

Planning Commission Meeting Date: February 1, 2018

Agenda Item 6b

PLANNING COMMISSION AGENDA ITEM

CITY OF SHORELINE, WASHINGTON

AGENDA TITLE: 2018 Comprehensive Plan Docket
DEPARTMENT: Planning & Community Development
PRESENTED BY: Rachael Markle, AICP, Director
Steven Szafran, AICP, Senior Planner

- | | | |
|---|--|---|
| <input type="checkbox"/> Public Hearing | <input type="checkbox"/> Study Session | <input checked="" type="checkbox"/> Recommendation Only |
| <input type="checkbox"/> Discussion | <input type="checkbox"/> Update | <input type="checkbox"/> 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 (**Attachment A**).

BACKGROUND

In June 2017, the City Council established the 2017 Comprehensive Plan Final Docket which included amendments related to the 145th Street annexation, the Point Wells Subarea Plan, updating the PROS Plan, updating the Master Street Plan, amendments to the 185th Street Station Subarea Plan, changing Ronald Wastewater to City of Shoreline throughout the Comprehensive Plan, and updating the Capital Facilities Element to incorporate, by reference, the Shoreline Fire District’s Capital Facilities and Equipment Plan.

Prior to the adoption of Ordinance No.802 on November 14, 2017, the Council carried over three items from the 2017 Docket to the 2018 Docket. Those amendments are:

- 2017 Proposed Amendment #1: Consider amendments to the Comprehensive Plan related to the 145th Street annexation, including amendments for all applicable maps.
- 2017 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

Approved By: Project Manager  Planning Director RM

6b. Staff Report - 2018 Comprehensive Plan Docket

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.

- 2017 Proposed Amendment #3: Consider amendments to the Capital Facilities Element Goals and Policies and update of the Surface Water Master Plan.

2018 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 2018, there are three (3) privately-initiated amendments and five (5) city-initiated amendments to date (including the three carry-over amendments from 2017).

These proposed amendments represent new amendments along with the 2017 carried-over amendments which establish the 2018 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. 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 2018 docket must be adopted before the end of 2018.

Amendments

Amendment #1 – 145th Street Annexation

“Amend the Comprehensive Plan for 145th Street annexation and all applicable maps”.

This amendment was carried over from the 2017 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:

6b. Staff Report - 2018 Comprehensive Plan Docket

Staff recommends that this amendment be placed on the 2018 Comprehensive Plan Docket.

Amendment #2 – Point Wells Subarea Plan

“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 could result from the development of Interlocal Agreements as described in Policy PW-13”.

This amendment was carried over from the 2017 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 2017. In 2016 and 2017, staff recommended that this Comprehensive Plan amendment be docketed 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 2018 Comprehensive Plan Docket.

Amendment #3 – Surface Water Master Plan.

“Consider amendments to the Capital Facilities Element Goals and Policies and update of the 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 2018 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 2018 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 2018 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;

6b. Staff Report - 2018 Comprehensive Plan Docket

- Policy recommendations for Council consideration;
- Condition Assessment Plan;
- Technical drainage capacity issues memo; and
- Operations and Maintenance Manual.

Recommendation:

Staff has been working on this amendment since the beginning of 2017 and believes this item will be ready for adoption by the end of 2018. Staff recommends that this amendment be added to the 2018 Comprehensive Plan Docket.

Amendment #4 – Master Street Plan (Transportation Master Plan)

“Consider deleting Appendix D – Master Street Plan from the Transportation Master Plan and replace with reference to the Engineering Design Manual pursuant to SMC 12.10.015”.

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:

- Delete Appendix D from the Transportation Master Plan; and
- Update all applicable sections of the Comprehensive Plan to reference the Master Street Plan in the Engineering Development Manual (EDM).

The deletion of the Master Street Plan from the Comprehensive Plan will allow the flexibility of the Public Works department to make adjustments to the Master Street Plan any time during the year due to street related requirements being located in the Engineering Development Manual.

Recommendation:

This amendment removes The City’s Master Street Plan from the Transportation Master Plan and adds it to the EDM. This amendment will not impact staff’s work plan or resources and staff recommends that this amendment be added to the 2018 Comprehensive Plan Docket.

Amendment #5 – Redesignate and Rezone all parcels between Fremont Avenue N, Ashworth Avenue North, 145th Street, and 205th Street

“Consider amending the land use designation for all parcels designated Low-Density Residential and Medium-Density residential between Fremont Avenue N, Ashworth Avenue N, 145th Street, and 205th Street to High-Density Residential. Conversely, change the zoning of all parcels between the previously mentioned streets from R-6, R-8, R-12, and R-18 to R-24”.

6b. Staff Report - 2018 Comprehensive Plan Docket

This is a private request to change the Land Use Designation of all parcels designated Low-Density Residential to Medium or High Density Residential and concurrently rezone all parcels zoned R-6, R-8, R-12, and R-18 to R-24 between Fremont Avenue N, Ashworth Avenue N, 145th Street, and 205th Street. The applicant's proposal can be found in **Attachment B**.

The applicant states that rezoning the above referenced areas will provide a transition between the Aurora Corridor and single-family homes west of Fremont Avenue and east of Ashworth Avenue. Furthermore, single-family zoned property would no longer be adjacent to commercial zoning along the Aurora Corridor which would eliminate the need for transition area development regulations. The above referenced area should also be rezoned since the area is in close walking distance to mass-transit (E-Line) and other amenities that are available within the Aurora Corridor.

City staff believes this proposed amendment to the Comprehensive Plan Land Use Map and concurrent rezone is an interesting idea that does comply with many of the goals and policies of the Comprehensive Plan. However, a change of this scope and size is a major work plan item and staff would be responsible for creating a plan for public involvement since the amount of properties this affects is substantial. Also, staff would be responsible for evaluating the environmental impacts of the rezone which may require the services of a consultant that would impact the Department's budget.

Recommendation:

Staff does not recommend adding this item to the 2018 Comprehensive Plan Docket. This proposed amendment requires a considerable amount of staff time and resources.

Amendment #6 – Consider amendments to Transportation Policy T44 which clarifies how an Arterial Streets' Volume over Capacity (V/C) ratio is calculated

This is a private request to clarify how the city calculates an Arterial Street's Volume over Capacity Ratio (V/C). The applicant's interpretation is that neither the AM or PM peak one-directional traffic volume may exceed 90 percent (90%) of the arterial's peak AM or peak PM one-directional capacity. The amendment also clarifies the following items:

- One leg of an arterial intersection may be greater than 90% only at signalized intersections;
- One leg of an intersection refers to that portion of an arterial that is between the signalized intersection and the next nearest intersecting arterial or nonarterial;
- Level-of-Service (LOS) D is not to be exceeded for either the AM or PM peak; and
- Memorializes the grandfathered 1.10 V/C ratio for the specified road segments on Dayton Avenue N and 15th Avenue NE.

The proposed amendments to Policy T44 can be found in **Attachment C**.

Recommendation:

6b. Staff Report - 2018 Comprehensive Plan Docket

Staff recommends that this amendment be placed on the 2018 Comprehensive Plan Docket.

Amendment #7 – Consider amendments to the Point Wells Subarea Plan

This is a privately initiated amendment to amend and update the Point Wells Subarea Plan. The applicant states that many changes have occurred since the adoption of the Plan in 2010. The applicant's proposed changes to the Plan are included in **Attachment D**.

Recommendation:

Many changes have occurred related to the Point Wells area including a portion of the Subarea being annexed to the Town of Woodway, Snohomish County designating the area as an Urban Village in the Snohomish County Comprehensive Plan and the City's ongoing development of a Richmond Beach Transportation Corridor Study. Staff believes amendments are necessary to the Point Wells Subarea Plan in order to reflect changes to the area. Staff recommends that this amendment be placed on the 2018 Comprehensive Plan Docket.

Amendment #8 – Consider amending Land Use Designations Mixed-Use 1 and Mixed-Use 2 in the Land Use Element to provide clarification

Staff received concerns from certain Councilmembers that the City's Comprehensive Plan Land Use Designations for Mixed-Use 1 and Mixed-Use 2 are vague and unclear when it comes to conforming zoning designations within each Land Use Designation. Also, it is difficult to distinguish between the two designations when trying to determine which zoning categories implement each of the designations.

Recommendation:

Staff recommends that this amendment be placed on the 2018 Comprehensive Plan Docket.

PROCESS

It is important to remember that by recommending approval or denial of the 2018 Docket, the Commission is only making a recommendation to the City Council that the amendments be included on the 2018 Final Docket. After the Final Docket has been established amendments will be studied, analyzed, and considered for potential adoption at the end of 2018. The docketing process is not an approval of any amendment.

6b. Staff Report - 2018 Comprehensive Plan Docket

TIMING AND SCHEDULE

- Docket request press release and website – November 1, 2017
- Docket submittal deadline – December 1, 2017
- Planning Commission Recommends Docket– February 1, 2018
- Council Sets the Final Docket – March 5, 2018
- PC Public Hearing on Proposed Docketed Amendments – September 2018 (tentative)
- Council adoption of the Proposed Docketed Amendments– November 2018 (tentative)

RECOMMENDATION

Staff recommends that the Planning Commission recommend Amendments 1 through 4 and 6 through 8 be placed on the proposed 2018 Comprehensive Plan Docket. Staff recommends the Commission not recommend placing Amendment 5 on the 2018 Docket.

ATTACHMENT

Attachment A – Draft 2018 Comprehensive Plan Docket
Attachment B – Kellogg Application
Attachment C – McCormick Application
Attachment D – Mailhot Application