

6a - Staff Report - 2017 Development Code Amendments

Planning Commission Meeting Date: October 5, 2017

Agenda Item: 6a.

PLANNING COMMISSION AGENDA ITEM CITY OF SHORELINE, WASHINGTON

AGENDA TITLE: Continuation of 2017 Development Code Amendments
DEPARTMENT: Planning & Community Development
PRESENTED BY: Steven Szafran, AICP, Senior Planner
Paul Cohen, Planning Manager

Public Hearing Study Session Recommendation Only
 Discussion Update Other

Introduction

The purpose of this study session is to:

- Provide information for issues identified on Sept 7 by Commission;
- Introduce Policy-related Amendments;
- Respond to Commission questions and concerns; and
- Gather public input.

Amendments to Shoreline Municipal Code (SMC) Title 20 (Development Code) are processed as legislative decisions. Legislative decisions are non-project decisions made by the City Council under its authority to establish policies and regulations. The Planning Commission is the reviewing authority for legislative decisions and is responsible for holding an open record Public Hearing on the proposed Development Code amendments and making a recommendation to the City Council on each amendment.

Amendments Needing Further Analysis

At the September 7 meeting, the Planning Commission reviewed the Administrative and Clarifying Development Code amendments of the 2017 batch. The staff report and attachments for September 7 can be found at <http://www.cityofshoreline.com/home/showdocument?id=32073>

The Commission requested more information regarding Amendment #4, Amendment #21, Amendment #26, and Amendment #30.

New Policy-Oriented Amendments

Time permitting, staff will present the remaining amendments listed as **Type P** in the Table of Contents of Attachment A for the Commission to discuss.

Approved By:

Project Manager



Planning Director



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Amendment #4 – SMC 20.20.024 – Hardscape Definitions

Based on the Commissions discussion, staff continues to work on this amendment and will present it at the next Commission meeting October 19th.

Amendment #21

SMC 20.50.040 – Allowing Eaves to Project into Setbacks

Currently, if a property owner is building an addition to their existing home which does not meet current setbacks then they cannot match the eaves of the addition. This proposed amendment will provide some flexibility for only the eaves (not walls) of building additions to line up with the eaves of an existing structure. Currently, the code does not allow eaves to project into a five-foot side yard setback, so that the home owner has two choices, either move the addition further from the setback to allow space for the eave or do not provide an eave at all.

The Commission commented that the amendment was unclear and hard to understand the way it was presented at the September 7 meeting. Staff has amended the proposed language to make the provision easier to administer and understand:

SMC 20.50.040 (I) Projections into Setbacks

3. Eaves shall not project ~~more than:~~
 - a. ~~Eighteen inches~~ Into a required five-foot setback, ~~and shall not project at all into a five-foot setback;~~
 - b. More than thirty-six inches into front and rear yard required setbacks.

Exception SMC 20.50.040(I)(3): When adjoining a legal, non-conforming eave, a new eave may project up to 20% into the required setback or may match the extent of the legal, non-conforming eave, whichever is lesser.

The proposed code language makes it clear that eaves may not project into required side yard setbacks unless there is a legal, nonconforming structure that is less than 5 feet from the property line. In those cases, the proposed exception will allow the eave to project into the required side-yard setback up to 20 percent which would be, for example, 1-foot into the minimum 5-foot setback.

To be consistent with the existing setback requirements in the front and rear yards, the same exception applies. Eaves may not project more than 36 inches into the required front and rear yard setback unless there is an adjoining legal, nonconforming structure that is not meeting setbacks. The proposed exception will allow a total of 20 percent projection into the required front and rear setback which includes the allowed stated projection in SMC 20.50.040 (I)(3)(b) above. This translates to a 4-foot eave (additional 1-foot change) projection into the front yard setback and a 3-foot eave projection (no change) into the rear-yard setback (in the R-6 zone). Staff will present a diagram illustrating the proposed amendment at the October 5 meeting.

Amendment #26 SMC 20.50.410(F) – Parking Design Standards

This amendment adds a provision stating that structural columns or permanent structures cannot be placed within the minimum parking stall dimension, impede the opening of vehicle doors or the ability of passengers to walk from the parking space. Staff wanted to add this provision because the City is seeing more structured parking with columns. Also because the City currently has the lowest parking ratios in the area (other than Seattle) it important to ensure the minimum required number of parking spaces are actually functional.

The Commission stated that if the column or structure is located within the parking stall and the vehicle door can be opened without impediment, than the parking stall should be allowed to count towards the total number of required parking spaces. The Commission also stated that buildings with structured parking are tight on space and every inch of these garages is needed to accommodate all of the zoning requirements, therefore the City should allow columns and other structures to be located within parking stalls if the space can still function. The Commission also stated that current parking garage stalls are frequently too small to be usable.

Based on Commission's comments, staff has amended the proposed language:

F. The minimum parking space and aisle dimensions for the most common parking angles are shown in Table 20.50.410F below. For parking angles other than those shown in the table, the minimum parking space and aisle dimensions shall be determined by the Director. For these Director's determinations for parking angles not shown in Table 20.50.410F, parking plans for angle parking shall use space widths no less than eight feet, six inches for a standard parking space design and eight feet for a compact car parking space design. Structural columns or permanent structures cannot ~~be placed within the minimum parking stall dimension~~, impede the opening of vehicle doors or the ability of passengers to walk from the parking space.

Amendment #30 SMC 20.80.025(A) – Critical Area Maps

This amendment clarifies the steps it takes to identify the existence of a critical area on a specific property. The Commission had questions about who makes the site inspection when determining if a critical area is present. Staff agrees the language should further clarify who makes the inspection. Staff proposes the following change in **bold**:

A. The approximate location and extent of identified critical areas within the City's planning area are shown on the critical areas maps adopted as part of this chapter,

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including but not limited to the maps identified in SMC 20.80.222, 20.80.272 and 20.80.322. These maps shall be used for informational purposes as a general guide only for the assistance of ~~only to assist~~ property owners and other interested parties. Boundaries and locations indicated on the maps are generalized. Critical areas and their buffers may occur within the City, which have not previously been mapped. A site inspection or an application's Critical Area Worksheet may also indicate the presence of a critical area. A site inspection **by staff** or an application's Critical Area Worksheet may also indicate the presence of a critical area.

Development Code Criteria

The decision criteria for a Development Code amendment in SMC 20.30.350 (B) states the City Council may approve or approve with modifications a proposal for a change to the text of the land use code if:

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

The proposed amendments to the Development Code are included in **Attachment 1**. Each amendment includes a description of the amendment, justification for the amendment and staff recommendations for the amendment.

Next Steps

The 2017 batch of Development Code amendments schedule is as follows:

October 5	Planning Commission meeting: Discuss 2017 Batch Amendments (part 2)
October 19	Planning Commission meeting: Discuss 2017 Batch Amendments (part 3)
November 2	Planning Commission Public Hearing: 2017 Batch Amendments (all)
January 22, 2018	City Council meeting: Discuss 2017 Batch Amendments

Attachment

Attachment 1 – Proposed 2017 Development Code Amendments

Attachment 2 – 2017 Development Code Amendment Public Comments received 9/22-9/28/2017