

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

**SHORELINE PLANNING COMMISSION**  
**MINUTES OF VIRTUAL REGULAR MEETING**  
*(Via Zoom)*

April 7, 2022  
7:00 P.M.

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**Commissioners Present**

Chair Pam Sager  
Vice Chair Julius Rwamashongye  
Commissioner Janelle Callahan  
Commissioner Mei-shiou Lin  
Commissioner Christopher Mosier  
Commissioner Leslie Brinson

**Staff Present**

Mayor Keith Scully  
Nora Daley-Peng, Senior Transportation Planner  
Andrew Bauer, Planning Manager  
Julie Ainsworth-Taylor, Assistant City Attorney  
Carla Hoekzema, Planning Commission Clerk

**Commissioners Absent:**

Commissioner Andy Galuska (excused)

**CALL TO ORDER**

Chair Sager called the regular meeting of the Shoreline Planning Commission to order at 7:00 p.m.

**SWEARING IN CEREMONY BY MAYOR SCULLY**

The following commissioners were sworn in: Mei-shiou Lin (reappointed), Christopher Mosier, Leslie Brinson.

**ROLL CALL**

Ms. Hoekzema called the roll.

**APPROVAL OF AGENDA**

The agenda was accepted as presented.

**APPROVAL OF MINUTES**

The minutes of March 17 were accepted as presented.

**GENERAL PUBLIC COMMENT**

There were no general public comments.

**STUDY ITEMS**

**a. Transportation Master Plan Update: Draft Modal Plans**

Senior Transportation Planner Ms. Daley-Peng made a presentation on the Transportation Master Plan (TMP) Update. She reviewed the project timeline and the TMP development/update process.

Ms. Daley-Peng discussed the various draft Modal Plans:

- The Draft Bicycle Plan includes existing and future pedestrian/bicycle bridges, future trails, and trail connections. Facility types vary in stress/safety levels and can be bike lanes, buffered bike lanes, protected bike lanes, physically separated bike paths, and trail/shared use paths.
- The Draft Transit Plan revolves around priority connections between key destinations, frequent transit service, preferred travel paths, and appropriate “service families”.
- The Draft Shared-use Mobility Hub Plan focuses on providing multiple forms of transportation that people can share either at the same time or one after the other. Mobility hubs are places of connectivity where different modes of transportation come together seamlessly – bike share, car share, scooter-share, curb space for ride hailing services. Mobility hubs are characterized into three types: regional mobility hubs, central mobility hubs, and neighborhood mobility hubs.
- The Draft Pedestrian Plan includes existing and future sidewalks, trails, pedestrian/bicycle bridges, and pathways/unimproved right-of-way areas.

Ms. Daley-Peng shared next steps including public outreach and developing a draft project list. Staff expects to return to the Planning Commission in June.

Commissioner Callahan thought the pedestrian plan overview was great. She noted that there is great need for pedestrian improvements. She is excited to see what types of projects will be funded with the upcoming bi-partisan infrastructure bill. It is great to have potential projects identified so the City is poised to take advantage of the grant funding.

Commissioner Lin suggested that prioritizing connectivity projects will be very helpful. Ms. Daley-Peng replied there will be more information on this when staff comes back in June.

Commissioner Brinson suggested looking at the overlap between the bike and pedestrian plans, especially in areas where there are no sidewalks. She noted that the shared spaces are not ideal but are better than nothing in the interim. Ms. Daley-Peng agreed and noted that staff will be looking at how all the modes are layered.

Vice Chair Rwamashongye suggested looking at the plan to make sure there are no unintended consequences of creating inequity in the transportation systems. As a pedestrian, he is excited about the extension of the bike lane along 185<sup>th</sup> to the station. Ms. Daley-Peng commented that when staff comes back this summer, they expect to have equity priority areas mapped using the American Communities

Survey data and the staff GIS team. This will look at age, race, disability, income, and languages spoken to see where investments are needed.

Commissioner Mosier noted that the top three things people in Shoreline are concerned about regarding transit use are travel time, number of transfers, and reliability. He asked if the City is partnering with transit agencies to influence any of these things even though they don't directly control them. Ms. Daley-Peng noted that the City works with the transit agencies very closely. The Draft Transit Plan is a communication tool that the City can use to point to when working with transit partners. She discussed the many changes coming to Shoreline over next few years as a result of the two new stations and ways the City and transit agencies are responding to improve connections.

Chair Sager asked about the plan for engaging with those who are typically underrepresented. Ms. Daley-Peng replied they plan to put up pop-up posters of all the draft plans as well as a poster about the prioritization criteria with comment cards. These will be translated into Spanish and Mandarin and placed in various venues where people are. She expressed appreciation to Vice Chair Rwamashongye for his involvement with this. She added that there will also be an online survey and three recorded mini presentations about the modal plans, the prioritization process, and what the City has learned from the community to date. The City is also advertising about the project with colorful yard signs in three different languages and a QR code that will take people to the website. Chair Sager thanked staff for going the extra mile with this.

**b. MUR70' Zone Development Code Amendments**

Planning Manager Andrew Bauer discussed draft code amendments related to the MUR70' Zone Development Code. He summarized there had been consensus at the last meeting to proceed with parking reductions beyond 25% and to remove development agreement requirement entirely. The Planning Commission had requested more information about examples of building heights as well as height and process comparisons of other cities. Developer feedback was that the market does not support high rise yet, but it might in the future; streamlining process is positive; and parking reductions are beneficial.

Mr. Bauer reviewed:

- Parking Reductions – up to 50% reduction in MUR70' zone for 100+ dwelling units or 10,000+ sq. ft. commercial. A Transportation Demand Management Plan would be required.
- Local building height examples with images
- Comparisons of height and process with surrounding jurisdictions
- Height refinements:
  - The base height will stay as it is.
  - Height of 70'+ would be allowed with additional requirements (neighborhood meeting, Administrative Design Review). 20% of the units must be affordable at 60% AMI; 10,000 sq. ft. of commercial space or 30% ground floor devoted to neighborhood amenities; park, plaza, or open space requirement; 1% to art or placemaking amenities; and subarea improvements.
  - Deleted items include Development Agreement, LEED Gold, structured parking, purchase of TDR (Transfer of Development Rights) credits, and district energy.

- The maximum height of 140' will stay as it is.
- Next steps: Planning Commission feedback, SEPA analysis, Public Hearing and recommendation to Council, Council consideration and action

Commissioner Brinson asked if there is an option for affordability for condominium developments. Mr. Bauer replied it is only for rental units and not owner-occupied housing.

Commissioner Mosier expressed support for the simplification to feet and of lowering the square footage of commercial use.

Commissioner Callahan asked general clarification questions about the table of comparisons with other jurisdictions on page 26. Mr. Bauer responded.

Commissioner Lin asked about maximum building heights on the Seattle side of the 145<sup>th</sup> Street station. Mr. Bauer explained that much of that area is the golf course, but Seattle is embarking on station area planning also. He indicated staff could share information on that when it becomes available. Commissioner Lin asked about the feedback they have gotten. Mr. Bauer explained they have shared the draft amendments with the developer stakeholder group. Some of that feedback is included in the staff report.

### **UNFINISHED BUSINESS**

None.

### **NEW BUSINESS**

#### **a. Planning Commission Rules of Procedure Update for Hybrid Meetings**

Mr. Bauer explained that the proposed changes would mirror what the Council has adopted for their rules to allow for hybrid meetings. This outlines some of the technical procedures surrounding meeting in person and remotely in a hybrid fashion.

Commissioner Callahan spoke in support of these changes and of staff being able to attend remotely.

**COMMISSIONER CALLAHAN MOVED TO AMEND THE RULES OF PROCEDURE AS WRITTEN IN ATTACHMENT A OF THE STAFF REPORT DATED APRIL 7, 2022. THE MOTION WAS SECONDED BY COMMISSIONER LIN. THE MOTION PASSED UNANIMOUSLY (6-0).**

#### **b. Election of Chair and Vice Chair**

##### Chair

- Commissioner Callahan nominated Pam Sager for Chair. There were no other nominations.

**COMMISSIONER SAGER WAS RE-ELECTED CHAIR UNANIMOUSLY (6-0).**

Vice Chair

- Commissioner Lin nominated Commissioner Rwamashongye.
- Commissioner Rwamashongye nominated Commissioner Callahan.

**COMMISSIONER RWAMASHONGYE WAS RE-ELECTED VICE CHAIR (5-0).**

**REPORTS OF COMMITTEES AND COMMISSIONERS/ANNOUNCEMENTS**

Chair Sager reported she attended a workshop called *Crash Course for the Chair* put on by Jurassic Parliament which was very good.

**AGENDA FOR NEXT MEETING**

Mr. Bauer stated that the April 21 meeting will include a briefing on Cottage Housing Development Code Amendments.

**ADJOURNMENT**

The meeting was adjourned at 8:32 p.m.

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Pam Sager  
Chair, Planning Commission

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Carla Hoekzema  
Clerk, Planning Commission