

DRAFT
CITY OF SHORELINE

SHORELINE PLANNING COMMISSION
MINUTES OF REGULAR MEETING

January 5, 2023
7:00 P.M.

Commissioners Present

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

Staff Present

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

Guest: Kathleen Hosfield, Homestead Community
Land Trust

CALL TO ORDER

Chair Sager 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 December 1, 2022 were accepted as presented.

GENERAL PUBLIC COMMENT

There were no general public comments.

STUDY ITEM: HOMESTEAD COMMUNITY LAND TRUST PRESENTATION

Kathleen Hosfield from Homestead Community Land Trust made a presentation regarding affordable homeownership. She discussed the Community Land Trust (CLT) model and why it is used for home ownership. A CLT is a private, non-profit, community-governed and/or membership corporation whose mission is to acquire, hold, develop, lease, and steward land for making homes, farmland, gardens, businesses, and other community assets permanently affordable for current and future generations. Distinctive features include accountability and local control; one-time investments stewarded for permanent affordability; equitable governance; and prevention of displacement. Ms. Hosfield discussed the civil rights era roots of CLT, challenges with home ownership in King County, how CLT puts homeownership within reach of income qualified families, and income qualifications. She explained that CLT builds and rehabs homes and subsidizes the price to what is affordable. Land is owned collectively through the Trust, but the home is purchased with fixed-rate bank mortgage. Owners lease the land for a small monthly fee and are able to resell at a formula price which is still affordable. She explained how CLT balances allowing homeowners to build equity while still maintaining affordability for others. She reviewed examples of different types of home projects that CLT has done and discussed the community and homeowner governance aspect of CLT. She talked about the types of housing that can be included in a CLT and ways cities can support CLT home development and advance affordable homeownership.

Discussion:

Commissioner Brinson noted that one of the pushbacks that keeps coming up about CLTs is around the amount of equity that somebody acquires. She asked if there is data about people from CLT homes moving on to market rates homes. Ms. Hosfield replied that about 75% of the people who leave the CLT program in this area go on to purchase a market rate home.

Commissioner Callahan asked about the projects that contain both affordable and market rate homes and how they decide the proportions of each. Ms. Hosfield explained that CLT will never do a project where there is a majority of market rate homes; they will include just as many as needed to balance the budget.

Commissioner Lin commented on the value of this type of project to meet affordable housing needs and asked about the constraints for doing more projects. Ms. Hosfield said the biggest constraint in the current market is staffing limitations; they cannot do all the projects they would like. Beyond that, cities can provide a contribution to make sure that the Housing Trust Fund exists; look at permitting, zoning, and waivers of impact fees; and consider directing surplus property to home ownership development. There is a bill going through state legislature this year to make it easier for cities to use surplus property for home ownership specifically.

Ms. Hosfield commented that there is a group of folks in Lake Forest Park and Kenmore that are interested in working together to support CLT in the region. Anyone interested in connecting with them can contact her.

STUDY ITEM: DRAFT 2023 COMPREHENSIVE PLAN DOCKET

Senior Planner Szafran reviewed the annual docket process and the list of proposed amendments.

Staff-initiated:

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4a. Draft Minutes from January 5, 2023

1. Amend the Parks, Recreation, Open Space, and Arts Element and Plan which includes updated goals and policies. This will fully replace the existing PROS element within the Comprehensive Plan and establish a long-term vision for Shoreline.

Public-initiated:

2. Amend the Comprehensive Plan to add a new policy: “Birds and wildlife are sustained by a diversity of native trees and vegetation which provide essential, co-evolved habitat of food, shelter, and place to raise young.”
3. Add a new policy: “City Planners and Developers should consider the short- and long-term effects of impervious and hardscape surfaces on the City’s environment.”
4. Add a new policy: “Projected sea level rise should be considered in determining the shoreline buffer areas or setbacks in which development is not permitted, and provide those regulations be implemented for such policy.”
5. Amend Housing Element Policy H23 and add a new policy to the Land Use Element – “Assure that site, landscaping, building, and design regulations create effective transitions between different land uses and densities. For zones which allow 70-foot buildings, provide in development regulations meaningful horizontal setbacks with height restrictions, significant tree preservation, and other transitions between buildings in such zones and abutting and across-the-street property designated on the Comprehensive Plan Land Use Map as Public Open Space, Public Facility, Low Density Residential, Medium Density Residential, and High Density Residential”.
6. Add a new policy – “Citizen participation is critical at the initial design phase of capital and major development projects”.
7. Amend Natural Environment Goal 1 – “Minimize adverse impacts on the natural environment through leadership, policy, and regulation, and address impacts of past practices where feasible, implement and promote best management practices under current conditions”.

Staff recommends that the Planning Commission recommend Amendment 1 be placed on the proposed 2023 Comprehensive Plan Docket. Staff also recommends Amendment Nos. 2-7 be included as proposals in the 2024 major update of the Comprehensive Plan to review and consider these proposed amendments holistically with all other components of the major update. A Public Participation Plan for the 2024 major update is currently in development and will be presented to the Commission at an upcoming meeting. Staff is planning for robust participation from a wide variety of community members, with a goal to reach residents and stakeholders that we haven’t heard from before. Kickoff of engagement activities is anticipated to begin shortly. Evaluating all the comments together will provide a more complete draft of the Comprehensive Plan and will allow staff and the public to consider all the proposed changes together. This will also streamline environmental review by considering the environmental impacts of the revised elements together at one time.

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Commissioner Mosier asked about the process going forward. Mr. Szafran reviewed the process from here if the Commission approves this docket.

Commissioner Callahan asked how the public-initiated proposals would be incorporated into the public outreach plan. Mr. Szafran explained that all public comments would be documented through the update process, and these would essentially be the first comments received.

Commissioner Lin agreed with looking at the amendments with the major updates but asked about the process if they chose to include all the amendments on the docket. Mr. Szafran explained that it would go to the Council as a recommendation from the Planning Commission, and if the Council agreed, it would come back to the Commission with proposed language for a recommendation on specific policies. Staff is concerned that there is not sufficient time to address all the amendments with the resources and timeline available. Planning Manager Bauer agreed that there are limited resources to address the additional amendments at this time. Folding proposed amendments 2-7 into the major update will allow for a more holistic review. Mr. Szafran stressed that amendment 1 must be adopted with the update in 2023 or the City loses its funding capabilities.

Commissioner Callahan asked about communication with the public about the major update process and wondered how these submissions might be impacted by the major update. Mr. Szafran replied that the public participation plan has not been completed yet. Planning Manager Bauer explained that staff will be coming back and updating the Planning Commission about the draft public participation plan which will outline how they engage with the community and different stakeholders.

Chair Sager asked if the proposed amendments 2-7 will be available for the public to review as part of the outreach process? Mr. Szafran thought they could include them on the major update webpage.

Commissioner Brinson spoke in support of moving amendments 2-7 to the major update to allow for them to be more holistically integrated.

Commissioner Mosier recommended that if the proposed amendments are posted for public comment, they should be worded more broadly.

THE PLANNING COMMISSION VOTED UNANIMOUSLY TO INCLUDE AMENDMENT 1 ON THE PROPOSED 2023 COMPREHENSIVE PLAN DOCKET AND THAT AMENDMENTS 2-7 SHOULD BE CONSIDERED IN THE 2024 MAJOR UPDATE OF THE COMPREHENSIVE PLAN.

UNFINISHED BUSINESS

None

NEW BUSINESS

None

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REPORTS OF COMMITTEES AND COMMISSIONER ANNOUNCEMENTS

Planning Manager Bauer reported that an email was sent to the Planning Commission regarding City Council’s review of proposed amendments that would allow compensation for the city’s boards and commissions. This would include the Planning Commission. He explained that funding was allocated with the adoption of the 2023-2024 biennium budget, but they are still working out the details.

AGENDA FOR NEXT MEETING

At staff’s request, the January 19 meeting was cancelled. The next meeting is scheduled for February 2.

ADJOURNMENT

The meeting was adjourned at 8:10 p.m.

Pam Sager
Chair, Planning Commission

Carla Hoekzema
Clerk, Planning Commission