

CITY OF SHORELINE

SHORELINE PLANNING COMMISSION MINUTES OF REGULAR MEETING (Via Zoom)

July 15, 2021
7:00 P.M.

Commissioners Present

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

Staff Present

Andrew Bauer, Planning Manager
Steve Szafran, Senior Planner
Julie Ainsworth-Taylor, Assistant City Attorney
Carla Hoekzema, Planning Commission Clerk

Absent:
Vice Chair Sager (excused)

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 June 17, 2021 were accepted as presented.

GENERAL PUBLIC COMMENT

There were no general public comments.

STUDY ITEM: 2021 DEVELOPMENT CODE AMENDMENTS – PART 2 – MISC. AMENDMENTS

Senior Planner Szafran made a PowerPoint presentation regarding the 2021 Development Code Batch #2 Miscellaneous Amendments. He reviewed 13 proposed amendments which were a mix of updates, clarifications, and policy changes to parking, setbacks, and adaptive reuse of commercial buildings.

1. Update the definition of *Family*
2. Update definition of *Host Agency* to include a public agency
3. Update definition of *Hardscape* to include products like Grasscrete and pervious pavers on a percentage basis
4. Update definition of *Managing Agency* to include a public agency
5. Set a threshold for when a Conditional Use Permit is required
6. Add public agency as a preferred provider for a homeless shelter
7. Allow the Director authority to prohibit an unlisted use which is not consistent with the policies set for each zone and category
8. Amend setback provisions for lots with two front yards (related to #9)
9. Amend setback provisions for lots with two front yards (related to #8)
10. Make it clear that the townhome design standards are stated in a different section of the code
11. Allow certain exemptions from the required site improvement thresholds for *Commercial Adaptive Reuse*
12. Add the ability for the Director to require third party review of a qualified professional's report at any time during the development process
13. Delete requirement for the cost of parking to be included in the rental or sale price of residential units

Commissioner Rwamashongye referred to Amendment #3 and asked why religious organizations were removed. Senior Planner Szafran explained they had been incorporated into the new language.

Commissioner Rwamashongye referred to Amendment #11 and expressed concern about safety issues like seismic retrofit and fire code of the older buildings. He also expressed concern about the older buildings not matching the design of the newer surrounding area. Senior Planner Szafran explained that buildings would still be required to meet safety and building code requirements, and the Fire Department is a reviewer on that building permit. Regarding the design aspect, Senior Planner Szafran agreed that is a trade off in order to use these to provide a more affordable space. There are provisions, such as landscaping, proposed to mitigate some of this.

Commissioner Rwamashongye referred to the parking amendment and asked about data showing what renters' needs actually are. Senior Planner Szafran explained the City engages in discussions regularly with the development community. In those discussions the parking issue has been at the top of list for developers. He offered to provide more data regarding this if desired.

Commissioner Malek noted that if there is less than one parking spot per unit it makes sense to allow for separate rental costs. He also brought up Merlone Geier's proposal for the old Sears Building near Central Market.

Commissioner Callahan thanked staff for the presentation. She spoke in support of Amendment #13 and also referred to the new state law (ESSB 6617) which states that a city cannot require off-street parking if the ADU is within a quarter mile of a major transit stop. She asked how quickly this would be updated in the code. Assistant City Attorney Ainsworth-Taylor indicated she would look into that to see how it is written.

Commissioner Galuska asked about the percentage of impervious for Grasscrete. Senior Planner Szafran replied it would be based on the manufacturer's spec sheet.

Commissioner Lin requested that staff go through the proposed amendments again. She also referred to Amendment #9 regarding front yard setbacks and asked for clarification. Senior Planner Szafran reviewed this and went through the proposed amendments again.

Chair Mork asked Assistant City Attorney Ainsworth-Taylor if she should recuse herself from part of this discussion since she lives on a corner lot. Assistant City Attorney Ainsworth-Taylor replied that would not be necessary if she feels she can make an unbiased opinion.

Chair Mork asked for more detail about how the amendment regarding Commercial Adaptive Reuse would apply in different situations. Planning Manager Szafran indicated he could bring back more information about this.

Commissioner Lin referred to the change related to impervious surfaces and asked if they would also be updating the Stormwater Code. Planning Manager Szafran replied that it would not change; all the development projects would still have to meet the requirements of the Department of Ecology.

Chair Mork thanked staff for the presentation.

DIRECTOR'S REPORT

Director Bauer had several comments:

- He gave an update on the plat vacation amendments.
- On July 26 the Council is holding an appeal hearing on the landmark designation appeal of the Naval hospital on the Fircrest campus.
- City Hall opened up for in-person business on July 6.
- There is a 161-unit apartment development on Aurora across from Sky Nursery that is getting close to permit issuance.
- On October 25 staff intends to hold a joint Planning Commission/City Council meeting to workshop and get feedback on amendments to the MUR-70 zone.

UNFINISHED BUSINESS

None

NEW BUSINESS

None

REPORTS OF COMMITTEES AND COMMISSIONER ANNOUNCEMENTS

Commissioner Malek reported that he and Commissioner Sager met for the first time as the Point Wells Subcommittee last week. This was just an introductory sharing of information, but they plan to start meeting more regularly.

AGENDA FOR NEXT MEETING

The next meeting is scheduled for August 5 to review additional Development Code Amendments.

ADJOURNMENT

The meeting was adjourned at 8:06 p.m.



Laura Mork
Chair, Planning Commission



Carla Hoekzema
Clerk, Planning Commission