

DRAFT
CITY OF SHORELINE

SHORELINE PLANNING COMMISSION
MINUTES OF PUBLIC HEARING MEETING

November 1, 2018
7:00 P.M.

Shoreline City Hall
Council Chamber

Commissioners Present

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

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

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 Craft, Davis, Lin, Maul and Malek.

APPROVAL OF AGENDA

The agenda was accepted as presented.

APPROVAL OF MINUTES

The minutes of October 18, 2018 were approved as submitted.

GENERAL PUBLIC COMMENT

There were no general public comments.

PUBLIC HEARING: 2018 DEVELOPMENT CODE AMENDMENTS

Chair Montero reviewed the rules and procedures for the hearing and then opened the public hearing. Mr. Szafran presented each of the amendments, Chair Montero invited public testimony (*there was none*), and the Commission took action as follows:

- **Amendment 1 (SMC 20.20.012.B) – Building Coverage Definition.** The current definition for “Building Coverage,” is unclear whether it includes covered but unenclosed structures or portions of structures such as carports, covered decks, and porches. The amendment would make the definition cover all of the roof area of all buildings on a lot.

VICE CHAIR MORK MOVED THAT THE COMMISSION FORWARD AMENDMENT 1 TO THE CITY COUNCIL WITH A RECOMMENDATION OF APPROVAL AS WRITTEN. COMMISSIONER MAUL SECONDED THE MOTION, WHICH CARRIED UNANIMOUSLY.

- **Amendment 2 (SMC 20.20.024.H) – Definitions.** This amendment would add a definition for “Homeless Shelter” and is related to Amendments 12 and 15.

COMMISSIONER CRAFT MOVED THAT THE COMMISSION FORWARD AMENDMENT 2 TO THE CITY COUNCIL WITH A RECOMMENDATION OF APPROVAL AS WRITTEN. COMMISSIONER MAUL SECONDED THE MOTION, WHICH CARRIED UNANIMOUSLY.

- **Amendment 3 (SMC 20.20.032.L) – Definitions.** This amendment would add a definition for “Landscape Structures.” A unified definition that applies to different types of landscape structures is needed in order to clarify the applicability of the requirements.

COMMISSIONER MAUL MOVED THAT THE COMMISSION FORWARD AMENDMENT 3 TO THE CITY COUNCIL WITH A RECOMMENDATION OF APPROVAL AS WRITTEN. COMMISSIONER CRAFT SECONDED THE MOTION, WHICH CARRIED UNANIMOUSLY.

- **Amendment 4 (SMC 20.20.044.R) – Refuse Definition.** The Development Code neglected to update the citation for the definition of “Garbage” when the new definitions were added to Title 13. In addition to updating the citation, the amendment would renumber the definitions.

COMMISSIONER CRAFT MOVED THAT THE COMMISSION FORWARD AMENDMENT 4 TO THE CITY COUNCIL WITH A RECOMMENDATION OF APPROVAL AS WRITTEN. VICE CHAIR MORK SECONDED THE MOTION, WHICH CARRIED UNANIMOUSLY.

- **Amendment 5 (SMC 20.20.046.S) – Sign Definition.** This amendment would add a definition for “Sign” to the Development Code.

4a. Draft Minutes from Thursday, November 1, 2018

COMMISSIONER MALEK MOVED THAT THE COMMISSION FORWARD AMENDMENT 5 TO THE CITY COUNCIL WITH A RECOMMENDATION OF APPROVAL AS WRITTEN. COMMISSIONER MAUL SECONDED THE MOTION, WHICH CARRIED UNANIMOUSLY.

- **Amendment 6 (SMC 20.20.0480.T) – Trellis.** This amendment is based on Amendment 3, which is a unified definition for “Landscape Structure” that includes arbors, pergolas and trellises. As proposed, “trellis” would be deleted.

COMMISSIONER MALEK MOVED THAT THE COMMISSION FORWARD AMENDMENT 6 TO THE CITY COUNCIL WITH A RECOMMENDATION OF APPROVAL AS WRITTEN. COMMISSIONER MAUL SECONDED THE MOTION, WHICH CARRIED UNANIMOUSLY.

- **Amendment 7 (SMC 20.30.040) – Noise Variance.** Newly adopted Ordinance No. 818 (Noise Code) resulted in the creation of a new variance process. The proposed amendment adds “Noise Variance” to the Type A Administrative Action Table.

COMMISSIONER MAUL MOVED THAT THE COMMISSION FORWARD AMENDMENT 7 TO THE CITY COUNCIL WITH A RECOMMENDATION OF APPROVAL AS WRITTEN. COMMISSIONER CRAFT SECONDED THE MOTION, WHICH CARRIED UNANIMOUSLY.

- **Amendment 8 (SMC 20.40.405) – Homeless Shelter.** This amendment was withdrawn.
- **Amendment 9 (SMC 20.40.020).** This amendment would add the Town Center (TC-4) zone to the residential zoning category on the table.

COMMISSIONER MALEK MOVED THAT THE COMMISSION FORWARD AMENDMENT 9 TO THE CITY COUNCIL WITH A RECOMMENDATION OF APPROVAL AS WRITTEN. COMMISSIONER CRAFT SECONDED THE MOTION, WHICH CARRIED UNANIMOUSLY.

- **Amendment 10 (SMC 20.40.030).** This amendment would add the TC-4 zone and delete the R-36 zoning category.

COMMISSIONER MALEK MOVED THAT THE COMMISSION FORWARD AMENDMENT 10 TO THE CITY COUNCIL WITH A RECOMMENDATION OF APPROVAL AS WRITTEN. COMMISSIONER CRAFT SECONDED THE MOTION, WHICH CARRIED UNANIMOUSLY.

- **Amendment 11 (SMC 20.40.046.D).** This amendment would add the missing word, “in.”

VICE CHAIR MORK MOVED THAT THE COMMISSION FORWARD AMENDMENT 11 TO THE CITY COUNCIL WITH A RECOMMENDATION OF APPROVAL AS WRITTEN.

DRAFT

4a. Draft Minutes from Thursday, November 1, 2018

COMMISSIONER MALEK SECONDED THE MOTION, WHICH CARRIED UNANIMOUSLY.

- **Amendment 12 (SMC 20.40.120) – Homeless Shelter Use Table.** This amendment would add “Homeless Shelter” to the use table as an approved permitted use with indexed criteria in the Community Business (CB), Mixed Business (MB) and Town Center (TC) 1, 2 and 3 zones.

COMMISSIONER MALEK MOVED THAT THE COMMISSION FORWARD AMENDMENT 12 TO THE CITY COUNCIL WITH A RECOMMENDATION OF APPROVAL AS WRITTEN. COMMISSIONER MAUL SECONDED THE MOTION, WHICH CARRIED UNANIMOUSLY.

- **Amendment 13 (SMC 20.40.160) – Unlisted Uses.** The amendment would remove “Unlisted Uses” from the table.

COMMISSIONER MALEK MOVED THAT THE COMMISSION FORWARD AMENDMENT 13 TO THE CITY COUNCIL WITH A RECOMMENDATION OF APPROVAL AS WRITTEN. COMMISSIONER MAUL SECONDED THE MOTION, WHICH CARRIED UNANIMOUSLY.

- **Amendment 14 (SMC 20.40.235.C.5) – Add Exemption.** This amendment would remove the term “transportation impact fee waivers” because the exemption applies to all of the City’s impact fees.

COMMISSIONER CRAFT MOVED THAT THE COMMISSION FORWARD AMENDMENT 14 TO THE CITY COUNCIL WITH A RECOMMENDATION OF APPROVAL AS WRITTEN. COMMISSIONER MAUL SECONDED THE MOTION, WHICH CARRIED UNANIMOUSLY.

- **Amendment 15 (SMC 20.40.405) – Homeless Shelter Indexed Criteria.** This amendment adds indexed criteria for “Homeless Shelters.”

COMMISSIONER MAUL MOVED THAT THE COMMISSION FORWARD AMENDMENT 15 TO THE CITY COUNCIL WITH A RECOMMENDATION OF APPROVAL AS WRITTEN. COMMISSIONER MALEK SECONDED THE MOTION.

Vice Chair Mork said she has listened to several presentations and read that absolute alcohol and drug-use restrictions may not be the best approach. She asked if the restriction is written specific to Mary’s Place or if it would apply to all homeless shelters. Mr. Szafran answered that the rules that were adopted as part of a previous Tent City application were used as a template for the proposed amendment, and the language is not specific to Mary’s Place. Vice Chair Mork commented that the most important requirement is that homeless shelters must be sponsored by an approved non-profit organization. She asked who is responsible for approving non-profit organizations. Mr. Szafran said non-profit organizations must be approved by the State of Washington. He noted that the proposed language also requires that a non-profit organization must have experience organizing and managing homeless shelters. Since sponsoring organizations must have experience and be approved by the State

4a. Draft Minutes from Thursday, November 1, 2018

of Washington, Vice Chair Mork asked if it is mandatory to include the more specific requirement related to drug and alcohol use. Commissioner Maul said he would support the provision to prohibit alcohol and drugs in homeless shelters. Chair Montero noted that in most homeless shelters, drug and alcohol use is prohibited.

Commissioner Davis said she has also heard that this type of low-barrier, housing-first model for transitional housing can be very beneficial. However, homeless shelters are different in that they are more short-term. She can see the need for a sponsoring organization to present rules to the City as part of its application, but she does not feel these specific rules need to be written into the City's code.

Assistant City Attorney Ainsworth-Taylor clarified that, while State-approved non-profit or a Federally-approved 501c3 organizations are authorized to provide social services such as homeless shelters, no specific rules and regulations are attached to the designations. Based on this clarification, Vice Chair Mork agreed that the language should remain as proposed.

THE MOTION CARRIED UNANIMOUSLY.

- **Amendment 16 (SMC 20.40.504) – Self Storage.** This amendment would add the word “gross” before “square feet.” The word was inadvertently left out of Ordinance No. 789 that adopted self-storage requirements.

VICE CHAIR MORK MOVED THAT THE COMMISSION FORWARD AMENDMENT 16 TO THE CITY COUNCIL WITH A RECOMMENDATION OF APPROVAL AS WRITTEN. COMMISSIONER CRAFT SECONDED THE MOTION, WHICH CARRIED UNANIMOUSLY.

- **Amendment 17 (SMC 20.50.020) – Height.** This amendment clarifies code provisions for increased height for gymnasiums and theater fly spaces for both public and private K-12 schools.

COMMISSIONER MALEK MOVED THAT THE COMMISSION FORWARD AMENDMENT 17 TO THE CITY COUNCIL WITH A RECOMMENDATION OF APPROVAL AS WRITTEN. COMMISSIONER MAUL SECONDED THE MOTION, WHICH CARRIED UNANIMOUSLY.

- **Amendment 18 (SMC 20.50.020.3) – Height in Commercial Zones.** Currently, the base height in the Mixed Use Residential (MUR) zones can be exceeded by 15 feet for rooftop structures. The proposed amendment would extend the provision to the commercial zones, as well.

COMMISSIONER MALEK MOVED THAT THE COMMISSION FORWARD AMENDMENT 18 TO THE CITY COUNCIL WITH A RECOMMENDATION OF APPROVAL AS WRITTEN. COMMISSIONER MAUL SECONDED THE MOTION, WHICH CARRIED UNANIMOUSLY.

4a. Draft Minutes from Thursday, November 1, 2018

- **Amendment 19 (SMC 20.50.040) – Landscape Structure in Setback.** This amendment would provide clarification on the applicability of maximum height and sight distance requirements to vegetation supported by landscape structures.

COMMISSIONER MAUL MOVED THAT THE COMMISSION FORWARD AMENDMENT 19 TO THE CITY COUNCIL WITH A RECOMMENDATION OF APPROVAL AS WRITTEN. COMMISSIONER DAVIS SECONDED THE MOTION, WHICH CARRIED UNANIMOUSLY.

- **Amendment 20 (SMC 20.50.120).** This section of the code is unclear and confusing when applying single-family attached and multi-family design standards to town home projects in certain mixed-use residential zones. The amendment would add a semicolon instead of a comma to make the provision easier to understand.

COMMISSIONER MALEK MOVED THAT THE COMMISSION FORWARD AMENDMENT 20 TO THE CITY COUNCIL WITH A RECOMMENDATION OF APPROVAL AS WRITTEN. COMMISSIONER MAUL SECONDED THE MOTION, WHICH CARRIED UNANIMOUSLY.

- **Amendment 21 (SMC 20.50.122) – Administrative Design Review for Single Family Residential Attached and Multifamily Residential.** This amendment adds an Administrative Design Review process to the Single Family Attached and Multifamily design standards.

COMMISSIONER CRAFT MOVED THAT THE COMMISSION FORWARD AMENDMENT 21 TO THE CITY COUNCIL WITH A RECOMMENDATION OF APPROVAL AS WRITTEN. COMMISSIONER MALEK SECONDED THE MOTION, WHICH CARRIED UNANIMOUSLY.

- **Amendment 22 (SMC 20.50.150) – Storage Space for Garbage.** This amendment changes the title of the section to, “Storage Space for Collection of Garbage, Recyclables and Compostables Standards.”

COMMISSIONER MALEK MOVED THAT THE COMMISSION FORWARD AMENDMENT 22 TO THE CITY COUNCIL WITH A RECOMMENDATION OF APPROVAL AS WRITTEN. COMMISSIONER MAUL SECONDED THE MOTION, WHICH CARRIED UNANIMOUSLY.

- **Amendment 23 (SMC 20.50.240.C.2) – Lighting.** Pedestrian right-of-way standards are typically determined by Public Works through the Engineering Development Manual and should not be addressed or duplicated in the Development Code. The proposed amendment would delete right-of-way lighting from this provision.

COMMISSIONER MAUL MOVED THAT THE COMMISSION FORWARD AMENDMENT 23 TO THE CITY COUNCIL WITH A RECOMMENDATION OF APPROVAL AS

4a. Draft Minutes from Thursday, November 1, 2018

WRITTEN. COMMISSIONER CRAFT SECONDED THE MOTION, WHICH CARRIED UNANIMOUSLY.

- **Amendment 24 (SMC 20.50.310.B) – Tree Removal and Lot Size.** This amendment would allow one additional significant tree to be removed for every 7,200 square feet of lot area.

COMMISSIONER MALEK MOVED THAT THE COMMISSION FORWARD AMENDMENT 24 TO THE CITY COUNCIL WITH A RECOMMENDATION OF APPROVAL AS WRITTEN. COMMISSIONER MAUL SECONDED THE MOTION, WHICH CARRIED UNANIMOUSLY.

- **Amendment 25 (SMC 20.50.340).** This amendment would simply capitalize the word “Preparation” since it is a title.

COMMISSIONER MALEK MOVED THAT THE COMMISSION FORWARD AMENDMENT 25 TO THE CITY COUNCIL WITH A RECOMMENDATION OF APPROVAL AS WRITTEN. COMMISSIONER CRAFT SECONDED THE MOTION, WHICH CARRIED UNANIMOUSLY.

- **Amendment 26 (SMC 20.50.350.B) – Trees in Setbacks.** This privately-initiated amendment would change the development standards for tree clearing activities. Staff is recommending denial of the amendment for a number of reasons as outlined in the Staff Report.

Vice Chair Mork clarified that staff is concerned that the phrase “largest size commercially available” is problematic. Mr. Szafran agreed that is one of the concerns. He pointed out that the City currently regulates unlawful tree removal (SMC 20.30.770.D.2) and already has a process for imposing civil penalties for these types of activities. The proposed amendment seeks to require replacement trees that are the largest size commercially available, and staff has been advised by many landscape professionals and arborists that trees that are large at the time of planting are less likely to survive and thrive. Trees that are smaller at the time of planting can typically catch up and surpass the larger trees. Mr. Cohen added that the largest size commercially available could be a huge range, making it difficult to administer on an individual basis. Mr. Szafran said staff is also concerned that the amendment would prohibit the removal of significant trees that are within required setbacks. Staff likes to provide some flexibility for design, solar access, etc., which may require the removal of trees within the setback. Mr. Szafran noted that property owners would still be required to meet the tree retention and replacement requirements, and staff believes the existing system works well. Mr. Szafran said the amendment would also require a replacement tree of the same type that was removed; and in some cases, that might not be a desirable species.

COMMISSIONER CRAFT MOVED THAT THE COMMISSION RECOMMEND DENIAL OF AMENDMENT 26. COMMISSIONER MAUL SECONDED THE MOTION, WHICH CARRIED UNANIMOUSLY.

- **Amendment 27 (SMC 20.50.350.B) and Amendment 28 (SMC 20.50.360.C) – Tree Retention and Replacement for Public Improvements.** These provisions set forth the minimum tree retention and

DRAFT

4a. Draft Minutes from Thursday, November 1, 2018

replacement requirements. As proposed, trees on private property that need to be removed based on a City requirement should not be included in the minimum tree retention ratio calculation or the replacement requirement of the affected property owner.

COMMISSIONER MALEK MOVED THAT THE COMMISSION FORWARD AMENDMENT 27 TO THE CITY COUNCIL WITH A RECOMMENDATION OF APPROVAL AS WRITTEN. COMMISSIONER MAUL SECONDED THE MOTION.

Assistant City Attorney Ainsworth-Taylor advised that Amendment 27 was revised slightly from the language outlined in the Staff Report to clarify the intent. As currently proposed, the amendment would read, *“No tree replacement is required when a significant tree otherwise required to be retained must be removed to accommodate installation of a frontage improvement required as a condition of permit approval pursuant to SMC 20.70.320.”*

COMMISSIONER CRAFT MOVED TO AMEND THE MOTION TO RECOMMEND THE REVISED LANGUAGE AS PROPOSED BY THE ASSISTANT CITY ATTORNEY. COMMISSIONER MAUL SECONDED THE MOTION, WHICH CARRIED UNANIMOUSLY.

Ms. Ainsworth-Taylor advised that in the new language, the word “replacement” should have been “retention.” The language should read, *“No tree retention is required when a significant tree otherwise required to be retained must be removed to accommodate installation of a frontage improvement required as a condition of permit approval pursuant to SMC 20.70.320.”*

COMMISSIONER CRAFT MOVED TO AMEND THE MOTION TO RECOMMEND THE REVISED LANGUAGE AS PROPOSED AND CORRECTED BY THE ASSISTANT CITY ATTORNEY. COMMISSIONER MAUL SECONDED THE MOTION, WHICH CARRIED UNANIMOUSLY.

THE MAIN MOTION, AS AMENDED, WAS UNANIMOUSLY APPROVED.

Assistant City Attorney Ainsworth-Taylor advised that Amendment 28 was also revised slightly since the last meeting to clarify the intent. As currently proposed, the amendment would read, *“No tree replacement is required when a significant tree otherwise required to be retained must be removed to accommodate installation of a frontage improvement required as a condition of permit approval pursuant to SMC 20.70.320.”*

COMMISSIONER CRAFT MOVED THAT THE COMMISSION FORWARD AMENDMENT 28 TO THE CITY COUNCIL WITH A RECOMMENDATION OF APPROVAL BASED ON THE REVISED LANGUAGE PROPOSED BY THE ASSISTANT CITY ATTORNEY. COMMISSIONER MAUL SECONDED THE MOTION, WHICH CARRIED UNANIMOUSLY.

- **Amendment 29 (SMC 20.50.360.K) – Tree Replacement and Site Restoration.** This amendment was privately initiated, and staff recommends denial. The City already has the ability to issue Notice

DRAFT

and Order and Stop Work Notices. Per SMC 20.30.760, the City currently requires a maintenance bond for a period of three years for replacement trees required as part of a development project. After three years, the City inspects the site to ensure the trees have survived. If not, the owner is responsible for replacing them. The applicant of the amendment proposes a monitoring period of 10 years, which staff believes is excessive. Typically, after three years, staff has the ability to know if replacement trees are living and healthy. In terms of penalties, the City already has the ability to assess civil penalties for unlawful tree removal.

COMMISSIONER MALEK MOVED THAT THE COMMISSION RECOMMEND DENIAL OF AMENDMENT 29. COMMISSIONER MAUL SECONDED THE MOTION, WHICH CARRIED UNANIMOUSLY.

- **Amendment 30 (SMC 20.50.390.C) – Office Parking.** This amendment adds parking requirements for professional office uses. Also, because “Government/Business Services” is not listed as a use in the Development Code, the use would be deleted from this section as it can more easily be administered under “Professional Office.”

COMMISSIONER MALEK MOVED THAT THE COMMISSION FORWARD AMENDMENT 30 TO THE CITY COUNCIL WITH A RECOMMENDATION OF APPROVAL AS WRITTEN. COMMISSIONER MAUL SECONDED THE MOTION, WHICH CARRIED UNANIMOUSLY.

- **Amendment 31 (SMC 20.50.390.D) – Required Parking.** This amendment would revise the parking standards for schools. In addition, the language for Daycare I would be updated by replacing “that residential area” with “the underlying zone.”

COMMISSIONER MAUL MOVED THAT THE COMMISSION FORWARD AMENDMENT 31 TO THE CITY COUNCIL WITH A RECOMMENDATION OF APPROVAL AS WRITTEN. COMMISSIONER MALEK SECONDED THE MOTION, WHICH CARRIED UNANIMOUSLY.

- **Amendment 32 (SMC 20.50.410) – Disabled.** The term “handicap” is no longer appropriate and the proposed amendment would replace the term with “disabled.”

VICE CHAIR MORK MOVED THAT THE COMMISSION FORWARD AMENDMENT 32 TO THE CITY COUNCIL WITH A RECOMMENDATION OF APPROVAL AS WRITTEN. COMMISSIONER MALEK SECONDED THE MOTION, WHICH CARRIED UNANIMOUSLY.

- **Amendment 33 (SMC 20.70.320.C) – Frontage Improvements.** This amendment would delete the requirement for frontage improvements when a single-family land use is converted to a commercial land use. For clarification, Mr. Szafran explained that full frontage improvements would still be required when properties are redeveloped.

4a. Draft Minutes from Thursday, November 1, 2018

COMMISSIONER MALEK MOVED THAT THE COMMISSION FORWARD AMENDMENT 33 TO THE CITY COUNCIL WITH A RECOMMENDATION OF APPROVAL AS WRITTEN. COMMISSIONER MAUL SECONDED THE MOTION, WHICH CARRIED UNANIMOUSLY.

- **Amendment 34 (SMC 20.70.320) – Waivers for Frontage Improvements.** This proposed amendment would allow the City to waive the requirement for frontage improvements in certain circumstances, such as safety hazards, impacts to critical areas, or where the City does not see future redevelopment or the opportunity to get frontage improvements along a roadway.

COMMISSIONER MALEK MOVED THAT THE COMMISSION FORWARD AMENDMENT 34 TO THE CITY COUNCIL WITH A RECOMMENDATION OF APPROVAL AS WRITTEN. COMMISSIONER MAUL SECONDED THE MOTION, WHICH CARRIED UNANIMOUSLY.

- **Amendment 35 (SMC 20.70.450) – Access Widths.** Consistent with the Engineering Development Manual, this amendment would make the driveway widths and access types match up with the types of development. “Circular” drives would also be removed because they are not a type of development.

COMMISSIONER MAUL MOVED THAT THE COMMISSION FORWARD AMENDMENT 35 TO THE CITY COUNCIL WITH A RECOMMENDATION OF APPROVAL AS WRITTEN. COMMISSIONER CRAFT SECONDED THE MOTION, WHICH CARRIED UNANIMOUSLY.

- **Amendment 36 (SMC 20.80.082) and Amendment 37 (SMC 20.80.220).** These amendments were withdrawn.
- **Amendment 38 (SMC 20.230.200) – SMP Shoreline Policies and Regulations.** This amendment updates the title of the section to be regulations and not policies.

COMMISSIONER MAUL MOVED THAT THE COMMISSION FORWARD AMENDMENT 38 TO THE CITY COUNCIL WITH A RECOMMENDATION OF APPROVAL AS WRITTEN. COMMISSIONER CRAFT SECONDED THE MOTION, WHICH CARRIED UNANIMOUSLY.

DIRECTOR’S REPORT

Director Markle referred to the list of permitted new development that was provided to Commissioners prior to the meeting. She announced that the self-storage facility at 167th and Aurora Avenue North has broken ground. She also announced that pre-applications have slowed down to a small degree, and most of those on the list are for townhome development.

Commissioner Maul requested an update on the Alexan project. Mr. Cohen advised that they are still working out some legal issues about ownership, but the permit has been issued and he anticipates they will proceed as planned.

DRAFT

UNFINISHED BUSINESS

There was no unfinished business.

NEW BUSINESS

There was no new business.

REPORTS OF COMMITTEES AND COMMISSIONERS/ANNOUNCEMENTS

Chair Montero reported that he attended the 185th Corridor Project Drop-In Storefront studio event, which was well done, well attended, and well received.

AGENDA FOR NEXT MEETING

Mr. Cohen announced that the November 15th meeting has been cancelled. The next regular meeting is December 6th and the topic of discussion will be the Shoreline Master Program (SMP) Update. The December 20th meeting has been cancelled, as well. A joint dinner meeting with the City Council is scheduled for February 11th. Prior to the meeting, staff will prepare a letter from the Commission to the City Council advising of their 2018 activities and outlining potential work items for 2019.

ADJOURNMENT

The meeting was adjourned at 7:42 p.m.

William Montero
Chair, Planning Commission

Carla Hoekzema
Clerk, Planning Commission