

DRAFT
CITY OF SHORELINE

SHORELINE PLANNING COMMISSION
MINUTES OF REGULAR MEETING
(Via Zoom)

February 18, 2021
7:00 P.M.

Commissioners Present

Chair Mork
Vice Chair Malek
Commissioner Callahan
Commissioner Galuska
Commissioner Lin
Commissioner Rwamashongye
Commissioner Sager

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

CALL TO ORDER

Chair Mork 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 Mork, Vice Chair Malek, and Commissioners Callahan, Galuska, Lin, Rwamashongye and Sager.

APPROVAL OF AGENDA

The agenda was accepted as presented.

APPROVAL OF MINUTES

The minutes of January 20, 2021 (Special Meeting) were accepted as presented.

GENERAL PUBLIC COMMENT

There were no general public comments.

STUDY ITEM: ZONING CODE AMENDMENTS TO ALLOW ENHANCED SHELTERS IN THE MIXED BUSINESS (MB) ZONE

Ms. Gierloff reviewed that, in April 2020, the City Council adopted Council Goal 5, Action Step 7, which reads,

“Begin a process of developing partnerships with the North King County cities and other key stakeholders in support of siting a 24/7 shelter/navigation center to serve homeless single adults in North King County.”

In response to this goal, Ms. Gierloff advised that staff began exploring options for the siting of a shelter for homeless adults to serve the North King County area. She explained that, while there were shelters in Seattle and South King County, North King County didn’t have options for homeless single adults.

Ms. Gierloff reviewed the results of the City’s most recent resident survey, which helped the City identify the community’s priorities. The top concerns were the City’s overall response to homelessness (47%) and the overall quality of human services (48%). Respondents were asked to rate a variety of City services based on importance and satisfaction, and again, the overall response to homelessness and overall quality of human services were the top two. The polling company identified these as the two top opportunities for improvement in City services. The takeaway was that the City, County and State levels of government should prioritize how they respond to the homeless situation in the region.

Ms. Gierloff reported that funding through the Department of Commerce to expand homeless shelter capacity became available in June 2020, and the City was asked to support a grant application by King County, who partnered with Lake City Partners Ending Homelessness, a non-profit organization that provides shelter and services for people experience homelessness, for a site at N 165th Street and Aurora Avenue N. This site is currently under a rezone proposal and was the subject of a recent neighborhood meeting.

Ms. Gierloff provided a brief description of the site, which is located in the southwest corner of N 165th Street and Aurora Avenue N and is currently developed as a one-story building with a basement and an enclosed courtyard for recreation. The property is primarily zoned R-48, with a small area in the northwest corner of the site that is zoned R-18. The current proposal is for the entire parcel to be rezoned to Mixed Business (MB). She pointed out that, with the exception of one condominium building, all of the properties along Aurora Avenue N in Shoreline are zoned for regional business type uses, either MB or Town Center (TC). This property is an anomaly, and the underlying Comprehensive Plan supports regional business type uses. However, she acknowledged that the subject property backs up onto R-6 zoning, as do many of the properties along the corridor.

Mr. Gierloff advised that the City’s current regulations allow homeless shelters in regional business zones in the City, but what was being proposed on the site and the conditions of the grant resulted in a slightly different model than the way homeless shelters are currently defined in the Zoning Code. Given the time limitations associated with the grant funding, staff drafted a new definition for “Enhanced Shelter,” and the City Council adopted an interim zoning ordinance that allowed enhanced shelters in R-48 zones subject

to certain index criteria. The interim ordinance was adopted in October 2020 and will expire in April 2021.

Ms. Gierloff said the intent is that adoption of a permanent ordinance to allow enhanced shelters in the MB zone would occur concurrently with the proposed rezone to MB. She advised that the proposed amendment is very similar to the interim ordinance, but there has been some wordsmithing, as well as some additional new regulations.

Mr. Gierloff advised that a new definition was drafted (SMC 20.20.018.E) for “Enhanced Shelter.” Traditional homeless shelters serve people at night, using cots that are set up in large rooms, and people have to leave the next morning. Enhanced shelters use a Housing First Model, where residents remain at the shelter for the entire time they are being served. The ultimate goal is to transition them into permanent housing. Enhanced shelters are low-barrier facilities, which means they accept people as they are if they can agree to abide by certain standards of conduct. While homeless shelters are already allowed in the MB, Community Business (CB) and TC zones, enhanced shelters have different operational criteria and need to be defined and regulated separately. Staff is proposing that enhanced shelters be permitted only in the MB zone subject to certain index criteria.

Ms. Gierloff advised that the proposed index criteria in SMC 20.40.355 would place the following conditions on the enhanced shelter use.

- A. *It shall be operated by state, county or city government, a State of Washington registered corporation, or a federally-recognized tax exempt 501(C)(3) organization that has capacity to organize and manage an enhanced shelter.*
- B. *It shall permit inspections by City, Health and Fire Department inspectors at reasonable times for compliance with the City’s requirements. An inspection by the Shoreline Fire Department is required prior to occupancy. The intent is to ensure that the facility meets all of the safety requirements.*
- C. *It shall develop and enforce a code of conduct acceptable to the City that articulates the rules and regulations of the shelter. The rules must include, at a minimum, prohibitions against criminal activities, threats, violence and consumption of drugs and alcohol.*
- D. *It shall be located with frontage on a principal arterial and within ¼ mile of a transit stop with frequent all-day service as defined by King County Metro Transit. Many of the residents will be transit-dependent and the shelters will need to be located in areas where residents have access to the services they need.*
- E. *To avoid a concentration of uses, enhanced shelters must be located at least one mile from any other enhanced or homeless shelters, calculated as a radius from the property lines of the site. This is a new criterion that doesn’t occur in the interim ordinance. The interim ordinance applies to R-48 parcels that meet certain criteria, and there are only nine. In the MB zone, there are quite a few more parcels that would meet the criteria. Staff feels it is important to limit the number of enhanced shelters in any given area.*

- F. *The maximum number of residents in an enhanced shelter shall be determined by the general capacity of the building and the level of staffing to be provided, but shall in no case exceed 100. This is also a new criterion that doesn't occur in the interim ordinance. The maximum number would be determined by building code and operational requirements, but this criterion would establish a maximum capacity of no more than 100 residents.*
- G. *A solid, 6-foot-tall fence shall be provided along all property lines that abut residential zoning districts. The required fence has already been installed at the site, as it was a condition of the interim ordinance.*
- H. *Submittal of a parking plan acceptable to the City prior to occupancy. The intent is to make sure there is enough on-site parking to handle the demand.*
- I. *The primary funding organization and shelter operator shall enter into a memorandum of agreement with the City regarding operational issues that shall include:*
1. *Staffing plans. The operator will need to be upfront about how many staff they intend to have on site during the day and night and how they will make sure there is enough professional staff on hand to ensure everyone is safe and making progress.*
 2. *Requirements for regular reports to the City on how the shelter is meeting performance metrics.*
 3. *An agreement that if calls for law enforcement service exceed an agreed upon threshold in any given quarter, the shelter operator will work with the City to reduce calls below the threshold level.*
 4. *A coordination plan with the Shoreline Police Department which shall include protocols for police response to the shelter and to shelter clients throughout Shoreline.*
 5. *Requiring adherence to a good neighbor plan that addresses how the shelter operator will address litter, noise, security procedures, and other issues that may be of concern to the surrounding community. The plans will be customized to the particular location and neighborhood where a shelter is located.*
 6. *Criteria to determine if/when to discontinue the shelter use if documented violations of the operational agreements are not addressed in a timely manner.*
 7. *Provisions for City approval of any proposed change in shelter operator.*

Ms. Gierloff shared a map identifying potentially eligible parcels that are zoned MB and located on a primary arterial and within a ¼ mile of all-day transit service. All of the eligible parcels are located on Aurora Avenue N. However, many of them would be ineligible because they are located within a 1-mile radius of the existing enhanced shelter at N 165th Street and Aurora Avenue N (Criteria E).

Ms. Gierloff advised that a public hearing has been tentatively scheduled for March 18th. After the public hearing, the Planning Commission will be asked to make a commendation to the City Council.

Commissioner Rwamashongye asked what strategies the City has developed to reduce situations of bias when the residents of the enhanced shelters interact with neighbors. Ms. Gierloff responded that having a place to get a shower and a good night's sleep and knowing where your next meal will come from will go a long way towards making people better able to interact with their neighbors. It will also put them in a position where they can start working on the things that are contributing to their homelessness. The promise of the Housing First Model is focused on getting people out of a state of crisis and then helping them move forward.

Vice Chair Malek said he is also concerned about how the residents of the facility would interact with the neighbors. He noted there is a long-standing daycare facility immediately adjacent to the new facility at N 165th Street and Aurora Avenue N. In addition, Merlone Geier Partners and ROIC have made a very large investment in the redevelopment of the Sears/Central Market site, and he is concerned about how the facility's image and its presence on the street front of Aurora Avenue N might impact that effort.

Vice Chair Malek said he likes that the proposed amendment distinguishes between traditional shelters and enhanced shelters. Ms. Gierloff responded that, about 10 years ago, leadership in the State of Utah came together to address the homelessness problem using the Housing First Model. They have seen good results and the program has been more successful in stabilizing people and moving them into permanent housing than the older models. The model has become a best practice, and that is why the Department of Commerce wrote the grant to include certain operational requirements. With the Housing First Model, fewer homeless people wander the street with no place to go. Vice Chair Malek observed that is an important distinction to make. If it can be guaranteed, the site at N 165th Street and Aurora Avenue N will be a natural and realistic place for an enhanced shelter. If not, it could become a loitering place in an area that is considered the gateway to the City. A lot of hopes are pinned on the Community Renewal Area and how it presents the City to people passing through.

A lot of homeless people are being driven out of Seattle and they are heading north, and Vice Chair Malek said he is concerned that homeless shelters can invite a steady route of traffic coming from all over. If the enhanced shelter model can mitigate this concern, it should be clearly communicated to the community, and especially to the property owners who have invested heavily in redevelopment in the Community Renewal Area.

Commissioner Sager asked if transitional shelters and enhanced shelters are the same or different. Ms. Gierloff responded that Ronald Commons is a type of transitional shelter that provides permanent supportive housing for as long as the residents need services. Enhanced shelters are seen as short to mid-term housing, with the idea that residents are working on a plan to move into more permanent housing.

Commissioner Lin referred to Criterion C, which would prohibit residents from using drugs and alcohol on the site. She asked if the rule would apply only to the shelter property, or if it would also include the properties that surround the shelter. She suggested the language should be expanded to ensure that the residents will be good neighbors. She commented that the community would likely be more accepting of

enhanced shelters, if the City can ensure the properties remain safe and orderly. Ms. Gierloff responded that the City cannot ask property owners to take responsibility for what happens on property they don't own. The expectation is that operators will run the shelters well. Again, she noted that new residents would not be required to be clean and sober when they first come to the shelter, but that would be the goal they are working on. She commented that the City will continue to have a homeless problem whether or not the shelter goes in. An enhanced shelter will provide a place for people who are ready to start working on things, but it should not be considered a solution in and of itself.

Commissioner Lin asked if the City would be required to provide an increased level of service to enhanced shelters. Ms. Gierloff said they discussed this concern with the police and fire departments, and they feel they can provide the level of service that will be needed. If service calls exceed the threshold level established by Criterion I.3, the operator would be required to work with the City to reduce the number of calls. In addition, Criterion I.4 requires a coordination plan with the police department to include protocols for police response to the shelter.

Vice Chair Malek commented that there is a lot of hope that students from Shoreline Community College will utilize the businesses located within the Community Renewal Area during the day. He asked staff to speak more about the responsibility and accountability that will be required of the operators. He observed that "the definition of frustration is to be responsible for something you are not in direct control of." He asked what tools the City would have in place if things at the facility get out of control and King County doesn't hold up its end of the bargain. Ms. Gierloff said the Memorandum of Agreement will set forth specific performance standards. If the standards are not met, the City could pull the license for the shelter use. While the City sees the need for the facilities and wants to be good partners, they also need to have some clear standards on how they are run.

Chair Mork referred to Criterion I.2, which requires regular reports to the City on how the shelter is meeting performance metrics. She asked what performance metrics the City would expect to use. Ms. Gierloff answered that, like any grant situation, operators would need to prove that they are doing effective work. A lot of record keeping will be done by operators on the types of people who are served by the shelter, how long people stay in the shelter, if people are graduating into permanent housing, etc. This information will help operators come up with plans to be more effective.

Chair Mork asked if sex offenders would be allowed to reside in the enhanced shelters, and Ms. Gierloff answered affirmatively. They will be low-barrier shelters.

Commissioner Rwamashongye asked how the City would address the quality of human services associated with the enhanced shelters. He reminded them that the survey respondents indicated that homelessness and the quality of human services were the primary things the City should focus on. While the proposed amendment would help address homelessness, it would not assign who would be responsible for human services. He asked if that should be addressed in the Memorandum of Understanding or if it should be addressed as a code provision. Ms. Gierloff said the City would continue to provide the same level of human service, but it would not take on the additional responsibility of providing service to the shelter beyond what is currently available. Having a shelter operator with experience and a track record will be important. In addition to providing food and a place to sleep, they are responsible for providing social

work and making connections with other agencies as needed. Their plan could be part of the Memorandum of Agreement, but it would not be directly controlled by the City.

Commissioner Lin asked if an additional buffer would be required between the enhanced shelter property at N 165th Street and Aurora Avenue N and the adjacent residential properties. Ms. Gierloff answered there is an access road along the west and south edges of the building that provides additional separation between the residential properties and the shelter buildings, which are oriented towards the internal courtyard to the east. If the site were to redevelop in the future, the current transition zone requirements would apply (15-foot setback and building step back). Commissioner Lin commented that the operator of the facility at N 165th Street and Aurora Avenue N expects to use the existing buildings without any modification to the footprint. Ms. Gierloff said the current operator saw the property as a relatively turn-key facility, in that it was set up with individual rooms, as well as a kitchen, laundry, etc. The grant funding will last for several years but not in perpetuity, so the use might change over time.

Chair Mork asked if the setback requirements would have to be met if an enhanced shelter is proposed on another eligible property along the corridor. Ms. Gierloff answered that if significant modifications are required to an existing building or if a new building is constructed, all of the normal regulations would apply, as would the index criteria for the enhanced shelter use. The facility at N 165th Street and Aurora Avenue N was unique because the building was close to being what was needed and no significant modifications were required.

Chair Mork invited members of the public to comment.

Renee Dillon, Shoreline, said her home is located just west of the new enhanced shelter at N 165th Street and Aurora Avenue N. She is not opposed to the shelter, but is concerned about the required performance metrics and who at the City would be responsible for reviewing them. She is also concerned about the increase in police and fire calls to nearby neighborhoods that involve residents of the shelter. She asked if these situations would be included in the metric counts. She noted that the setback requirement for the new enhanced shelter was less than what was required for some of the other businesses on the corridor. Changing the zoning from R-48 to MB without revisiting the transition level requirements has resulted in residential homes directly abutting commercial uses.

Nancy Pfeil, Shoreline, said she represents the group, Shoreline Neighbors in Favor of Proper Placement of Shelters. She commented that Ms. Gierloff hasn't been completely forthcoming with the Commission, as a person doesn't have to be seeking help to be a resident of the shelter. Many of the residents have mental illness and drug addiction and are not required to seek help. They are allowed to just exist at the shelter. Ms. Gierloff also mentioned that having a home would help the residents get on a good path and they can be good neighbors, but it is important to recognize that many do not have the capability of reasoning and making appropriate decisions because of their mental illness. Kevin McGuire, the shelter's social worker, doesn't agree with her assessment on the ability of all of the residents to be good neighbors. In a conversation with members of the group, he provided a good expectation of what they are capable of.

Ms. Pfeil commented that the survey presenter was extremely specific that the City should not read into the survey the way Ms. Gierloff has presented it, and she recommended they watch the City Council meeting when the survey was presented. Seattle is putting in a shelter at 145th Street, which would

sandwich the Community Renewal Area and the new development in the Westminster Triangle between two public supportive housing facilities. While Ms. Gierloff said Lake City Partners has experience running enhanced shelters, that is not the case. Per their own words, they have no experience running a 24/7 shelter.

Ms. Pfeil voiced concern that there would be no transition area or buffer between the residential properties and the subject property where the enhanced shelter is located. She noted that there is a transition and buffer between most of the other MB zones, called N 165th Street and Aurora Avenue N. She noted that the subject property was likely zoned R-48 because it was originally a home. She pointed out that the existing building doesn't have a functional kitchen, unless it was added since she read the numerous emails between the County and the City. The building has also been flooded numerous times. It was built in 1953 and is barely useable for the proposed shelter.

Ms. Pfeil suggested the City is getting a little ahead of itself because the property is currently zoned R-48 and R-18. The interim ordinance can be renewed to allow the property to exist as a shelter. She said it is important to understand that the shelter will only be short term, as has been made very clear in emails between the City and King County. She has done numerous record requests and read all of the documents between the City and King County. In July 2020, the King County Housing Authority, which is a state agency and not a county agency, wanted assurances from the City that, if they were to purchase the property, it would be rezoned MB to allow for a higher density. The grant money to run the shelter will run out in 2023. A member of the Planning Commission asked the King County Housing Authority about the chance of continuing the shelter after the grant has expired and was politely told by the King County Housing Authority that it is in the business of housing and not shelters. They do not mind allowing the use of their property for a shelter in short-term, but in the long run, shelters are not what they do. Why have a shelter when you could develop more housing and the ultimate goal is housing?

Ms. Pfeil said the King County Housing Authority wants to put in public-supportive housing, and they have been clear about this in their emails. With an increased density, she estimates they could construct 200 to 250 units on the subject site. The Morrison Hotel and Clement Place are examples of public-supportive housing. In 2019, the Morrison Hotel had over 2,500 police calls made to it, an average of 7 per day. This was, in part, because the police had to accompany the EMT's because it wasn't safe for them to go into the building by themselves. She stressed that none of the criteria outlined in the proposed amendment would apply to the subject property because public-supportive housing would not be an enhanced shelter. King County and the King County Housing Authority has bought the cooperation of the City of Shoreline, and all it costs for them is to allow a shelter to be run on the site for about 2 to 2.5 years. After the grant expires, they will already own the property, and she asked what the City would do to prevent the development of another Morrison Hotel.

Ms. Pfeil said the enhanced shelter has already impacted the neighbors. An older couple living close to the property is trying to sell because they need money for medical bills, but they haven't been able to do so because of their property's proximity to the enhanced shelter. This is in a city where property is sold before it even hits the market. She noted the shelter's proximity to the Community Renewal Area and asked if the City could potentially be sued by Merlone Geier Partners and other major property owners who have invested significant time and money into redevelopment efforts if the proposed amendment is adopted and their property values are significantly impacted.

Jennifer Lee, Shoreline, said she and her husband (Tom Bachelder) do not have all of the equipment needed to participate in the hearing, but they previously submitted a written comment to voice objection to the proposed amendments.

Renee Dillon, Shoreline, said she is not opposed to allowing enhanced shelters in Shoreline, but she doesn't believe the property at N 165th Street and Aurora Avenue N is the best location. She is concerned that the King County Housing Authority has purchased the property to construct a public-supportive housing development in the long term. She questioned how a short-term enhanced shelter would meet the City's needs. She said she supports all of the concerns that have been voiced and the points that have been made so far. As Vice Chair Malek pointed out, the new development in the Community Renewal Area just to the south of the subject parcel will draw a lot of new business, and many people in the shelter will come from other places in the county. She questioned how much they would contribute to the neighborhood.

Staci Ciez, Shoreline, said his property is located just north of the subject property, and he has operated a business there for 25 years. The front part of his business provides baseball instruction, etc. to children. It is important for the Commission to understand what the City is asking the neighbors to endure. They are already enduring the impacts associated with the methadone clinic and people defecating on their front porches and loading docks and beating in the front doors attempting to enter the buildings. They leave needles and other debris there on a weekly basis. The neighborhood has gone downhill since the methadone clinic located in the area, and it is very disheartening. He felt that the enhanced shelter would cause even more problems. He noted that the daycare on the other side of the 6-foot fence has been operating for 25 years, and the enhanced shelter will have an impact on that business, too.

There were no other public comments, and Chair Mork closed that portion of the meeting.

Chair Mork reminded the Commissioners that staff is seeking feedback from them on additional information or changes they would like staff to make to the proposed amendment before it is presented for a public hearing on March 18th. Ms. Gierloff explained that the Hearing Examiner would conduct the public hearing for the rezone application, and the Board's role is to review the proposed enhanced shelter regulations. At this time, staff is asking the Board to identify potential changes additional information that are needed prior to the public hearing. Chair Mork summarized that the Board's role is to provide a recommendation to the City Council regarding the proposed enhanced shelter definition and regulations. They are not being asked to forward a recommendation relative to the rezone application.

Commissioner Callahan said she would be interested in additional language around metrics and reporting, particularly the data that would be made public. She would also like more information about the grant requirements and whether they could be incorporated into the proposed definition for enhanced shelters. Ms. Gierloff agreed to provide this additional information and suggested the Board could also review the Memorandum of Agreement that was negotiated with Lake City Partners.

Commissioner Rwamashongye suggested additional language could be added to address some of the fears that were voiced by the neighbors and encourage good neighbor relationships between the shelters and adjacent properties. He disclosed that he has walked with people who are homeless through a church-

sponsored tent city and learned that some of the biases are not so true. Much of the bias related to alcohol and drug use is vetted during the screening process, and he feels confident that the concerns can be addressed by the proposed amendment. He said he has had enough experience working with homeless people that he understands there are ways out, and he supports giving them opportunities. Again, he suggested that additional language and matrices could be added to address the fears that have been voiced.

Vice Chair Malek suggested that notice to property owners within ¼ mile of the subject property should be required for the enhanced shelter use. It will be important to solicit feedback from nearby property owners and communicate with them on a more real-time level about the potential impacts. Commissioner Rwamashongye agreed that engaging people within the surrounding neighborhood would be a good idea. When doing tent cities, they found opportunities to have barbecues and invite the neighbors so there was transparency. People were invited to visit the sites, and this helped remove biases. The church he attended provided a daycare facility on site, and there was concern about co-locating a tent city on the property. However, when they invited people to visit the site and shared more information about it, the number of biases were reduced. He suggested that the proposed amendment should require or at least encourage interaction with surrounding property owners. The more transparent you are on how a facility will operate, the better.

Chair Mork said she is also concerned about the metrics. Not only are metrics needed to measure the success of the program, but they need to include metrics that matter to the City and neighborhood. She would like the metrics to be much more defined to include impacts to surrounding properties.

Chair Mork asked if operators of enhanced shelters would be required to meet minimum criteria. For example, would there be insurance requirements? The criteria should be sufficient to ensure that the operators have enough experience to function successfully.

Chair Mork said she appreciates the requirement that the shelters must be separated by at least 1 mile, but it would only apply within the City of Shoreline. That means the City of Seattle could locate one on 145th Street and Aurora Avenue, which is closer than one mile to the property at N 165th Street and Aurora Avenue N. Ms. Gierloff explained that the City cannot block a shelter in another jurisdiction, but it could prohibit a shelter in the City that is within 1 mile of an existing shelter, whether the existing shelter is located in Shoreline or not.

Chair Mork asked if additional criteria could be added that would prohibit the siting of enhance shelters within a certain proximity to some types of uses. For example, could they be prohibited from locating close to a school? Ms. Gierloff advised that some jurisdictions have enacted spacing requirements from other types of uses, but it is not something the City Council included in the interim regulation. She cautioned that if they prohibit enhanced shelters from locating within ½ mile from every park and trail, there would be very few viable sites that would work. She said they need to strike a balance between creating a flexible set of regulations that work for a variety of situations and being too prescriptive. They need to provide certainty but also give the City some flexibility to adapt to different types of situations. Chair Mork agreed, but encouraged staff to think about other separation requirements that might be reasonably appropriate.

Commissioner Galuska referred to Criterion D, which requires that enhanced shelters be located with frontage on a principal arterial and within ¼ mile of a transit stop. In addition to the Aurora Avenue N corridor, he noted that the BRT line will open on 145th Street in 2023, which will open the quarter mile on the south end of 15th for the use, as well. He asked if tight language in the criteria is intended to keep the use in a specific area (Aurora Avenue). He noted that the train stations won't be within ¼ miles of a principle arterial, but changes in the bus system could move the stops around a bit. Ms. Gierloff emphasized that, as currently proposed, the use would only be allowed in the MB zones, which are primarily located along Aurora Avenue N and a few in the Ballinger area. She said the idea was to start small. If the experience is positive, the City could expand the use to other zones.

Chair Mork asked if the City would require that enhanced shelters have working kitchens and laundry facilities. She also asked if there would be criteria for the rooms. Ms. Gierloff said the facilities would be required to meet life-safety requirements and be able to show the City they could, in fact, provide the needed services. However, requiring large kitchens, etc. could significantly increase the cost and limit the places that would qualify. Chair Mork said she wasn't thinking necessarily about the size, but perhaps the City could require that the necessary elements of a kitchen are in good working order. Ms. Gierloff said the shelters would be required to provide hygiene facilities, but the kitchen is more of an operational decision as to whether they will cook on site or provide meals from another source. Again, she said the City could implement more specific requirements, but it would narrow the future options.

Vice Chair Malek noted that the building at N 165th Street and Aurora Avenue N was previously a nursing home that failed, and a lot of deferred maintenance will need to be addressed. He asked who would pay for the tenant improvements to make it habitable. Ms. Gierloff said grant funding will be used to do the necessary improvements, and the City of Shoreline has not been asked and has not contributed capital funding for the project.

Once again, Chair Mork asked if having a cooking facility available to the residents would be a requirement. Ms. Gierloff answered that the City would require the operator to meet certain performance standards that ensure they are providing hygiene, food, and other basic needs. However, the City would not dictate specifically how these basic services must be provided.

Commissioner Rwamashongye commented that the City needs to have regulations that ensure that enhanced shelters provide livable conditions. Ms. Gierloff noted that one of the criteria would require life-safety inspections by the Department of Health and the Fire Department to make sure that all building and residential code requirements are being met.

Vice Chair Malek also felt that kitchen facilities should be required. Absence of this opportunity, he questioned how the residents would become ready to go out on their own. If enhanced shelters are intended to offer full-time occupancy, the facility should be required to provide a functioning kitchen.

Commissioner Callahan observed that there is an urgency associated with the proposed amendments, and a number of communities are working on different solutions. She noted that the King County Growth Plan identifies Shoreline as a high-transit community. She would be interested in knowing if other communities that are designated as high-transit communities allow enhanced shelters. She said she

supports the new criteria that requires the shelters to be located near good transit, but perhaps the City could learn from other communities as they try to figure out the best locations.

Ms. Gierloff said the City Council placed the proposed amendment as high priority because there isn't another 24/7 shelter in North King County. The City of Bellevue has been trying to site a men's shelter for a number of years, and they are also in a position of getting light rail. The City of Seattle has multiple shelters, but they aren't evenly distributed.

UNFINISHED BUSINESS

Chair Mork thanked Ms. Gierloff for directing the Commissioners to the presentation on February 4th to the City Council. It was very interesting to see how the City fits in with the county, the region and the state and to learn about the new rules that are coming out.

NEW BUSINESS

There was no new business.

REPORTS OF COMMITTEES AND COMMISSIONER ANNOUNCEMENTS

Regarding Point Wells, Assistant City Attorney Ainsworth-Taylor reported that BSRE appealed the Hearing Examiner's latest dismissal of their resubmitted application to the Snohomish County Council.

AGENDA FOR NEXT MEETING

Ms. Gierloff advised that a public hearing on the Housing Action Plan is scheduled for the March 4th meeting. The draft document will be available to the Commissioners a few days earlier than normal. Mr. Szafran advised that the first batch of Development Code amendments will also be presented to the Commission on March 4th. The first batch includes time sensitive items that could shape future development in the near term.

ADJOURNMENT

The meeting was adjourned at 8:30 p.m.

Laura Mork
Chair, Planning Commission

Carla Hoekzema
Clerk, Planning Commission