community Challenge™
- Tier 2- ILFI's Petal Recognition™ or Built Green's Emerald Star™

Approved By: Project Manager



Planning Director



6a. Staff Report - Certification Programs for DGIP

- Tier 3- US Green Building Council's Leadership in Energy and Environmental Design™ (LEED) Platinum, Built Green's 5-Star, or ILFI's Net Zero Energy Building™ (NZE) plus Salmon Safe (when applicable)

Because the Commission did not receive specific presentations about Living Community Challenge, LEED Platinum, Built Green 5- or Emerald Star, or Salmon Safe programs, they requested more information about these certifications, even though the Commission had completed their recommendation to Council regarding the DGIP.

Tonight's presentations from representatives of the International Living Future Institute/Cascadia Green Building Council, Built Green, and Salmon Safe about these programs will fulfill this request.

These presentations will also be relevant to future deliberations by the Commission because staff intends to propose potential code amendments to expand mandatory options for green building on June 1. Currently, Build Green 4-Star is required in light rail station subareas, and self-storage facilities are required to be LEED certified, but Council requested that a mandatory level of green building be considered for commercial zoning citywide.

DISCUSSION

For more information about the programs that will be the subject of tonight's discussion, visit the following websites:

- Living Community Challenge- <https://living-future.org/lcc/>
- LEED Platinum- <http://www.usgbc.org/leed>
- Built Green 5- and Emerald-Star- <http://www.builtgreen.net/>
- Salmon Safe- <http://www.salmonsafe.org/>

TIMING AND SCHEDULE

The Planning Commission completed their recommendation to Council regarding the Deep Green Incentive Program on January 19, 2017. Ordinance No. 760 and implementing regulations are scheduled for a study session before the City Council on March 27, 2017, with potential adoption on April 17, 2017.

Because the Passive House program was another certification option that was brought up during the DGIP discussion, Zack Semke of Nicholson Kovalchick Architects will give a presentation on this program at the March 16 Planning Commission meeting.

RECOMMENDATION

No action is required of the Commission. Tonight's presentation is an opportunity for Commissioners to ask any questions they may have about International Living Future Institute, US/Cascadia Green Building Council, Built Green, or Salmon Safe programs.