

DRAFT
CITY OF SHORELINE

SHORELINE PLANNING COMMISSION
MINUTES OF REGULAR MEETING
(Via Zoom)

May 20, 2021
7:00 P.M.

Commissioners Present

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

Staff Present

Andrew Bauer, Planning Manager
Steve Szafran, Senior Planner
Cate Lee, Associate Planner
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

Ms. Hoekzema called the roll.

APPROVAL OF AGENDA

The agenda was accepted as presented.

APPROVAL OF MINUTES

The minutes of May 6, 2021 were accepted as presented.

GENERAL PUBLIC COMMENT

There were no general public comments.

STUDY ITEM: SUBDIVISION VACATION DEVELOPMENT CODE AMENDMENTS

Associate Planner Cate Lee made the presentation reviewing some background on plat alteration regulations, the need for subdivision vacation regulations, and the proposed subdivision vacation process.

The proposed process would be a Type C Land Use Action with a required pre-application meeting and neighborhood meeting prior to application followed by a Notice of Application and a public hearing and decision by the Hearing Examiner. Any appeal would go to superior court. There will be a public hearing on this item before the Planning Commission on June 17, and a recommendation will be forwarded to the City Council.

Discussion:

As a hypothetical example, Commissioner Malek asked if a majority ownership in an MUR-70' partial assemblage could execute. Ms. Lee explained that for a subdivision vacation all property owners would need to give permission in order to apply.

Vice Chair Sager asked about unrecorded subdivisions. Ms. Lee explained that unrecorded subdivisions would not be a legal document that would need to be extinguished in this manner.

Commissioner Rwamashongye asked how a permanent easement would be addressed. Ms. Lee responded that the extinguishment of a plat would extinguish everything on the plat. She indicated that, if necessary, the Hearing Examiner could look at the public benefit of an easement in making their decision.

Commissioner Lin commented that the public benefit of certain easements such as utilities would be relatively obvious; however, an easement such as one allowing access between different streets might not be as clear. Ms. Lee commented that they wouldn't want to extinguish an easement that has a public benefit. She clarified that easements are handled differently than public rights-of-way. This process would not have anything to do with public rights-of-way.

Chair Mork asked about the Hearing Examiner's flexibility with deciding which easements to keep. Ms. Lee explained that the pre-application meeting with the applicant would be the appropriate place to talk about which tool to use. If there are a number of easements on the subdivision that have public benefit, subdivision vacation might not be the right tool.

Commissioner Callahan asked if the main benefit of doing this would be to streamline the process. Ms. Lee explained it is not necessarily more streamlined to do a subdivision vacation, but it would be cleaner to extinguish the entire plat in certain circumstances.

Commissioner Galuska stated he had no concerns or questions.

Chair Mork asked what would happen if members of the public had a concern about an easement being vacated. Ms. Lee explained that they would have the opportunity to express concerns in a public hearing, and ultimately the decision would be up to the Hearing Examiner after hearing all the comments and seeing all the evidence.

UNFINISHED BUSINESS

No unfinished business.

NEW BUSINESS

Planning Manager Bauer reported that the Planning Commission’s recommendation on the Housing Action Plan was presented to the City Council at their March 22 meeting. Overall, they were very appreciative of the work done by the Advisory Group and the Planning Commission. A lot of Council’s discussion focused on clarifying the intent of the priorities and the recommendations. A couple council members were very interested in advancing the idea of a cottage housing ordinance and encouraging different housing types. After the March 22 meeting staff made some relatively minor changes to the intent sections. Those sections clarify that the Plan is not committing the City to any specific strategies, but will be used to inform future work in the city related to housing. The Housing Action Plan is on the Consent Calendar for Council adoption on May 24.

REPORTS OF COMMITTEES AND COMMISSIONER ANNOUNCEMENTS

Commissioner Malek stated he was looking forward to an update on the Point Wells appeal with King County.

AGENDA FOR NEXT MEETING

The next meeting is scheduled for June 3 and will feature a presentation regarding mobility hubs by the UW Evans School.

Commissioner Malek asked if there would be any kind of collaboration with Seattle regarding north end light rail stations at 130th and 145th Streets. Planning Manager Bauer replied that staff has been following that work closely and is communicating with Seattle’s planners. Seattle is waiting to see what the Sound Transit Board does regarding potentially advancing the 130th Street Station earlier than planned and then will start to look at potential land use changes in and around the 130th Street Station.

ADJOURNMENT

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

Laura Mork
Chair, Planning Commission

Carla Hoekzema
Clerk, Planning Commission