

DRAFT
CITY OF SHORELINE

SHORELINE PLANNING COMMISSION
MINUTES OF PUBLIC HEARING

January 16, 2020
7:00 P.M.

Shoreline City Hall
Council Chamber

Commissioners Present

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

Staff Present

Nora Gierloff, Planning Manager, Planning and Community Development
Andrew Bauer, Senior Planner, 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 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, Malek and Maul.

APPROVAL OF AGENDA

The agenda was accepted as presented.

APPROVAL OF MINUTES

The December 19, 2019 meeting minutes were approved as presented.

GENERAL PUBLIC COMMENT

There were no general public comments.

PUBLIC HEARING: AMENDMENTS TO MASTER DEVELOPMENT PLAN AND SPECIAL USE PERMIT DECISION CRITERIA

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

Mr. Bauer reviewed that all of the campus zones within the City require a Master Development Plan (MDP). The Fircrest Campus, operated by the Department of Social and Health Services (DSHS), is the only remaining campus within the City that still doesn't have an MDP. In response to renewed activity by the DSHS to submit an MDP for the site that includes the expansion of existing uses on the campus and the potential siting of an Essential Public Facility (EPF), the City Council enacted a 6-month moratorium (Ordinance No. 868) on the filing, acceptance and approval of applications for MDPs, Special Use Permits (SUPs) and EFPs. The moratorium allows staff time to study the current decision criteria for both permit types in relationship to the City's goals and policies and to determine and recommend adequate and relevant processes to best evaluate an MDP that includes the siting of an EPF. The moratorium is set to expire on April 7th.

Mr. Bauer said the proposed amendments are intended to address the topics identified in the moratorium, clarify the process and relationship between MDPs, EPFs and SUPs, and make sure that the criteria and standards support the current goals and vision for Shoreline.

Mr. Bauer said EPFs are defined in the Revised Code of Washington (RCW). They are necessary uses that are typically hard to site. They include solid waste facilities, correctional facilities, and inpatient facilities (substance abuse, mental health, group homes, etc.) The Growth Management Act (GMA) requires local jurisdictions to contemplate and provide policies and a mechanism to allow EPFs in their comprehensive plans.

Mr. Bauer described each of the amendments as follows.

- **Special Use Permit (SUP) Amendments (Specific to EPFs).** These amendments focus on criteria to address EPFs. As proposed, the criteria:
 - Clarifies that a SUP is required for an EPF, which is separate from an MDP.
 - Adds a social justice component to ensure that the siting of an EPF would not have a disproportionate impact on certain socio-economic or racial groups.
 - Adds a requirement for emergency service providers to be informed throughout the process to ensure there is adequate service for the use.
 - Adds a requirement that EPFs incorporate mitigation measures as a condition of permit approval to address potential impacts.
 - Implements existing Comprehensive Plan policies. While the Comprehensive Plan has policies that deal with EPFs, there is not a strong implementation piece in the Development Code.
- **Master Development Plan (MDP) Amendments.** These amendments are intended to clarify the relationship between the SUP and the MDP. As proposed, the criteria:
 - Clarifies that both an MDP and a SUP would be required for an EPF.
 - Addresses MDPs that have multiple property owners. Such is the case at Fircrest, where there are multiple state agencies with different stakes in the overall campus zone.
 - Requires a direct community benefit to the adjacent neighborhood to be incorporated into an MDP. All of the MDPs do this to some degree, but the amendment makes it more formal.

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- Requires MDPs to be designed in a compact pattern for the campuses to grow over time.
- References the applicable design standards currently adopted into the Development Code. These standards include internal walkways and circulation, outdoor lighting, siting and screening of service and mechanical areas, etc.
- Increases the approval time frame from 10 years to 20 years.
- **Land Use Amendments.** As proposed, these proposed amendments would:
 - Add new definitions for “Evaluation and Treatment Facility” and “Enhanced Services Facility.” These definitions were taken directly from the RCW and relate to different types of behavioral health facilities. In talking with DSHS, the potential proposal for the Fircrest Campus could fall into one of these categories, and the intent is to have some regulations and definitions related to these potential uses in place.
 - Clarify some of the existing uses.
 - Update the Land Use Table to acknowledge the land use designations that were added. The new uses would be listed as special uses within the Mixed Business (MB) zone. Applicants proposing one of the new uses in the Campus zone would be required to obtain a SUP.
- **Review Process Amendment.** These proposed amendments revise the SPU notification standards so they are in line with the MDP. Rather than treating EPFs and SUPs one way and MDPs another way, the amendment aligns the two. Should there be an instance where concurrent MDP and EPF applications come in at the same time, they would go through the same review process and have the same notification standards.

Mr. Bauer reviewed that, in addition to the required public notice, the draft amendments have been shared with property owners in all of the Campus and Mixed Business zones in the City. A few comments were received and incorporated into the proposed amendments where applicable.

Mr. Bauer reminded the Commission of the criteria that must be considered when reviewing Development Code Amendments and advised that a detailed response to each of the criteria was included in the Staff Report. He summarized that staff has reviewed the amendments against the criteria and is recommending the Commission forward a recommendation of approval to the City Council. The City Council will be the final decision maker. The Commission’s recommendation is tentatively scheduled to go before the City Council on February 10th.

Chair Montero invited members of the public to comment, but no one came forward.

VICE CHAIR MORK MOVED THAT THE COMMISSION FORWARD THE AMENDMENTS TO THE MASTER DEVELOPMENT PLAN AND SPECIAL USE PERMIT DECISION CRITERIA TO THE CITY COUNCIL WITH A RECOMMENDATION OF APPROVAL AS PRESENTED. COMMISSIONER MAUL SECONDED THE MOTION.

Vice Chair Mork said she appreciated staff's effort to think through all of the various issues, particularly the time they spent reviewing and discussing the criteria. She also appreciated the information provided by DSHS representatives on December 5th.

THE MOTION CARRIED UNANIMOUSLY.

Chair Montero closed the public hearing.

Assistant City Attorney Ainsworth-Taylor indicated she would prepare the Commission's recommendation to the City Council for the Chair's signature.

DIRECTOR'S REPORT

Ms. Gierloff reported that 2019 was a very busy year for the Planning and Community Development Department. Almost 3,000 permits were received and 2,770 were issued. Total revenue was \$3.4 million, which was 38% over the target, not including the school district's permit fees. She summarized that the development climate is very good right now and some fairly significant projects have come in, including the Washington State Department of Transportation's (WSDOT) major remodel and new building. This project has been a hot-button issue because the improvements along Dayton will potentially require the removal of a number of trees (about 130). The Public Works Department is working to identify a cross section that would reduce that number considerably while still accommodating the required frontage improvements.

Ms. Gierloff advised that 19 of 20 homeowners on a block just west of the 145th Street Station have sold to a single developer. The original plan was for 81 townhouses, but the developer has presented a new set of plans showing 4 apartment buildings (287 units) with a central parking garage.

Chair Montero asked if Sound Transit is still on schedule with the station developments. Ms. Gierloff answered yes, as far as she knows. However, they had to stop construction for three days during the snowy weather.

Ms. Gierloff said there was some downtime for pre-application meetings in December, but January is fully booked. A new Health Science Building has been proposed for the Shoreline Community College Campus and is currently in for permit. The owner of the Vale Apartment Building just north of City Hall has purchased property on the north side of the street and submitted an application for another apartment building.

Ms. Gierloff reported that the City Council adopted the Townhouse Design Standards, and they became effective on January 14th. For the most part, the Council accepted the Commission's recommendation, but they went back to 40% of the units up to the street instead of the 30% recommended by the Commission. They also increased the weather protection requirement over entrances and required the same amount of open space for projects of all sizes rather than the two-tiered system recommended by the Commission. Staff is now seeing the first permits come in under the new standards.

Ms. Gierloff reported that there are currently more townhouse projects under review than were approved in all of 2019. Chair Montero asked how staff is handling the workload. Ms. Gierloff said they are very busy, and a lot of long-range planning projects are coming up, as well. The Commission's schedule will be busy this year.

Ms. Gierloff advised that the City Council has expressed a desire to address the issue of "missing middle housing, and the City applied for and obtained a grant from the Department of Commerce that will allow a bigger-picture look at housing. They are currently interviewing consultants to assist staff with a Housing Action Plan. The consultant will provide data relative to housing needs, existing housing stock and housing affordability and make suggestions for a toolkit of options the City can consider for implementation. The consultant will also assist staff in reviewing the current Comprehensive Plan policies. The project will include discussions with the Planning Commission, as well as public outreach opportunities.

Ms. Gierloff announced that the Permit Center has schedule Home Improvement Workshops and Vendor Fairs for March 31st, April 28th and May 19th.

UNFINISHED BUSINESS

There was no unfinished business.

NEW BUSINESS

There was no new business.

REPORTS OF COMMITTEES AND COMMISSIONER ANNOUNCEMENTS

Commissioner Malek reported that BSRE presented its new plan for Point Wells. They also sent out an action notice advising they would be requesting a variance to not have multimodal transportation within the scope needed for the 18-stories they are proposing.

AGENDA FOR NEXT MEETING

Ms. Gierloff advised that the Commission's February 6th meeting agenda will include a study session related to Conditional Use Permits and Professional Office Code Amendments. Mr. Szafran reported that the City Council approved adding Professional Office Uses to the Land Use Policies, and development code amendments will be needed to implement this change in the R-8 and R-12 zones. The amendments will also include revised definitions and new procedural requirements for Conditional Use Permits.

Mr. Szafran advised that the 2020 Comprehensive Plan Amendment Docket will also be presented to the Commission on February 6th. He reviewed that the City Council approved 2019 Comprehensive Plan Amendments 2 and 3, which were related to the environment, and denied Amendment 1, which was related to a rezone.

ADJOURNMENT

The meeting was adjourned at 7:30 p.m.

William Montero
Chair, Planning Commission

Carla Hoekzema
Clerk, Planning Commission