



PLANNING COMMISSION REGULAR MEETING AGENDA

Thursday, February 7, 2019
7:00 p.m.

Council Chamber · Shoreline City Hall
17500 Midvale Ave N
Shoreline, WA 98133

	<u>Estimated Time</u>
1. CALL TO ORDER	7:00
2. ROLL CALL	7:01
3. APPROVAL OF AGENDA	7:03
4. APPROVAL OF MINUTES	7:04
a. January 17, 2019 Draft Minutes	

Public Comment and Testimony at Planning Commission

During General Public Comment, the Planning Commission will take public comment on any subject which is not specifically scheduled later on the agenda. During Public Hearings and Study Sessions, public testimony/comment occurs after initial questions by the Commission which follows the presentation of each staff report. In all cases, speakers are asked to come to the podium to have their comments recorded, state their first and last name, and city of residence. The Chair has discretion to limit or extend time limitations and the number of people permitted to speak. Generally, individuals may speak for three minutes or less, depending on the number of people wishing to speak. When representing the official position of an agency or City-recognized organization, a speaker will be given 5 minutes. Questions for staff will be directed to staff through the Commission.

5. GENERAL PUBLIC COMMENT	7:05
6. STUDY ITEMS:	7:10
a. Draft 2019 Comprehensive Plan Docket	
7. DIRECTOR'S REPORT	7:40
8. UNFINISHED BUSINESS	7:45
9. NEW BUSINESS	7:46
10. REPORTS OF COMMITTEES & COMMISSIONERS/ANNOUNCEMENTS	7:47
11. AGENDA FOR February 21, 2019	7:57
12. ADJOURNMENT	8:00

The Planning Commission meeting is wheelchair accessible. Any person requiring a disability accommodation should contact the City Clerk's Office at 801-2230 in advance for more information. For TTY telephone service call 546-0457.

DRAFT
CITY OF SHORELINE

SHORELINE PLANNING COMMISSION
MINUTES OF REGULAR MEETING

January 17, 2019
7:00 P.M.

Shoreline City Hall
Council Chamber

Commissioners Present

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

Staff Present

Rachael Markle, Director, Planning and Community Development
Miranda Redinger, Senior Planner, Planning and Community Development
Steve Szafran, Senior Planner, Planning and Community Development
Kate Skone, Associate Planner, Planning and Community Development
Julie Ainsworth-Taylor, Assistant City Attorney
Carla Hoekzema, Planning Commission Clerk

Commissioners Absent

Commissioner Craft

CALL TO ORDER

Chair Montero called the regular 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, Maul and Malek. Commissioner Craft was absent.

APPROVAL OF AGENDA

The agenda was amended to add a discussion about the Commission's letter to the City Council under "New Business." The remainder of the agenda was accepted as presented.

APPROVAL OF MINUTES

The minutes of January 3, 2019 were approved as submitted.

GENERAL PUBLIC COMMENT

There were no general public comments.

STUDY ITEM: SHORELINE MASTER PROGRAM REVIEW – PART I

Ms. Redinger reviewed that the City adopted its first Shoreline Master Program (SMP) in August of 2013, and the Commission discussed the purpose and process for the current Periodic Review on December 6, 2018. She reminded them that the update will be based on State requirements or City recommendations. She briefly reviewed the State required changes as follows:

- **Chapter 20.210.010 – Definitions.** The cost threshold for substantial development would be revised to cite the appropriate State legislation so the City’s SMP will not become outdated every time the State changes the number.
- **Chapter 20.210.010 – Definitions.** This amendment will change the definition of “Development” to clarify that it does not include projects that involve only dismantling or removing structures without any associated development.
- **Chapter 20.220.015 – Exceptions to Local Review.** This is a new section listing the special exceptions called out in the Washington Administrative Code (WAC) regarding the applicability of local SMPs.
- **Chapter 20.220.080(D) – Permit Filing Procedures.** This amendment will clarify the permit filing procedures that are outlined in the Revised Code of Washington (RCW).
- **Chapter 20.200.080 – Scope and Process for Periodic Reviews.** This amendment adds references to the appropriate RCW and WAC provisions and includes the potential for a joint State/City review period.
- **Chapter 20.200.090 – Optional SMP Amendment Process.** This amendment adds references to the appropriate RCW and WAC provisions
- **Chapter 20.220.030 – Shoreline Exemptions.** This amendment would cite the RCW and WAC exceptions rather than list them in the SMP. The intent of this amendment is that the provisions do not become outdated as soon as the State changes its lists.
- **Chapter 20.230.030(C) – Wetlands Critical Areas Guidance.** This amendment would repeal Chapter 20.230.030(C) and replace it with new guidance in Chapter 20.240.
- **Chapter 20.220.080 – 90-Day Target for Local Review for Washington State Department of Transportation (WSDOT) projects.** This amendment would include a provision regarding target time for local review and reference RCW 90.58.

Ms. Redinger also reviewed the City-recommended amendments as follows:

- **Chapter 20.200 – Shoreline Master Plan.** The amendments would remove references to the 2006 Critical Areas Ordinance (CAO). Minor amendments are also proposed for housekeeping and clarification.
- **Chapter 20.210 – Definitions and Chapter 20.220 – Administrative Procedures.** These amendments will be minor for housekeeping and clarification.

Ms. Redinger advised that on February 7th, staff will present the following City-recommended amendments:

- **Chapter 20.230 – General Policies and Regulations.** The amendments to this chapter will include removing references to environmentally sensitive areas that will be addressed in Chapter 20.240 and clarifying that existing, previously permitted stabilization measures (bulkheads) are considered engineered and abated hazards, not geological hazard areas. This amendment will particularly impact residents on Apple Tree Lane and will make it easier for them to replace bulkheads. Staff has had conversations with these residents to make sure they understand the proposed changes and why. So far, the discussions have gone well.
- **Chapter 20.240 – SMP Critical Areas Regulations.** The amendment will integrate the City’s 2015 CAO, removing any regulations that conflict with the Shoreline Management Act (reasonable use exceptions, administrative exceptions and waivers).
- **Chapter 13.12 – Floodplain Management.** This amendment will change the Floodplain Administrator from the Public Works Director to the Planning Director to consolidate administrative authority under one department.
- **Chapter 20.80 – Critical Areas.** The amendment will reference the new SMP Critical Areas Regulations in Chapter 20.240.

Ms. Redinger explained that the Commission will discuss Part II of the SMP Review on February 7th and conduct a public hearing on both Part I and Part II on March 21st. The public hearing will also fulfill the joint Department of Ecology (DOE) review/comment period and will include a community open house prior to the hearing. She noted that the hearing date was pushed back so staff can work with a consultant to perform some environmental analysis and update the State Environmental Policy Act (SEPA) Checklist. Staff’s intent is to present the proposed amendments to the City Council on April 15th for a study session, with a public hearing and final adoption of Ordinance No. 856 on May 6th. This will meet the DOE’s deadline of June 30, 2019.

DIRECTOR’S REPORT

Director Markle provided an update on the Substantial Permits that are currently under review, specifically highlighting the following:

- A permit for the Alexan Shoreline Project has been issued. The permit application was initially submitted in 2014. The applicant is eager to get started, and they are planning a ground-breaking event to celebrate being the first project in Shoreline Place.
- The TP Home LLC Project is a 15-unit apartment complex.
- There are a number of applications for townhome development.
- Caron Architecture’s project on 15th Avenue NE will be a 5-story, multi-family development with 122 units plus 2 stories of parking (107 stalls).
- The City is close to issuing a permit for the project at 19022 Aurora Avenue North, which will be a 7-story mixed use development with 241 residential units as well as commercial space. Staff is currently working with the applicant on a parking management plan.
- The Shoreline School District submitted an application for its final project, which will be a new middle school. The ball is now in the City’s court to complete the 8-week turnaround for permit issuance. All deadlines have been met for school projects so far.

Director Markle also reviewed the pre-application meeting requests for larger projects and subdivisions, noting that December was not a very busy month because of the holiday. The projects include some short plats and townhome development and the City's partnership project with Bazan Architects for a new mixed-use building (100 units of low-income housing) at 19806 Aurora Avenue North. In addition, Studio Meng Strazza Architects met with staff in a preapplication meeting for the Fireside Homes Project at 18110 Midvale Avenue North. This 5-story project will include 209 residential units over 2-stories of parking.

Director Markle reported that staff has begun working with a consultant on the Townhome Design Project, which is the department's new long-range project. They are currently working out a public participation plan and seeking input from developers. The project involves writing regulations specific to townhomes, and they will look at both site and design standards. Quite a few projects have either been built or are under construction. Before they get too far with this product, they want to review what is being built with the regulations in place and make adjustments. For example, they know they need to work out some details related to utility placement and connections and perhaps different design standards for projects that do not front on major streets. The intent is to make sure that townhomes are designed in a way that everyone will be proud of them for years to come. Staff's intent is to present the initial proposal to the Commission this summer, with a public open house prior to the Commission's workshop discussion. Staff will discuss the project with the Council of Neighborhoods and some online tools will be used to solicit public feedback. The goal is to have adopted regulations in place by the end of the year.

UNFINISHED BUSINESS

There was no unfinished business

NEW BUSINESS – LETTER FROM COMMISSION TO CITY COUNCIL

Vice Chair Mork recalled that several Commission meetings were cancelled in 2018 because agenda items were not ready for Commission review and discussion. She suggested it would be appropriate to have a list of other items the Commission could discuss to fill their agendas each month. Walkability is a topic she is particularly interested in. It would be helpful to learn what can be done to make the City more walkable. For example, the Commission could review the Development Code, looking for potential changes to encourage walkability.

Commissioner Davis said she is also interested in thinking about how the topic of "walkability" relates to the City's neighborhoods. The City has a series of unique neighborhoods. As the station areas continue to develop with a variety of new housing, there will be a lot of interest in developing a sense of place. It would be interesting to look at what the City is already doing to encourage neighborhood development. She suggested the Commission should identify areas that are most likely to be impacted by development in the near future and consider how neighborhood design guidelines could be used to preserve the desirable aspects of each one. The community should be invited to provide feedback as to what they would like to see in their neighborhoods.

Commissioner Malek recalled that several years ago when he was active in the Richmond Beach Community Association, George Braswell and several others presented a plan to establish a 3 to 4-mile

walking trail. Unfortunately, the plan was cut short because some of the property involved in the proposal was private rather than public land. He commented that some of the best and most attractive communities have popular features such as walking paths. He said he supports a Commission discussion and community involvement regarding walkability, particularly identifying pockets in existing neighborhoods that lend to this type of activity. Commissioner Lin suggested that the discussion also include the need to promote unique neighborhood character.

The Commissioners agreed to add the following topics under “New Items to Consider:” A review of walkability within the City, how development affects neighborhood design, and how to promote and preserve neighborhood character.

Commissioner Malek requested a status report on Ordinance 833, which would have removed the tree retention and replacement requirements in the MUR-70’ zone. Director Markle summarized that the Commission recommended approval. The City Council edited the Commission’s recommendation before final approval, but the MUR-70’ zone was still exempt from the tree retention and replacement requirements, with the exception of critical areas and their buffers.

Commissioner Malek said he would like to add a review of the tree retention and replacement requirements in the MUR-45’ zone to the Commission’s 2019 agenda under “Looking Forward to Continued Work with Staff.” Commissioner Malek expressed his opinion that the tree retention and replacement requirements are inappropriate for both the MUR-45’ and MUR-70’ zones. He felt the requirements are more appropriate for the MUR-35’ zone, which is intended to provide a buffer between the MUR-45’ and single-family residential zones. Director Markle suggested that the topic could be added to the letter or included in the Staff Report that is prepared for the dinner meeting. Even if it does not end up on the work plan, including it in the letter and/or Staff Report would provide “food for thought” for a future work plan item. Commissioner Maul noted that including it would also allow the Commission to discuss the topic at their joint meeting. The Commissioners agreed.

Commissioner Malek said he would like staff to provide a report to the Commission to track the status and outcome of their recommendations. He commented that it is sometimes difficult for him to track issues as they move through the public process. Director Markle agreed that is a great idea.

Commissioner Malek reported that he recently attended a lecture about “opportunity zones,” which offer tax-based incentives for big investor money but can include smaller investors, too. The concept allows people to invest money into projects in 8,700 opportunity zones that have been declared by governors all across the country. Investors receive tax abatement from 2019 to 2026. He suggested that the Commission consider opportunities to use a similar concept in Shoreline to encourage redevelopment. He noted that the MUR-30’, MUR-45’ and MUR-70’ zones are in some of the most difficult areas to develop from a feasibility standpoint. It would behoove the City to think through these obstacles in advance.

Commissioner Maul recalled that the City did implement tax abatement incentives as part of the station area rezones. He said it would be helpful for the Commission to meet with the new Economic Development Manager to share ideas and collaborate on ways to encourage redevelopment. The remainder of the Commission concurred.

Vice Chair Mork asked if the City would be eligible for any of the funding that Microsoft has pledged for affordable housing. Commissioner Davis said the details have not been fully released yet. Commissioner Malek said there will likely be specific criteria for qualification, but until the criteria comes out, it will be difficult to know if Shoreline will qualify for any of the funds. Director Markle said she would advise the new Economic Development Manager that the Commission is interested in learning more about opportunity zones and opportunities to collaborate on economic development.

Commissioner Maul recalled that a pedestrian multi-modal design concept was included as part of the station area subarea plans. He asked how much was funded with the sidewalk plan that was passed last fall. Vice Chair Mork answered that the sidewalks that were selected for funding were areas where there were accidents and/or safety issues. None of the improvements identified in the pedestrian design concepts for the station areas were included. Commissioner Maul summarized that a lot of work has already been done to identify bicycle lanes and sidewalks that connect the station areas to the neighborhoods. Vice Chair Mork said her thought was to focus beyond the station areas to include other neighborhoods in the City. Rather than focusing on a sidewalk plan, which is outside of the Commission's purview, a first step could be to review the Development Code and identify adjustments to encourage walkability.

Commissioner Maul observed that Shoreline is nearly all developed and the neighborhoods have already been established. During the station area subarea planning process, the Development Code was amended to encourage the multimodal aspects of the station areas as much as possible. He said he would like to see better connections for both bicyclists and pedestrians, but the challenge will be encouraging improved connections in existing neighborhoods.

Vice Chair Mork said her vision is for the Commission to become educated about what the Planning Commission can do to improve walkability. She sees this as a long-term project that citizens are particularly interested in. Sidewalks are just one aspect of a walkable community. Even if there are adequate sidewalks, people need to feel safe using them. Many of the safety issues can be addressed via the Development Code. She agreed that a lot was done to address walkability within the station subareas, but she was looking to address the issue from a broader standpoint, starting first with education and then looking at potential Development Code amendments.

Assistant City Attorney Ainsworth-Taylor clarified that sidewalk control is primarily under the auspice of the Public Works Department because sidewalks are part of the transportation network. The Public Works Department controls the pedestrian plan, and sidewalk prioritization will be addressed again when the Transportation Master Program is updated in a few years. She noted that the City Council has been fully briefed on everything the City can do to finance and develop sidewalks where needed.

Vice Chair Mork said she is not necessarily advocating for a discussion about sidewalks per se. Although sidewalks are outside of the Commission's purview, there are other things the Commission could consider that are zoning code related to improve the situation. Commissioner Davis agreed that addressing pedestrian safety is also an aspect of neighborhood design. Aside from physical sidewalks, there are things that could be discussed from a design guideline standpoint that would make neighborhoods feel more walkable. Again, Vice Chair Mork said it would be helpful for staff to brief the Commission on what things they can and cannot do in this regard.

Director Markle summarized that there are a few topics the Commission is interested in learning more about when their agenda is light. While there may not be funding to pursue the topics in great detail in 2019, knowing what topics the Commission is interested in will help inform the 2020 budget. It might be appropriate to conduct speaker series events, inviting experts to discuss walkability, opportunity zones, etc. This would allow the information to reach a broader audience than just the Commission.

Chair Montero said it would be helpful for staff to present an update regarding the pedestrian plan and what changes might be proposed going forward.

Chair Montero summarized that the letter to the City Council would be updated to include a review of walkability within the City, how development affects neighborhood design, and promote and preserve neighborhood character. It would also be updated to include a discussion about reducing significant tree retention requirements in the MUR-45' zone.

REPORTS OF COMMITTEES AND COMMISSIONERS/ANNOUNCEMENTS

Vice Chair Mork announced that the Commission By-laws Committee will meet on January 30th. Commissioner Malek reported that the final appeal on the Point Wells Project is currently pending.

AGENDA FOR NEXT MEETING

Chair Montero announced that the February 7th will include Part II of the SMP Periodic Review. Mr. Szafran said staff will also present the list of Comprehensive Plan amendments for 2019.

ADJOURNMENT

The meeting was adjourned at 7:48 p.m.

William Montero
Chair, Planning Commission

Carla Hoekzema
Clerk, Planning Commission

Planning Commission Meeting Date: February 7, 2019

Agenda Item 6a.

PLANNING COMMISSION AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

AGENDA TITLE: Draft 2019 Comprehensive Plan Docket
DEPARTMENT: Planning & Community Development
PRESENTED BY: Steven Szafran, AICP, Senior Planner
Rachael Markle, AICP, Director

Public Hearing
 Discussion

Study Session
 Update

Recommendation Only
 Other

INTRODUCTION

The State Growth Management Act (GMA), chapter 36.70A RCW, limits review of proposed Comprehensive Plan Amendments (CPAs) to no more than once a year. To ensure that the public and the City can consider the proposed amendments within a citywide context, RCW 36.70A.470 mandates that the City create a "docket" that lists the amendments to be considered in this "once a year" review process.

Thus, the "docket" represents a list of Comprehensive Plan amendments the City will be responsible for analyzing and evaluating for potential adoption. In addition, the "docket" ensures that all of the proposed amendments are considered concurrently so that the cumulative effect of the various proposals can be ascertained when the City Council is making its final decision, as required by RCW 36.70A.130(2)(b).

The Draft 2019 Comprehensive Plan Docket is attached as **Attachment A**.

BACKGROUND

In April 2018, the City Council established the 2018 Comprehensive Plan Final Docket listing eight (8) proposed amendments. On December 10, 2018, the City Council adopted six (6) of those amendments via Ordinance No. 845. The City Council directed that the remaining two (2) proposed amendments be carried over to the 2019 Docket. Those amendments are:

- 2018 Proposed Amendment #1: Consider amendments to the Comprehensive Plan related to the 145th Street annexation, including amendments for all applicable maps.

Approved By:

Project Manager 

Planning Director 

6a. Staff Report - DRAFT 2019 Comprehensive Plan Docket

- 2018 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 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.

Draft 2019 Comprehensive Plan Docket

Comprehensive Plan Amendments take two forms: Privately-initiated amendments and city-initiated amendments.

Pursuant to SMC 20.30.340(C)(2), 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 2019, there are two (2) privately-initiated amendments and two (2) city-initiated amendments – the proposed amendments carried-over from the 2018 Docket.

At tonight's meeting, the Planning Commission will be formulating its recommendation for what amendments should be evaluated in 2019, establishing the Draft 2019 Docket. The Draft 2019 Docket will be submitted to the City Council which will then establish the Final 2019 Docket. Once the Final 2019 Docket has been established, City Staff will analyze and evaluate the proposed amendments and return to the Planning Commission for study sessions and a public hearing. The Planning Commission will issue its recommendation and the City Council will consider that recommendation when it determines what proposed amendments should be adopted. The amendments on the 2019 Docket must be adopted before the end of 2019.

Amendments

Amendment #1 – 145th Street Annexation

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

This amendment has been carried-over on every Docket since 2015 and most recently was carried over from the 2018 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 from Aurora Avenue to Interstate 5. The City is also working on 145th Street Corridor improvements as described in the 145th Street Multimodal Corridor Study (<http://www.shorelinewa.gov/home/showdocument?id=29525>).

There are some maps contained in the Comprehensive Plan that do not include 145th Street. If the City annexes 145th Street, all the maps in the Comprehensive must be amended to include 145th Street as a street within the City of Shoreline.

This amendment has been on the Docket since 2015 and the City is no longer in active discussions with the City of Seattle to annex the roadway. Since the process of Seattle de-annexing the street and the City annexing the street could take years, there is no rush or reason to keep including the item on the Docket at this time. When and if the City enters annex negotiations with the City of Seattle for 145th Street, this item can be added to the docket in a future year.

Recommendation:

Staff recommends that this amendment not be placed on the 2019 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 first proposed in 2013 and has been carried over every year since then.

The City anticipated that the Richmond Beach Transportation Corridor Study (TCS), as described in Policy PW-12, on mitigating adverse impacts from BSRE’s proposed urban center development of Point Wells would be completed in 2018. The TCS was intended to inform mitigation that would be included in the Environmental Impact Statement for the development. However, the TCS has not been finalized as the City reached an impasse with BSRE’s technical staff in determining an appropriate mitigation strategy to meet the City’s Level of Service standards. In addition, the future of BSRE’s urban center development applications are in question as the applications were terminated by the Snohomish County Hearing Examiner (affirmed by the Snohomish County Council) without further environmental review. As it currently stands, there are no active development permits under review in Snohomish County. Until this uncertainty is resolved, the TCS will not be finalized.

Staff believes it is unnecessary to include this item on the 2019 Docket since there are no active development applications submitted with Snohomish County. When and if a new application is submitted to Snohomish County, staff can place this item on a future docket if necessary.

Recommendation:

Staff does not recommend that this amendment be placed on the 2019 Comprehensive Plan Docket.

Amendment #3 – Change the Land Use Designation and Zoning of Two Parcels at 1510 and 1517 NE 170th Street.

This is a privately-initiated amendment (**Attachment B**) that seeks to change the Land Use Designation (**Attachment C**) and zoning (**Attachment D**) of two parcels located at 1517 and 1510 NE 170th Street. This proposed amendment seeks to change the Land Use Designation from Medium Density Residential to Mixed-Use 2 and then rezone the property from Residential, 8 units/acre (R-8) to Community Business (CB) consistent with the land use designation.

The applicant has been operating a contractor office at 1510 NE 170th Street since 2004. Since a commercial business is not allowed in the R-8 zone, the applicant has elected to request a Comprehensive Plan amendment and concurrent rezone to Community Business to allow continued operation at this location. The applicant has also purchased the property at 1517 NE 170th Street for parking of company vehicles. 1517 NE 170th Street is also zoned R-8 and the applicant is including this property in their request. The site is located between existing commercial uses that front 15th Avenue NE and single-family neighborhoods to the east (**Attachment E**).

Land Use Policy 2 (LU-2) in the Comprehensive Plan is as follows:

The Medium Density Residential land use designation allows single-family dwelling units, duplexes, triplexes, zero lot line houses, townhouses, and cottage housing. Apartments may be allowed under certain conditions. The permitted base density for this designation may not exceed 12 dwelling units per acre.

The subject parcels at 1517 and 1510 NE 170th Street are zoned Residential, 8 units/acre (R-8) to implement LU 2. The R-8 zone allows for a mix of single-family homes, duplexes, triplexes, townhomes, and community facilities. The R-8 zone does not permit general retail trade/services or office uses, which best describe the current and proposed uses at 1517 and 1510 NE 170th Street.

The applicant is seeking to amend the land use designation from Medium Density Residential to Mixed-Use 2 (MU2) with a concurrent rezone to Community Business (CB) to align the land use designation and zoning with the existing use of the subject parcels. Land Use Policy10 (LU-10) in the Comprehensive Plan is as follows:

The Mixed-Use 2 (MU2) designation is similar to the MU1 designation, except it is not intended to allow more intense uses, such as manufacturing and other uses that generate light, glare, noise, or odor that may be incompatible with existing and proposed land uses. The Mixed-Use 2 (MU2) designation applies to commercial areas not on the Aurora Avenue or Ballinger Way corridors, such as Ridgecrest, Briarcrest, Richmond Beach, and North City. This designation may provide retail, office, and service uses, and greater residential densities than are

allowed in low-density residential designations, and promotes pedestrian connections, transit, and amenities.

General retail trade/services or office uses are permitted in the CB zone. The subject properties also border CB zoned property to the west.

Recommendation:

Staff recommends that this amendment be added to the 2019 Comprehensive Plan Docket.

Amendment #4 – Update Natural Environment Goal V

This is a privately-initiated amendment to amend Natural Environment Goal V (**Attachment F**) which currently states:

Protect clean air and the climate for present and future generations through reduction of greenhouse gas emissions, and promotion of efficient and effective solutions for transportation, clean industries, and development.

The proposal will amend NE Goal V to read:

Protect clean air and the climate for present and future generations ~~through~~ reduction of by limiting greenhouse gas emissions to 1.5° C of global warming above pre-industrial levels, and promotion of efficient and effective solutions for transportation, clean industries, and development.

The proposed amendment is in response to recent reports showing the dire consequences of allowing global warming to increase higher than 1.5° C above pre-industrial levels. The City of Shoreline has recently signed a joint letter in 2014 committing to greenhouse gas reduction goals contained in the King County Cities Climate Collaboration document. In addition, the City's Climate Action Plan has a goal of limiting greenhouse gas emissions to 2° C of global warming above pre-industrial levels. This amendment seeks to update and make consistent the City's emission goals with those adopted through the Paris Agreement. The Paris Agreement's long-term goal is to keep the increase in global average temperature to well below 2° C above pre-industrial levels; and to limit the increase to 1.5° C, since this would substantially reduce the risks and effects of climate change.

Recommendation:

Staff recommends that this amendment be added to the 2019 Comprehensive Plan Docket.

PROCESS

It is important to remember that by recommending approval or denial of any proposed amendment for the Draft 2019 Docket, the Commission is only making a

6a. Staff Report - DRAFT 2019 Comprehensive Plan Docket

recommendation to the City Council. The City Council will ultimately decide what amendments will be included on the 2019 Final Docket. After the Final Docket has been established amendments will be studied, analyzed, and considered for potential adoption at the end of 2019. The docketing process is not an approval of any amendment.

TIMING AND SCHEDULE

- Docket request press release and website – November 6, 2018
- Docket submittal deadline – December 3, 2018
- Planning Commission Recommends Docket– February 7, 2019
- Council Sets the Final Docket – March 11, 2019
- PC Public Hearing on Proposed Docketed Amendments – July 2019 (tentative)
- Council adoption of the Proposed Docketed Amendments– September 2019 (tentative)

RECOMMENDATION

Staff recommends that the Planning Commission recommend Amendments 3 and 4 be placed on the proposed 2019 Comprehensive Plan Docket. Staff recommends that the Planning Commission not recommend Amendments 1 and 2 be placed on the 2019 Comprehensive Plan Docket.

ATTACHMENT

Attachment A – Draft 2019 Comprehensive Plan Docket

Attachment B – 1510 and 1517 NE 170th Street Comprehensive Plan Amendment and Rezone Application

Attachment C – 1510 and 1517 NE 170th Street Comprehensive Plan Map

Attachment D – 1510 and 1517 NE 170th Street Zoning Map

Attachment E – 1510 and 1517 NE 170th Street Aerial Map

Attachment F – Keim Application



2019 DRAFT COMPREHENSIVE PLAN AMENDMENT DOCKET

The State Growth Management Act generally limits the City to amending its Comprehensive Plan once a year and requires that it create a Docket (or list) of the amendments to be reviewed.

Proposed 2019 Comprehensive Plan Amendments

1. Amend the Comprehensive Plan for 145th Street annexation and all applicable maps. (2018 Carry-over).
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 could result from the development of Interlocal Agreements as described in Policy PW-13. (2018 Carry-over).
3. Change the Land Use Designation from Medium Density Residential to Mixed-Use 2 and change the Zoning from Residential, 8 units/acre (R-8) to Community Business (CB) of Two Parcels at 1510 and 1517 NE 170th Street.
4. Update Natural Environment Goal V by limiting greenhouse gas emissions to 1.5° C of global warming above pre-industrial levels.

Estimated timeframe for Council review/adoption: September 2019.



Planning & Community Development

PERMIT APPLICATION

17500 Midvale Avenue North Shoreline, WA 98133-4905

Phone: (206) 801-2500 Fax: (206) 801-2788

Email: pcd@shorelinewa.gov Web: www.shorelinewa.gov

Permit hours - M, T, Th, F: 8:00 a.m. to 4:00 p.m. | W: 1:00 to 4:00 p.m.

8/6/18

PARCEL INFORMATION (Include all parcel(s) information. Attach additional sheets, if necessary.)

Project Address 1510 NE 170th Shoreline, WA 98155 ; 1517 NE 170th St. Shoreline, WA 98155

(Leave blank if address is not assigned)

Parcel Number (Property Tax Account Number) 5589300185; 558900145

Legal Description LOT 6, BLOCK 2, MONTE VISTA PLAT; LOT 29, BLOCK 1, MONTE VISTA #2

Attach separate sheet for Legal Description

PROPERTY OWNER INFORMATION

Name Joseph & Melissa Irons Email joseph@ironsbc.com, melissa@ironsbc.com

Company Name Phone 206-795-4111; 206-948-4111

Address 15304 Ashworth Ave N. City Shoreline State WA Zip 98133

OWNER'S AUTHORIZED AGENT

Name Craig Krueger Email cjkruieger@live.com

Company Name Community Land Planning Phone (425) 478-3267

Address 16340 NE 83rd Street, #F-138 City Redmond State WA Zip 98052

PROJECT INFORMATION

- Type of Application: Single Family, Multi-Family, Non-Residential, Legislative
Building/Construction: New Construction, Addition/Remodel, Clearing & Grading, Change of Use, Demolition, Site Development, Mechanical, Plumbing, Investigation Inspection, Fire Sprinkler, Fire Alarm, Other
Land Use: Subdivision, Short Plat, Zoning Variance, Engineering Deviation, Floodplain, Use - Home Occupation, Use - Bed & Breakfast, Use - Temporary Use, Conditional Use, Code Interpretation, Rezone, Administrative Design Review

PROJECT DESCRIPTION

Long-time Shoreline resident and business owner is applying as requested by the City to comply with current City zoning for existing business use at the properties listed on this application. We are proposing a comprehensive plan amendment to change from Medium Density Residential to Mixed Use 2 and to rezone from R-8 to Community Business (CB) zone.

FEE PAID UNDER PROTEST WE REQUEST CONSIDERATION OF A FEE WAIVER

Construction Value

CONTRACTOR INFORMATION

Company Name N/A Email

Contact Person Phone

Address City State Zip

L&I Contractor's License # Expiration Date

I am the property owner or authorized agent of the property owner. I certify to that, to the best of my knowledge, the information submitted in support of this permit application is true and correct. I certify that I will comply with all applicable City of Shoreline regulations pertaining to the work authorized by the issuance of a permit. I understand that issuance of this permit does not remove the owner's responsibility for compliance with state or federal laws regulating construction or environmental laws. I grant permission for City staff and agents to enter areas covered by this permit for the sole purpose of inspecting these areas in order to process this application and to enforce code provisions related to the issued permit(s).

Signature of PROPERTY OWNER

OR

Signature of AUTHORIZED AGENT

Date 12/3/18

Print Name Joseph Irons

Print Name Melissa Irons

9/2018

PLN 180194

CRITICAL AREAS WORKSHEET

- Yes No Is there any standing or running water on the surface of the property or on any adjacent property at any time during the year?
- Yes No Does the site have steep slopes with little to no vegetation?
- Yes No Has any portion of the property or any adjacent property ever been identified as a wetland or swamp?
- Yes No Does the site contain high percentages of silt and/or very fine sand?
- Yes No Are any willows, skunk cabbage, alders, cottonwoods, or cattails present on your property or adjacent properties?
- Yes No Does the site contain ground water seepage or springs near the surface of the ground?
- Yes No Are there any indications on any portion of the property or on any adjacent property of rockslides, earthflows, mudflows, landslides, or other slope failure?
- Yes No Is the property within or adjacent to a floodplain?

Please indicate which line best represents the steepest slope found on your property.

- 0%-5%
- 5%-10%
- 10%-15%
- 15%-20%
- 20%-25%
- 25%+

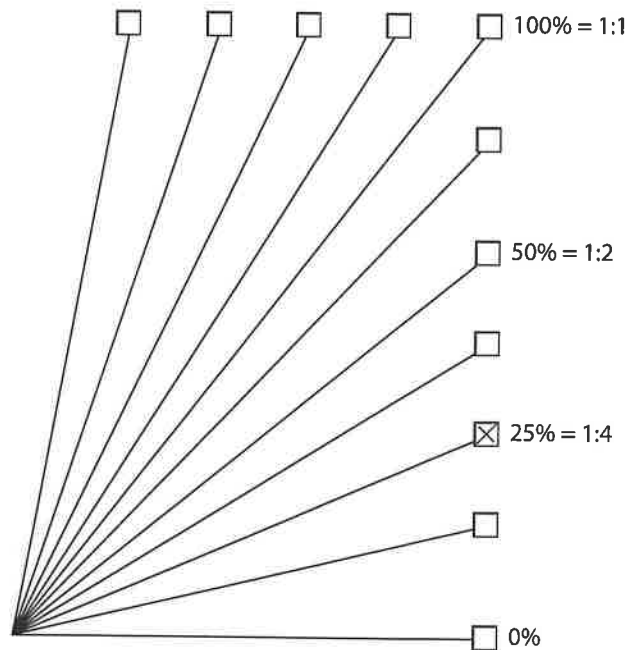
Please describe the site conditions for any "yes" answer:

Who prepared this information? Joseph & Melissa Irons

How to Determine the Slope of a Hillside

The slope is considered the vertical measure as it relates to the horizontal measure. For example if a slope has a rise of one foot over a four foot horizontal distance the slope would be 1:4 or a 25% slope.

(Check appropriate slope percentage box and mark correct box on diagram below.)





AMENDMENT OF THE COMPREHENSIVE PLAN CRITERIA

Planning & Community Development

1. **Purpose:** A Comprehensive Plan amendment or review is a mechanism by which the City may modify the text or map of the Comprehensive Plan in accordance with the provisions of the Growth Management Act, in order to respond to changing circumstances or needs of the City, and to review the Comprehensive Plan on a regular basis.
2. **Decision Criteria:** The Planning Commission may recommend and the City Council may approve, or approve with modifications an amendment to the Comprehensive Plan if:
 - a. The amendment is consistent with the Growth Management Act and not inconsistent with the Countywide Planning Policies, and the other provisions of the Comprehensive Plan and City policies; or

The proposed Comprehensive Plan Amendment is consistent with the Countywide and City policies since it is a small shift in the boundary of the Mixed Use 2 designation. The specific City goals and policies include the following:

Goal LU I: *Encourage development that creates a variety of housing, shopping, entertainment, recreation, gathering spaces, employment, and services that are accessible to neighborhoods.*

LU7: *Promote small-scale commercial activity areas within neighborhoods that encourage walkability, and provide opportunities for employment and “third places”.*

LU10: *The Mixed-Use 2 (MU2) designation is similar to the MU1 designation, except it is not intended to allow more intense uses, such as manufacturing and other uses that generate light, glare, noise, or odor that may be incompatible with existing and proposed land uses. The Mixed-Use 2 (MU2) designation applies to commercial areas not on the Aurora Avenue or Ballinger Way corridors, such as Ridgecrest, Briarcrest, Richmond Beach, and North City. This designation may provide retail, office, and service uses, and greater residential densities than are allowed in low-density residential designations, and promotes pedestrian connections, transit, and amenities.*

- b. The amendment addresses changing circumstances, changing community values, incorporates a sub area plan consistent with the Comprehensive Plan vision or corrects information contained in the Comprehensive Plan; or

- c. The amendment will benefit the community as a whole, will not adversely affect community facilities, the public health, safety or general welfare.

The proposed Comprehensive Plan Amendment will benefit the community as a whole since it will slightly expand the CB-Community Business area which will allow commercial/office uses to provide services, goods, and jobs to be accessible to the residents of the City.

Since purchasing the property, we have only improved our properties to make our City and our neighborhood a more desirable place to call home. The current use of the site at 1510 NE 170th St. will continue as a mixed-use four-plex, with a business on the main floor and two residential apartment units above.

Over the last decade and prior to our purchase of the property in 2018, the site at 1517 NE 170th Street included a mix of uses including a dance studio, an auto mechanic, and rental units. It is currently being used as a garage with an ADU-Accessory Dwelling Unit and studio above the garage, along with a single-family residence which we currently have under construction and plan to use as a garage, storage building, and rental units.

The proposal will not affect current land uses on nearby or adjacent properties, nor do we have any intention of further development at the sites after the parcel is rezoned to CB-Community Business.



Planning & Community Development

1. **Purpose:** A rezone is a mechanism to make changes to a zoning classification, conditions or concomitant agreement applicable to property. Changes to the zoning classification that apply to a parcel of property are text changes and/or amendments to the official zoning map.
2. **Decision Criteria:** The City may approve or approve with modifications an application for a rezone of property if:

- a. The rezone is consistent with the Comprehensive Plan;

With the approval of the proposed Comprehensive Plan Amendment designating the parcels as Mixed Use 2, the proposed rezone to CB-Community Business will be consistent with the Comprehensive Plan.

- b. The rezone will not adversely affect the public health, safety or general welfare;

The proposed rezone will allow the existing uses to continue operating with no change to the current uses. The current uses do not adversely affect the public health, safety, or general welfare. The rezone simply expands the CB zoning from the west side of the relatively small parcels to the east side of the parcels.

- c. The rezone is warranted in order to achieve consistency with the Comprehensive Plan;

With the approval of the proposed Comprehensive Plan Amendment designating the parcels as Mixed Use 2, the proposed rezone to CB-Community Business will be consistent with the Comprehensive Plan.

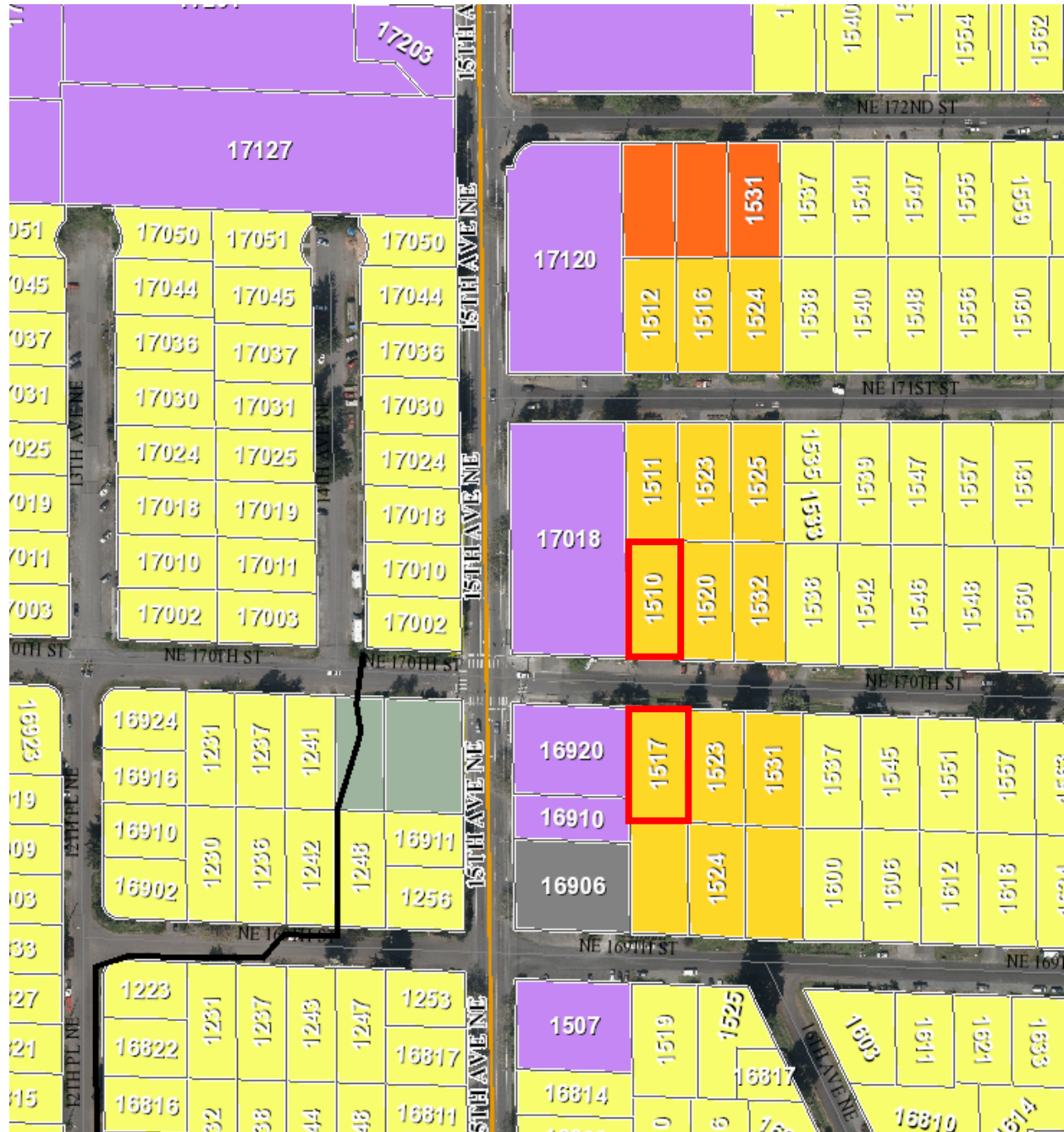
- d. The rezone will not be materially detrimental to uses or property in the immediate vicinity of the subject rezone; and

The rezone will not be detrimental to the uses in the vicinity and allows the existing uses to continue as they do today. Future development of the parcels will be required to adhere to the transition requirements between commercial and residential zones.

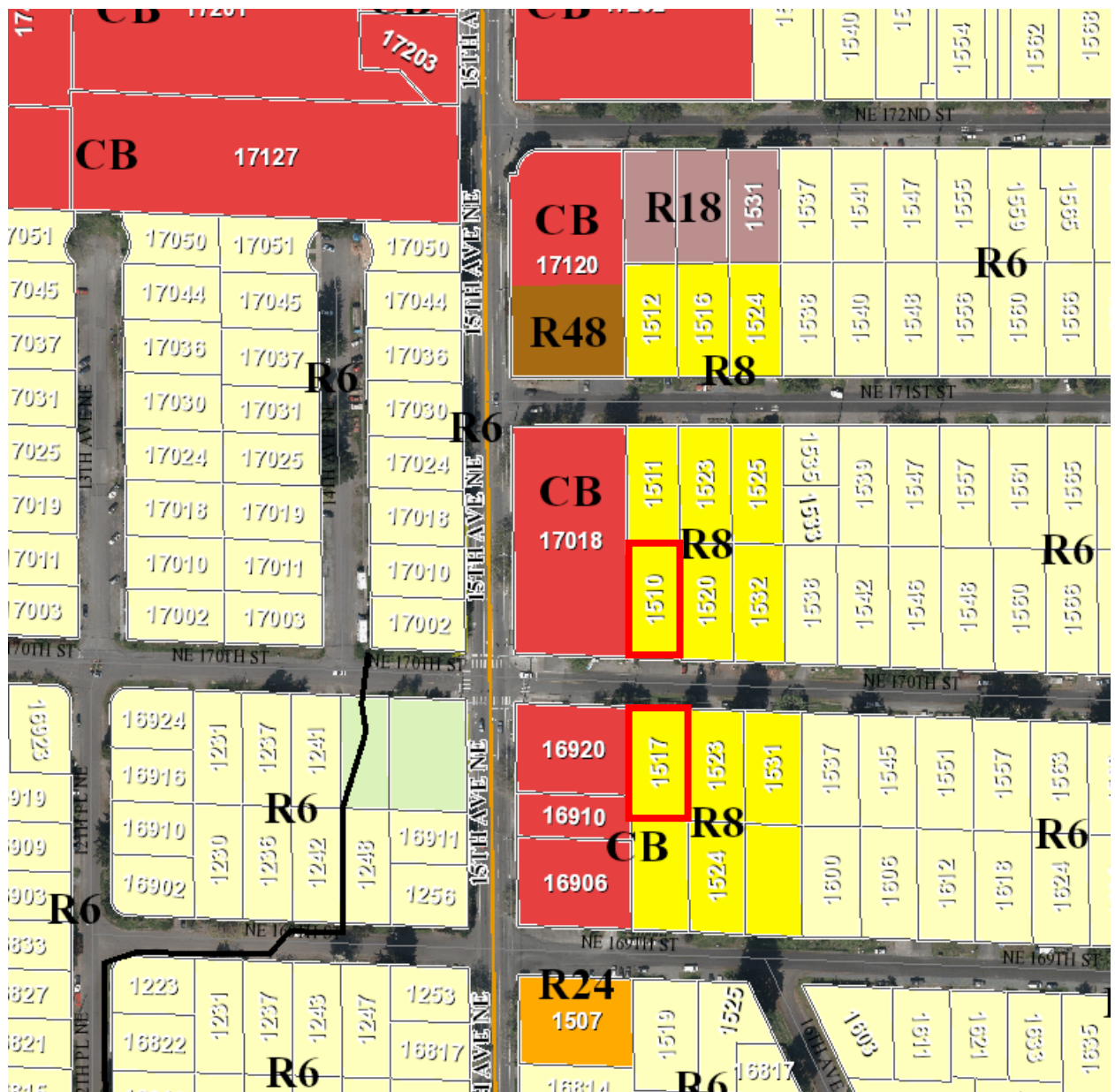
- e. The rezone has merit and value for the community.

The rezone allows the existing business to operate as it has over the last 20 years. The owners, Melissa and Joseph Irons, are very involved and connected with the Shoreline Community, both personally and professionally. They have taken efforts to be good neighbors with the nearby properties.

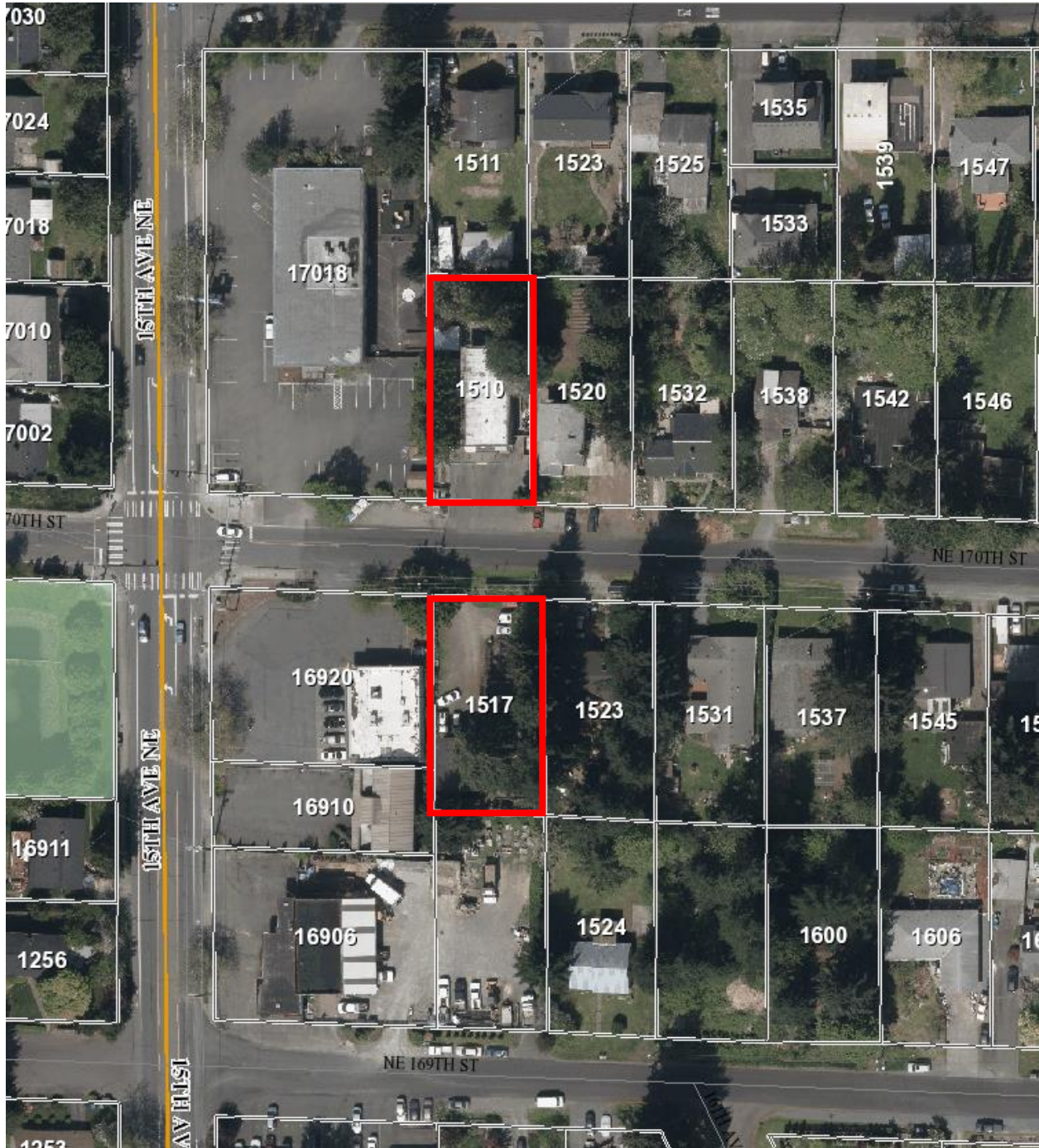
Comprehensive Plan land Use Designation Change – Medium Density Residential to Mixed-Use 2



Zoning Map Amendment – Residential, 8 units/ acres (R-8) to Community Business (CB)



Aerial Map of the Iron Brothers Comprehensive Plan Land Use Designation Change
and Concurrent Rezone





City of Shoreline
Planning & Community Development
17500 Midvale Avenue North Shoreline, WA 98133-4905
Phone: (206) 801-2500 Fax: (206) 801-2788
Email: pcd@shorelinewa.gov Web: www.shorelinewa.gov
Permit Hours: M - F * 8:00 a.m. to 4:00 p.m.

**COMPREHENSIVE PLAN
GENERAL AMENDMENT
APPLICATION**

Amendment proposals may be submitted at any time, however if it is not submitted prior to the deadline for consideration during that annual amendment cycle, ending on December 1st, the amendment proposal will not be considered until the next annual amendment cycle.

Please attach additional pages to this form, as needed.

Contact Information - If the proposal is from a group, please provide a contact name.

Applicant Name Debra Lee Keim
Address 16017 26th Ave NE City Shoreline State WA Zip 98155
Phone 206-902-6926 Fax _____ Email billandlee@mac.com

Proposed General Amendment - This can be either conceptual: a thought or idea; or specific changes to wording in the Comprehensive Plan, but please be as specific as possible so that your proposal can be adequately considered. If specific wording changes are proposed please use underline to indicate proposed additions and ~~strikethrough~~ to indicate proposed deletions. **Please note that each proposed amendment requires a separate application.**

Goal NE V. Protect clean air and the climate for present and future generations ~~through reduction of~~ by limiting greenhouse gas emissions to 1.5 degree C of global warming above pre-industrial levels and promotion of efficient and effective solutions for transportation, clean industries, and development.

Reference Element of the Shoreline Comprehensive Plan (required) and page number (if applicable) - (e.g. Land Use, Transportation, Capital Facilities, Housing, etc.)

Element 6 Natural Environment Page 62

Support for the Amendment - Explain the need for the amendment. Why is it being proposed? How does the amendment address changing circumstances or values in Shoreline? Describe how the amendment is consistent with the current Shoreline Comprehensive Plan, if inconsistent, explain why. How will this amendment benefit the citizens of Shoreline? Include any data, research, or reasonings that supports the proposed amendment. (A copy of the Shoreline Comprehensive Plan is available for use at the Planning & Community Development department, Shoreline Neighborhood Police Centers, and the Shoreline and Richmond Beach libraries).

This amendment is being proposed as a result of reading the recently published Special Report on Impacts of Global Warming of 1.5 degree C above pre-industrial levels and related global greenhouse gas emission pathways in the context of strengthening the global response to the threat of climate change, sustainable development and efforts to eradicate poverty by the Intergovernmental Panel on Climate Change SR15. This report provides a thorough scientific analysis of the dire consequences of allowing global warming to increase higher than 1.5 degree C above pre-industrial levels. The report states that global warming is likely to reach 1.5 degree C between 2030-2050 if warming continues to increase at the current rate.

The City of Shoreline has signed a joint letter committing to greenhouse gas reduction goals contained in the King County - Cities Climate Collaboration document. These greenhouse gas reduction goals were developed in 2014 and are based on reduction of 2007 level of greenhouse gas by: 25% by 2020, 50% by 2030, 80% by 2050. In light of the up to date scientific studies of climate change, it would seem imperative to revise these reduction goals to achieve the limit of 1.5 degree C. This will lead to deeper emission reductions a more rapid transition to a clean energy economy.

The citizens of Shoreline already experience the effects of climate change in longer summer drought, unhealthy smoke filled skies from increasing forest fires, decreased snow pack and associated effect on water levels and electricity rates. This amendment will show the citizens of Shoreline that their government will step up to be a leader in addressing the greatest threat of our time: global warming

Signature - An amendment application can not be accepted unless the signature block below has been completed. The applicant certifies that all of the aforementioned statements in this application, any exhibits and/or maps transmitted herewith are true and the applicant acknowledges that any amendment granted based on this application may be revoked if any such statement is false.

Application Signature Debra Lee Keir Date November 29, 2018

PROPOSED AMENDMENTS WITHOUT THE REQUIRED APPLICATION INFORMATION MAY BE REJECTED OR RETURNED FOR ADDITIONAL INFORMATION.