

CITY OF SHORELINE

SHORELINE PLANNING COMMISSION MINUTES OF PUBLIC HEARING MEETING

May 3, 2018
7:00 P.M.

Shoreline City Hall
Council Chamber

Commissioners Present

Chair Montero
Vice Chair Mork
Commissioner Davis
Commissioner Lin
Commissioner Malek
Commissioner Maul

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 Craft

CALL TO ORDER

Chair Montero 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 Montero, Vice Chair Mork, and Commissioners Davis, Lin, Malek and Maul. Commissioner Craft was absent.

APPROVAL OF AGENDA

The agenda was accepted as presented.

APPROVAL OF MINUTES

The minutes of April 19, 2018 were approved as submitted.

GENERAL PUBLIC COMMENT

There were no general public comments.

PUBLIC HEARING: DEVELOPMENT CODE AMENDMENT -- COMMUNITY RESIDENTIAL FACILITIES

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

Staff Presentation

Mr. Szafran reviewed that this is a public hearing on a privately-initiated amendment to allow Community Residential Facilities (CRF-II) in the Residential (R-4 and R-6) zones with approval of a Conditional Use Permit (CUP). In addition to the applicant’s proposed amendment, staff presented two other options for the Commission’s consideration. He reviewed the three options as follows:

- **Option 1** is the applicant’s proposed amendment, which would change Table 20.40.120 to allow CRF-IIs as a Conditional Use in the R-4 and R-6 zones.
- **Option 2** would revise a number of definitions, including a new definition for Adult Family Home, Nursing Facility, Residential Care Facility and Residential Treatment Facility. Option 2 would also update the City’s use tables to: add Adult Family Home as a use, combine CRF-I and CRF-II into one land use category called Residential Care Facility, and delete “personal care” from the Nursing Facility use and add it to the Residential Treatment Facility use. In addition, Option 2 would add index criteria or conditions that would further limit the impacts of an RCF. The index criteria would include a limit on the number of residents allowed, a required separation between Residential Care Facilities, required parking, required landscaping and screening, and a limit on signage allowed. The parking code would be updated to require that Residential Care Facilities have one parking space per three patients, plus one parking space for each full-time equivalent worker on duty. Residential Care Facilities would also be limited to the residential sign standard, which is one monument sign with a maximum sign area of 4 square feet.
- **Option 3** would leave the Development Code unchanged and the topic of Residential Care Facilities would be included as part of a broader housing discussion at a later date.

Mt. Szafran summarized that staff recommends Option 2, with the changes outlined in the Staff Report, or Option 3. Staff does not recommend Option 1.

Chair Montero asked the logic for requiring that all parking spaces over six must be located in an enclosed structure. Mr. Szafran answered that this would be consistent with the existing parking requirement for all single-family zones.

Public Testimony

Ken Maaz, Executive Director, Ashley House, advised that he was present to represent Ashley House, the applicant and current owner of the subject property on Burke Avenue North. He noted that he spoke to the Commission at each of the previous work sessions. He reiterated his belief that Ashley House could bring a better use to some of the existing large facilities in Shoreline neighborhoods than many other unique uses that are already allowed by the existing code but would be more detrimental to a neighborhood

than what they are proposing. He stressed the importance of a CUP process that would allow individual neighborhoods to examine the proposed uses and determine what would be a good fit. He voiced support for the limitations and parameters identified in the Staff Report and requested that the Commission forward a recommendation of approval to the City Council for Option 2.

Planning Commission Deliberation and Action

VICE CHAIR MORK MOVED THAT THE COMMISSION FORWARD OPTION 2 TO THE CITY COUNCIL WITH A RECOMMENDATION OF APPROVAL AS PRESENTED IN THE STAFF REPORT. COMMISSIONER MALEK SECONDED THE MOTION.

Vice Chair Mork summarized that a lot of work and discussion has gone into the proposal, and staff has worked hard to address the Commissioners' concerns in ways that are consistent with City values. Commissioner Malek concurred and said he wholeheartedly supports recommending Option 2 for approval. He does not see the benefit of delaying a decision and bundling the amendment with a broader housing discussion (Option 3).

THE MOTION CARRIED UNANIMOUSLY.

DIRECTOR'S REPORT

Director Markle announced that a public hearing on the denial of the Point Wells Project application is scheduled for May 16th through May 31st. Public comments can be made on May 17th starting at 1:30 p.m. and May 18th starting at 9:00 a.m. The meeting will take place in the Stillaguamish Room of the Robert G. Drewel Building, 3000 Rockefeller Avenue, Everett, Washington. Information about the public hearing is also available on the City's website. She advised that Snohomish County is recommending that the Hearing Examiner deny the application because the applicant failed to submit all of the information and documentation required for the permit to be processed. The applicant was given additional time to submit materials for the Hearing Examiner's review, and a large volume of information was submitted on the afternoon of April 27th. City staff is still waiting for this information to be posted so it can be reviewed in advance of the May 16th hearing. She anticipates that this information will be posted on the Snohomish County Point Wells website any day now.

Director Markle advised that the final Home Improvement Workshop in 2018 is scheduled for May 22nd from 6:00 to 8:00 p.m. in the Permit Services Office on the 3rd Floor of the City's Administration Building. The Vendor Fair will be set up in the lobby.

Director Markle announced that an open house for the new Police Station will be on June 2nd from 9:30 to 11:30 a.m.

Director Markle also announced that a Preferred Concept Design Open House for Parks will be held May 31st from 6:00 to 8:00 p.m. in the Council Chambers.

Director Markle referred the Commissioners to an overview of Substantial Permit Applications (over \$1 million valuation) that were submitted in April. She specifically noted that permits were recently issued

for Vision House and Parkwood Elementary School. The application for the Alexan Project is still moving forward, and the goal is to issue a permit by June. She also noted that a lot of progress is being made on permit review for the new multi-family project at the old Post Office site and the Shoreline Fire Department's new fire station. She also pointed out the number of pre-application meetings that are scheduled, all for townhome projects.

UNFINISHED BUSINESS

There was no unfinished business.

NEW BUSINESS: PLANNING COMMISSION LETTER TO CITY COUNCIL

There was no new business.

REPORTS OF COMMITTEES AND COMMISSIONERS/ANNOUNCEMENTS

There were no reports or announcements from committees or Commissioners.

AGENDA FOR NEXT MEETING

Mr. Cohen advised that upon review of the Planning Commission's recommendation relative to the 2018 Development Code Amendment Docket, the City Council determined that the privately-initiated amendment that would no longer exempt the MUR-70' zone from the tree code requirements should be included on the docket. They recognized this might be difficult to do based on lot coverage and development potential, but they asked that the staff and Commission work together to create a feasible proposal. He said staff would propose three options for the Commission's consideration on May 17th. Commissioner Malek asked that staff's presentation identify what percentage of the total area of Shoreline is zoned MUR-70'. He recognized that the City has a goal to protect the overall tree canopy, but there must be limits to the tree code's application. This will be particularly important in strategic areas where the City is trying to encourage high-density development near the freeway and light rail stations.

ADJOURNMENT

The meeting was adjourned at 7:21 p.m.


William Montero
Chair, Planning Commission


Carla Hoekzema
Clerk, Planning Commission