

**DRAFT**  
**CITY OF SHORELINE**

**SHORELINE PLANNING COMMISSION**  
**MINUTES OF PUBLIC HEARING**  
*(Via Zoom)*

October 1, 2020  
7:00 P.M.

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**Commissioners Present**

Vice Chair Malek  
Commissioner Callahan  
Commissioner Galuska  
Commissioner Lin  
Commissioner Rwamashongye

**Staff Present**

Rachael Markle, Planning Director  
Nora Gierloff, Planning Manager  
Steve Szafran, Senior Planner  
Julie Ainsworth-Taylor, Assistant City Attorney  
Carla Hoekzema, Planning Commission Clerk

**Commissioners Absent**

Chair Mork  
Commissioner Sager

**CALL TO ORDER**

Vice Chair Malek called the Public Hearing 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: Vice Chair Malek, and Commissioners Callahan, Galuska, Lin and Rwamashongye. Chair Mork and Commissioner Sager were absent with notice.

**APPROVAL OF AGENDA**

The agenda was accepted as presented.

**APPROVAL OF MINUTES**

The minutes of September 17, 2020 were accepted as presented.

**GENERAL PUBLIC COMMENT**

There were no general public comments.

**PUBLIC HEARING: 2020 DEVELOPMENT CODE AMENDMENTS**

Vice Chair Malek briefly reviewed the process and rules for the public hearing and then opened the hearing.

Mr. Szafran reviewed that Development Code amendments are collected throughout the year, with a general submittal deadline of December. Most of the amendments come from staff and are primarily corrections, clarifications and new policy direction. Private citizens can also submit amendments, and there is no fee to do so. He reminded them that they reviewed the 2020 batch of amendments on August 20 and suggested potential changes to the following amendments:

- **Clarifying Amendment 7 (SMC 20.30.315) – Site Development Permit.** To clarify the section further, the Commission discussed adding site improvement thresholds that require a site development permit. The stormwater manual identifies four triggers for the site improvement thresholds, and staff recommends against adding the specific thresholds in the Development Code because many of the definitions are not defined in the Development Code. Instead, staff is recommending that a reference to the specific section in the Engineering Development Manual be added to make it easier for the public and developer to find what the thresholds are.
- **Policy Amendment 10 (SMC 20.50.020) – Dimensional Requirements.** This amendment originally exempted schools from the hardscape requirements. Schools in Shoreline are primarily developed on land zoned R-6, which is intended for single-family residential uses. New or redeveloped schools are currently limited to 50% hardscape, which is difficult for the more intensive uses that a school typically needs. In addition, schools have been exchanging grass for artificial turf, which allows more opportunities for recreation on a year-round basis. This is something the City needs for schools and for the public. The Commission was concerned about having no limit for hardscape. After consulting with the applicant, staff is recommending that hardscape be limited to 75%, which the school district supports.
- **Policy Amendment 11 (SMC 20.50.020) – Dimensional Requirements.** This amendment would allow the reduction of side and rear setbacks in the MUR-70' zone when new development is adjacent to light rail transit stations, parking garages or transit park-and-ride access facilities. The Commission supported the proposed language for projects that provide a direct pedestrian connection, and additional language was provided for their consideration.
- **Policy Amendment 14 (SMC 20.50.360) – Tree Replacement and Site Restoration.** The Commission previously commented that there should be added language in the second part of the amendment that addresses the replacement tree requirement when protected trees are deliberately removed. Staff recommends requiring three replacement trees for every tree that is removed, which is the current replacement requirement for the removal of non-exempt trees.

Mr. Szafran recommended that the Commission recommend approve the Development Code amendments as presented in Attachments A, B and C in the Staff Report and including the changes outlined above.

Commissioner Galuska asked about the size requirement for the replacement trees. Mr. Szafran answered 1.5” caliper for deciduous trees and 6-feet tall for evergreen trees.

Vice Chair Malek opened the hearing for public comment.

**Mr. Gold** said that as the technical consultant for Policy Amendment 10, he was present to answer any questions the Commissioners might have. He referred to the site analysis that was prepared in support of the amendment, which outlines the existing hard surface percentages. He pointed out that five of the nine elementary school sites are already developed at over 50% hardscape, and three of the four projects proposed for developed will include a standard 60,000-square-foot playfield and be well over 55% to 60% hardscape if they proceed. A site-specific variance was sought for the Echo Lake Elementary School Project to address this issue, and it was approved just a few months ago.

No one else indicated a desire to provide public testimony, and Vice Chair Malek closed the public portion of the hearing.

**COMMISSIONER GALUSKA MOVED THAT THE COMMISSION FORWARD THE PROPOSED DEVELOPMENT AMENDMENTS TO THE CITY COUNCIL WITH A RECOMMENDATION OF APPROVAL AS PRESENTED IN ATTACHMENTS A, B AND C TO THE STAFF REPORT DATED OCTOBER 1, 2020. COMMISSIONER RWAMASHONGYE SECONDED THE MOTION, WHICH CARRIED UNANIMOUSLY.**

**COMMISSIONER GALUSKA MOVED THAT THE COMMISSION AMEND THE MAIN MOTION TO CHANGE CLARIFYING AMENDMENT 7 (SMC 20.30.315 – SITE DEVELOPMENT PERMIT) AS FOLLOWS:**

- 4. “SITE IMPROVEMENTS THAT REQUIRE MINIMUM REQUIREMENTS NOS. 1 TO 5 AS SET FORTH IN THE STORMWATER MANUAL, AS MODIFIED BY DIVISION 3 OF THE ENGINEERING DEVELOPMENT MANUAL.”**

**COMMISSIONER CALLAHAN SECONDED THE MOTION.**

Commissioner Galuska recalled that he raised a concern about this section at the last meeting, and he supports staff’s recommended change. It is clear that the minimum requirement for drainage would be Requirements 1 to 5, and a permit would be needed if the City is going to review them. Most people won’t know what Requirements 1 to 5 are, and staff will likely provide a handout to make the requirements clearer.

**THE MOTION CARRIED UNANIMOUSLY.**

**COMMISSIONER CALLAHAN MOVED THAT THE COMMISSION AMEND THE MAIN MOTION TO CHANGE POLICY AMENDMENT 10 (SMC 20.50.020 – DIMENSIONAL REQUIREMENTS) AS FOLLOWS:**

**19. “THE MAXIMUM HARDSCAPE FOR PUBLIC AND PRIVATE KINDERGARTEN THROUGH GRADE 12 SCHOOLS IS 75 PERCENT.”**

**COMMISSIONER RWAMASHONGYE SECONDED THE MOTION.**

Vice Chair Malek commented that the amendment is consistent with what is required as new schools are developed.

**THE MOTION CARRIED UNANIMOUSLY.**

**COMMISSIONER GALUSKA MOVED THAT THE COMMISSION AMEND THE MAIN MOTION TO CHANGE POLICY AMENDMENT 11 (SMC 20.50.020 – DIMENSIONAL STANDARDS) TO INCLUDE THE FOLLOWING:**

**20. “SETBACK MAY BE REDUCED TO 0 FEET WHEN A DIRECT PEDESTRIAN CONNECTION IS PROVIDED TO AN ADJACENT LIGHT RAIL TRANSIT STATION, LIGHT RAIL TRANSIT PARKING GARAGE, TRANSIT PARK AND RIDE LOT OR TRANSIT ACCESS FACILITY.”**

**COMMISSIONER LIN SECONDED THE MOTION.**

Commissioner Galuska observed that this is a good way to encourage development next to the transit center to provide a connection for the residents of the development to access the station directly.

**THE MOTION CARRIED UNANIMOUSLY.**

**COMMISSIONER GALUSKA MOVED THAT THE COMMISSION AMEND THE MAIN MOTION TO CHANGE POLICY AMENDMENT 14 (EXCEPTION 20.50.360 – TREE REPLACEMENT AND SITE RESTORATION) AS FOLLOWS:**

**K. “NONSIGNIFICANT TREES WHICH ARE REQUIRED TO BE RETAINED AS A CONDITION OF PERMIT APPROVAL, BUT ARE UNLAWFULLY REMOVED, DAMAGED, OR DESTROYED THROUGH SOME FAULT OF THE APPLICANT, REPRESENTATIVES OF THE APPLICANT, OR THE PROPERTY OWNER(S), SHALL BE REPLACED AT A RATIO OF THREE TO ONE. MINIMUM SIZE REQUIREMENTS FOR REPLACEMENT TREES ARE DECIDUOUS TREES AT LEAST 1.5 INCHES IN CALIPER AND EVERGREEN TREES AT LEAST SIX FEET IN HEIGHT.”**

**COMMISSIONER LIN SECONDED THE MOTION.**

Commissioner Rwamashongye said he supports this amendment, as it looks to retain or enhance the tree canopy to improve health, safety and life within the City of Shoreline. Commissioner Galuska added that the provision wouldn't prohibit someone from removing significant trees. However, if a plan is approved

that requires the protection of certain trees, there needs to be some accountability for applicants to abide by the plan.

Vice Chair Malek asked if the provision would change the Director's ability to make decisions based on specific situations, and Mr. Szafran answered no. Vice Chair Malek said he also supports the proposed amendment. With more density coming to the City, security lights from the front and back of homes can definitely shine into other peoples' windows, and trees that separate properties can make a significant difference.

**THE MOTION CARRIED UNANIMOUSLY.**

**THE MAIN MOTION, AS AMENDED, WAS UNANIMOUSLY APPROVED.**

Vice Chair Malek closed the public hearing.

**DIRECTOR'S REPORT**

Director Markle did not have any items to report.

**UNFINISHED BUSINESS**

There was no unfinished business.

**NEW BUSINESS**

There was no new business.

**REPORTS OF COMMITTEES AND COMMISSIONER ANNOUNCEMENTS**

Commissioner Callahan reported that she attended the public forum on the North King County Enhanced Shelter, and she felt the City and the partners did an excellent job explaining the need for the shelter. She noted there were a lot of comments about sex offenders. With the emergency temporary shelters, transitional encampments and this new shelter, she asked that the City clarify for the public how these situations would be addressed.

Vice Chair Malek said he also attended the public forum and feels there is reason for concern. The location doesn't seem ideal for what they are proposing. The term they used was "low barrier," which means all commers.

**AGENDA FOR NEXT MEETING**

Mr. Szafran announced that the October 15<sup>th</sup> Agenda will be a public hearing on the Comprehensive Plan amendments (Point Wells Subarea Plan and Parks, Recreation and Open Space Plan), as well as a Development Code amendment related to Point Wells pre-annexation zoning.

**ADJOURNMENT**

The meeting was adjourned at 7:35 p.m.

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Jack Malek  
Vice Chair, Planning Commission

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Carla Hoekzema  
Clerk, Planning Commission