

DRAFT
CITY OF SHORELINE

SHORELINE PLANNING COMMISSION
MINUTES OF REGULAR MEETING

September 21, 2017
7:00 P.M.

Shoreline City Hall
Council Chamber

Commissioners Present

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

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
Julie Ainsworth-Taylor, Assistant City Attorney
Carla Hoekzema, Planning Commission Clerk

Commissioners Absent

Vice Chair Montero

CALL TO ORDER

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

ROLL CALL

Upon roll call by Ms. Hoekzema the following Commissioners were present: Chair Craft, and Commissioners Chang, Malek, Maul, Mork and Thomas. Vice Chair Montero was absent.

APPROVAL OF AGENDA

The agenda was accepted as presented.

APPROVAL OF MINUTES

The minutes of September 7, 2017 were approved as presented.

GENERAL PUBLIC COMMENT

There were no general public comments.

PUBLIC HEARING: 2017 COMPREHENSIVE PLAN AMENDMENTS

Chair Craft briefly reviewed the rules and procedures for the public hearing and then opened the hearing.

Staff Presentation

Mr. Szafran reminded the Commission that the State's Growth Management Act (GMA) limits review of proposed Comprehensive Plan amendments to once a year, with limited exceptions. To ensure the public can review the proposals in a city-wide context, the GMA directs cities to create a docket of amendments to be considered. The City Council set the 2017 docket in March, with 8 amendments. Following a brief description of the 8 amendments, Commission questions, and public testimony, the Commission will be asked to forward a recommendation on each of the amendments to the City Council. He reviewed each of the amendments as follows:

- **Amendment 1** would 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 review of the 145th Street Corridor, from Interstate 5 to Aurora Avenue North, and is evaluating annexation of the entire corridor. Due to the legal complexity of the issues, the timeline has been extended, and staff is recommending the amendment be placed on the 2018 docket.
- **Amendment 2** is carried over from the 2016 final docket and calls for "*considering 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 Transportation Beach Corridor Study as described in Policy PW-9.*" It also calls for "*considering amendments to the Comprehensive Plan that could result from the development of Interlocal Agreements as described in Policy PW-13.*" The corridor study has been delayed, and staff is recommending that the amendment be carried over and placed on the 2018 docket.
- **Amendment 3** considers amendments to the Parks, Recreation and Open Space Elements Goals and Policies and updates the Parks, Recreation and Open Space (PROS) Master Plan. The PROS Plan was updated in 2017, and is centered on the themes of "Securing our Foundation and Shaping our Future." There are two proposed changes. The first will adopt the new PROS Plan and the second will update and replace the goals and policies in the park element.
- **Amendment 4** considers amendments to the Capital Facilities Element Goals and Policies and update the Surface Water Master Plan. The update of the Surface Water Mater Plan is still in progress, and the work of staff and consultant will continue into 2018. Staff is recommending that the amendment be carried over to the 2018 docket.
- **Amendment 5** considers amendments to the Master Street Plan of the Transportation Master Plan. The amendment relates to Sound Transit's 145th and 185th Street Light Rail Stations. Currently, the Master Street Plan exempts the 185th Street Bridge from required amenity zones. However, review of Sound Transit's design plans for the 185th Street Bridge has identified the need to add the following language to the Master Street Plan to more clearly require non-landscaped amenity zones on bridges for streetscape amenities such as hard surface design treatment, light poles, signage, etc.

- **Amendment 6** deletes a duplicate utility policy in the 185th Street Light Rail Station Subarea Plan. The policy calls for “*considering the use of alternative energy in all new government facilities.*”
- **Amendment 7** would change “*Ronald Wastewater District*” to “*City of Shoreline*” throughout the Comprehensive Plan, as the City will become the wastewater provider before the end of 2017. The amendment also adds language, “*effective upon the date of formal assumption.*” Staff recommends approval of the amendment.
- **Amendment 8** would update the Comprehensive Plan by amending the Capital Facilities Element to incorporate by reference the Shoreline Fire District’s Capital Facilities and Equipment Plan and Mitigation and Level-of-Service Policy so as to support the imposition of fire impact fees as authorized by Revised Code of Washington (RCW) 82.02. Staff recommends approval of the amendment.

Commissioner Chang referred to **Amendment 2**. While the Staff Report indicates that the Transportation Corridor has been delayed, according to the Richmond Beach Rechannelization Study Frequently Asked Questions, the City and the developer have reached an impasse. Director Markle clarified that, rather than an impasse, the study has been delayed and there is no firm decision as to whether or not it will go forward. Assistant City Attorney Ainsworth-Taylor added that there are still working negotiations going on, specifically related to methodologies. Commissioner Malek asked about the corridor study’s connection with Snohomish County’s work relative to the Point Wells project. Director Markle answered that the study is independent of Snohomish County’s work. The original intent was to line the work up, but that is no longer the case.

Public Testimony

There was no public testimony.

Commission Deliberation and Action

- **Amendment 1** – Amend Policy LU-47 which states, “*Consider annexation of 145th Street adjacent to the existing southern border of the City.*”

COMMISSIONER MORK MOVED THAT THE COMMISSION RECOMMEND TO THE CITY COUNCIL THAT AMENDMENT 1 BE CARRIED OVER TO THE 2018 DOCKET. COMMISSIONER THOMAS SECONDED THE MOTION. THE MOTION CARRIED UNANIMOUSLY.

- **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 Transportation Corridor Study as described in Policy PW-9. Also, consider amendments to the Comprehensive Plan that would result from the development of Interlocal Agreements as described in Policy PW-13.

COMMISSIONER THOMAS MOVED THAT THE COMMISSION RECOMMEND TO CITY COUNCIL THAT AMENDMENT 2 BE CARRIED OVER TO THE 2018 DOCKET. COMMISSIONER MAUL SECONDED THE MOTION, WHICH CARRIED UNANIMOUSLY.

- **Amendment 3** – Consider amendments to the Parks, Recreation and Open Space (PROS) Element Goals and Policies and update the Parks, Recreation and Open Space (PROS) Plan.

COMMISSIONER MAUL MOVED THAT THE COMMISSION RECOMMEND TO CITY COUNCIL APPROVAL OF AMENDMENT 3, WHICH WOULD INCORPORATE THE PROS PLAN, AS DRAFTED IN ATTACHMENT 2, AS AN APPENDIX TO THE COMPREHENSIVE PLAN THAT WILL SERVE AS THE SUPPORTING ANALYSIS FOR THE PARKS, RECREATION AND OPEN SPACE ELEMENT OF THE COMPREHENSIVE PLAN. THE AMENDMENT WOULD ALSO AMEND THE GOALS AND POLICIES OF THE PARKS, RECREATION AND OPEN SPACE ELEMENT OF THE COMPREHENSIVE PLAN AS SHOWN IN ATTACHMENT 3. COMMISSIONER MALEK SECONDED THE MOTION.

Commissioner Mork commented that a lot of people worked very hard on the PROS Plan update, and she appreciates this effort. She requested additional information about the proposed changes associated with Amendment 3. Assistant City Attorney Ainsworth-Taylor clarified that the goals and policies represented in Attachment 3 were extracted out of the PROS Plan. They represent a wholesale repeal and replacement of the existing goals and policies that are currently in the PROS element.

Commissioner Mork asked staff to provide additional information about why the policy relative to a park impact fee would be deleted. Assistant City Attorney Ainsworth-Taylor clarified that Policy 21 in the existing PROS Element calls for exploring the park impact fee concept. A rate study has now been done, and a new regulation pertaining to park impact fees was adopted by the City Council. The new regulation is slated to become effective January 2018. Although the GMA authorizes cities and counties to impose impact fees, the regulations that implement them are not housed within the Comprehensive Plan.

THE MOTION CARRIED UNANIMOUSLY.

- **Amendment 4** – Consider amendments to the Capital Facilities Element Goals and Policies and update of the Surface Water Master Plan.

COMMISSIONER MALEK MOVED THAT THE COMMISSION RECOMMEND TO THE CITY COUNCIL THAT AMENDMENT 4 BE CARRIED OVER TO THE 2018 DOCKET. COMMISSIONER CHANG SECONDED THE MOTION, WHICH CARRIED UNANIMOUSLY.

- **Amendment 5** – Consider amendments to the Master Street Plan of the Transportation Master Plan.

COMMISSIONER MAUL MOVED THAT THE COMMISSION RECOMMEND TO THE CITY COUNCIL APPROVAL OF PART 1 OF AMENDMENT 5, WHICH AMENDS THE LANGUAGE IN THE TRANSPORTATION MASTER PLAN (APPENDIX D, MASTER STREET PLAN, p. 253, 5TH paragraph, 2nd bullet). COMMISSIONER THOMAS SECONDED THE MOTION.

Commissioner Mork clarified that the proposed amendments refer to amenity zones on bridges. Mr. Szafran concurred. He explained that, as proposed, the following sentence would be added, “*Amenity zones that are along bridges do not need to include landscaping, but can include streetscape amenities such as hard surface design treatments, light poles, banners, wind screens, public art elements and/or signage.*”

Assistant City Attorney Ainsworth-Taylor pointed out that there are actually two parts to Amendment 5. The first part (Attachment 4) would clearly require non-landscaped amenity zones on bridges. The 2nd part would add language to the Master Street Plan to consider the 185th Street Multimodal Corridor Strategy when determining the required right-of-way and planned curb-to-curb width along 185th Street. Upon further discussions with the City Attorney, it was determined that the 2nd part is unnecessary. Staff is recommending approval of the language in Attachment 4, but denial of the second part of the amendment.

THE MOTION CARRIED UNANIMOUSLY.

Commissioner Mork asked for an explanation for why the 2nd part of Amendment 5 is unnecessary. Mr. Szafran explained that the amendment was intended to correct the 10-foot discrepancy in the cross-section widths in the Master Street Plan (66 feet) and the 185th Street Station Subarea Plan (76 feet). Staff determined that no changes are necessary because the width in the 185th Street Station Subarea Plan would supersede the width in the Master Street Plan.

COMMISSIONER MORK MOVED THAT THE COMMISSION RECOMMEND TO THE CITY COUNCIL DENIAL OF PART 2 OF AMENDMENT 5, WHICH WOULD AMEND THE LANGUAGE IN THE TRANSPORTATION MASTER PLAN (APPENDIX D, MASTER STREET PLAN, p. 262 and 263, table). COMMISSIONER THOMAS SECONDED THE MOTION.

Commissioner Chang questioned why staff does not support changing the Master Street Plan so that the numbers are consistent. Assistant City Attorney Ainsworth-Taylor advised that the Master Street Plan will be updated as part of the next Transportation Master Plan update. Until that time, the subarea plan will be the controlling emphasis and will serve as a more refined plan for that specific subarea.

THE MOTION CARRIED UNANIMOUSLY.

- **AMENDMENT 6** – Delete duplicate utility policy, “*Consider the use of alternative energy in all new government facilities.*”

COMMISSIONER THOMAS MOVED THAT THE COMMISSION RECOMMEND TO THE CITY COUNCIL APPROVAL OF AMENDMENT 6 RELATIVE TO THE 185TH STREET STATION SUBAREA PLAN AS SHOWN IN ATTACHMENT 5. COMMISSIONER CHANG SECONDED THE MOTION.

Mr. Szafran commented that the policy is listed twice in the 185th Street Station Subarea Plan. Staff is proposing that one be eliminated.

THE MOTION CARRIED UNANIMOUSLY.

- **AMENDMENT 7** – Change the “*Ronald Wastewater District*” to “*City of Shoreline*” throughout the Comprehensive Plan as the City will be the wastewater provider. The amendment would also add additional language, “*effective upon the date of formal assumption.*”

COMMISSIONER MALEK MOVED THAT THE COMMISSION RECOMMEND TO THE CITY COUNCIL APPROVAL OF AMENDMENT 7, WHICH RENAMES THE “RONALD WASTEWATER DISTRICT” TO “CITY OF SHORELINE” THROUGHOUT THE COMPREHENSIVE PLAN AS THE CITY’S WASTEWATER PROVIDER EFFECTIVE UPON THE DATE OF FORMAL ASSUMPTION (ATTACHMENT 6). COMMISSIONER MAUL SECONDED THE MOTION, WHICH CARRIED UNANIMOUSLY.

- **AMENDMENT 8** – Update the Comprehensive Plan by amending the Capital Facilities Element to incorporate by reference the Shoreline Fire District’s Capital Facilities and Equipment Plan and Mitigation and Level-of-Service Policy so as to support the imposition of fire impact fees as authorized by RCW 82.02.

Chair Craft reminded the Commission that it does not have the authority to change the language within the Shoreline Fire District’s planning documents. Mr. Szafran noted that there are several parts to Amendment 8, and the Commission might want to take separate action on each one.

COMMISSIONER THOMAS MOVED THAT THE COMMISSION RECOMMEND TO THE CITY COUNCIL APPROVAL OF PARTS 1 AND 2 OF AMENDMENT 8, WHICH AMEND THE CAPITAL FACILITIES ELEMENT OF THE COMPREHENSIVE TO INCORPORATE, BY REFERENCE, THE SHORELINE FIRE DISTRICT’S CAPITAL FACILITIES AND EQUIPMENT PLAN (ATTACHMENT 7) AND MITIGATION AND LEVEL-OF-SERVICE POLICY (ATTACHMENT 8). COMMISSIONER CHANG SECONDED THE MOTION.

Commissioner Mork thanked Chief Cowan for his detailed work to prepare the proposed amendments. Although outside of the Commission’s purview, she advocated for increasing the deduction allowed for sprinklers in private residences.

THE MOTION CARRIED UNANIMOUSLY.

COMMISSIONER THOMAS MOVED THAT THE COMMISSION RECOMMEND TO THE CITY COUNCIL APPROVAL OF PART 3 OF AMENDMENT 8, WHICH WOULD AMEND THE GOALS AND POLICIES IN THE CAPITAL FACILITIES ELEMENT OF THE COMPREHENSIVE AS SHOWN IN ATTACHMENT 9. COMMISSIONER MAUL SECONDED THE MOTION, WHICH CARRIED UNANIMOUSLY.

COMMISSIONER THOMAS MOVED THAT THE COMMISSION RECOMMEND TO THE CITY COUNCIL APPROVAL OF PART 4 OF AMENDMENT 8 TO AMEND THE CAPITAL FACILITIES ELEMENT SUPPORTING ANALYSIS OF THE COMPREHENSIVE PLAN AS

SHOWN IN ATTACHMENT 10, AND INCLUDING THE FOLLOWING LANGUAGE PUT FORWARD BY STAFF:

“Capital resources for SFD consist of the previous listed fire stations, fire apparatus (vehicles used for fire and rescue), staff vehicles and the related equipment, tools and associated personal protection equipment needed to safely and legally provide fire and rescue services. Current inventories of all SFD resources are listed in the Shoreline Fire Department Capital Facilities and Equipment Plan. The Capital Facilities and Equipment Plan can be found at <http://shorelinewa.gov/> and the Mitigation and Level-of-Service Policy can be found at <http://shorelinewa.gov/>.”

COMMISSIONER MORK SECONDED THE MOTION, WHICH CARRIED UNANIMOUSLY.

Mr. Szafran summarized that a City Council study session on the proposed amendments is scheduled for October 23rd, with final adoption anticipated on November 13th.

Chair Craft closed the public hearing.

DIRECTOR’S REPORT

Director Markle announced that the City received a development permit application today for the post office site in North City. She also announced that the Planning and Development Services Department will be relocating to the 3rd floor of City Hall. The new permit center will open on October 10th. The department will be closed on October 6th and 9th.

Commissioner Thomas requested details about the permit for the post office site. Director Markle said the proposal is for a 243-unit multi-family project. It will include a nice plaza area and some retail space. The post office lease runs through the end of 2017. Commissioner Thomas asked if the project would include any “affordable” units. Ms. Markle answered that it is not mandatory at that site, and she does not know if the project includes any. Commissioner Thomas asked if the City has information about the future of the post office. Director Markle said, to her knowledge, there will be no new location. Shoreline’s only post office will be located on 145th Street.

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 from Commissioners and/or committees.

AGENDA FOR NEXT MEETING

Mr. Szafran announced that the October 5th agenda will include a continued study session on the 2017 Development Code amendments, and the discussion will focus on the policy amendments.

ADJOURNMENT

The meeting was adjourned at 7:50 p.m.

Easton Craft
Chair, Planning Commission

Carla Hoekzema
Clerk, Planning Commission