

DRAFT
CITY OF SHORELINE

SHORELINE PLANNING COMMISSION
MINUTES OF PUBLIC HEARING

October 6, 2022
7:00 P.M.

Commissioners Present

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

Staff Present

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

CALL TO ORDER

Chair Sager called the public hearing 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 August 18, 2022 and September 1, 2022 were accepted as presented.

GENERAL PUBLIC COMMENT

There were no general public comments.

PUBLIC HEARING: 2022 COMPREHENSIVE PLAN AMENDMENTS

Chair Sager reviewed the purpose and procedures of the hearing. The public hearing was opened at 7:02 p.m.

Staff Presentation: Senior Planner Szafran presented the annual Comprehensive Plan Amendments for 2022. These were previously reviewed by the Planning Commission. Amendment #3 is a site-specific rezone and Comprehensive Plan amendment and rezone that was reviewed by the Hearing Examiner. The Hearing Examiner will make a recommendation to the Council on that particular amendment.

Amendments:

1. Replace the current Transportation Element with a new Transportation Element and remove the Transportation Master Plan as a supporting analysis for the Transportation Element. The Transportation Element creates the overall transportation vision for the City which translates into transportation-related goals and policies including those related to climate resiliency and community vibrancy. It also includes pedestrian plans, bicycle levels of service and other bicycle plans. There are shared use mobility modal plans within the Transportation Element as well as preferred locations for shared mobility hubs. It also contains a fiscally constrained list of projects that are based on a prioritized project list.
2. 2024 Comprehensive Plan Major Update. Mr. Szafran reviewed the general timeline of the update over the next two years. Three key themes have been identified – climate, equity and social justice, and housing. Staff will also be focused on middle housing, planning for jobs, utilities, and livability. There is no recommendation for this item.
3. Site Specific Comprehensive Plan Amendment and Rezone for the King County Park and Ride site. The Hearing Examiner will make the recommendation to Council.
4. Privately initiated proposal to add a new land use policy to the Land Use Element. The original proposed policy said: “Housing development and preservation of significant trees can co-exist with the goal of maintaining and increasing Shoreline’s urban tree canopy.” Staff worked with the applicant to include a revised policy that would say: “Develop regulations to maintain and increase Shoreline’s urban tree canopy with the goal of encouraging tree retention and protection while also increasing housing opportunities and choice.”
5. Amend the Land Use Element to explicitly allow duplexes and triplexes and allow with conditions other dwelling types that are similar in scale with single family detached homes, in low density residential zones. This amendment was added by Council. Staff is recommending that this be carried over and incorporated into the major update of the Comprehensive Plan. This would allow greater community engagement and also allow staff to stay on schedule with other work that is going on.
6. Map amendments – This would update one parcel at Richmond Beach Saltwater Park from Public Facility to Public Open Space. It would also be shown on the City’s Comprehensive Plan map.

Staff is recommending approval of Amendments 1, 4, and 6 for the Commission and approval of Amendment 3 by the Hearing Examiner. Staff is recommending that Amendment 5 be carried over to the 2023 docket.

Questions from the Planning Commission:

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Commissioner Lin asked for more information about the reason for the recommendation to carry over Amendment 5. Mr. Szafran reviewed possible scenarios for item. Planning Manager Bauer added that staff is developing a detailed work plan around middle housing right now. A good portion of that work will be funded by a Department of Commerce grant. There will be some public engagement in the first quarter of next year around the topic of middle housing. Staff will develop draft policies and involve the Planning Commission in the process of drafting policies. It will likely not be ready for adoption next year. By carrying this amendment over it is acknowledging that there is work to be done and that it is a very big topic which will be folded holistically into the bigger plan update.

Public Testimony:

The public testimony portion of the public hearing was opened at 7:15 p.m. Written testimony was received prior to the meeting and can be found on the [City Website](#). Public comments were solicited.

Suzanne Tsoming, Shoreline resident, commented on the statement under agenda item 6a in the staff report regarding Amendment 3. She disagrees with the assumption that the Shoreline Park and Ride property “becomes less utilized once light rail service commences.” She believes the opposite will happen. With the expected increase in the City’s population and a car or two per household, there will be a need for more, instead of fewer, parking spaces at the Shoreline Park and Ride. She spoke in support of Option A, a standalone transit garage with 401 dedicated transit stalls, as shown in tonight’s agenda as Attachment F of the King County Metro TOD study.

Kathleen Russell, Shoreline resident on behalf of Save Shoreline Trees, referred to Amendment 4 recommended by staff. She pointed out that the Planning Commission has previously expressed concern about the tree canopy given the increased development in Shoreline. Tree retention is important to everyone for the many benefits that trees provide. She believes if there is just one developer building in Shoreline who retains even peripheral trees then this amendment will be successful. She indicated that Save Shoreline Trees would like to publicly acknowledge the efforts of any developer that works to retain trees. She asked the Planning Commission to promote awareness of Shoreline’s established trees by recommending this amendment to Council.

Tom McCormick, Shoreline resident, spoke regarding Amendment 6 which he had proposed. He explained how he had discovered that the City owns most of the tidelands north of the Saltwater Park and he had encouraged King County to correct their maps. The proposed amendment, which staff supports, would revise the City’s maps to reflect city ownership of the tidelands north of the park. It would make the City’s maps align with the recently revised King County maps. He encouraged the Planning Commission to recommend approval of this amendment to the City Council. He added that the City Council adopted Ordinance 967 in June authorizing acquisition of the last 400 feet before the bulkhead. Once this is acquired, the Saltwater Park tidelands will go all the way to the bulkhead. He also referred to Amendment 5 regarding duplexes and triplexes. He agreed that this item should be carried over to the major update but spoke against the concept of allowing duplexes and triplexes into low density residential zones. He asserted that it is not needed at this point. With all the projects in the pipeline the City has already pretty much met its 2044 growth targets. He recommended waiting and revisiting this issue in ten years. He thanked the Planning Commission for all the work they are doing.

Seeing no further comments, the public testimony portion of the public hearing was closed at 7:24 p.m.

COMMISSIONER CALLAHAN MOVED THAT THE CITY COUNCIL ADOPT THE 2022 COMPREHENSIVE PLAN AMENDMENTS AS WRITTEN IN THE STAFF REPORT DATED OCTOBER 6, 2022. VICE CHAIR RWAMASHJONGYE SECONDED THE MOTION.

Commissioner Callahan commended staff's work on these topics. Chair Sager concurred.

THE MOTION WAS UNANIMOUSLY APPROVED.

The public hearing was closed at 7:25 p.m.

AGENDA FOR NEXT MEETING

Staff reviewed the agenda for the next meeting which is scheduled for October 20, 2022.

ADJOURNMENT

The meeting was adjourned at 7:27 p.m.

Pam Sager
Chair, Planning Commission

Carla Hoekzema
Clerk, Planning Commission