

CITY OF SHORELINE

SHORELINE PLANNING COMMISSION MINUTES OF REGULAR MEETING

March 16, 2023
7:00 P.M.

Commissioners Present

Chair Pam Sager
Commissioner Leslie Brinson (online)
Commissioner Janelle Callahan
Commissioner Andy Galuska (online)
Commissioner Mei-shiou Lin
Commissioner Christopher Mosier

Staff Present

Andrew Bauer, Planning Manager
Elise Keim, Senior Planner
Steve Szafran, Senior Planner
Carla Hoekzema, Planning Commission Clerk
Julie Ainsworth-Taylor, Asst. City Attorney (online)

Absent

Vice Chair Julius Rwamashongye

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 February 16, 2023 were accepted as presented.

GENERAL PUBLIC COMMENT

There were no general public comments.

STUDY ITEM: COTTAGE HOUSING DEVELOPMENT CODE AMENDMENTS

Senior Planner Elise Keim reviewed recent changes to the Cottage Housing Amendments code. She reviewed what cottage housing is, why they are doing it, and how this relates to the Comprehensive Plan. Updates have been made to density, affordability, lot coverage, setbacks, and tree preservation incentives.

Land Use policies 1, 2, and 3 describe land use designations (low, medium, and high), types of residential uses allowed outright or under certain conditions, and base density. In order to better align with policies in the Comprehensive Plan, updates have been made to the current Comprehensive Plan. The approach to cottage density now includes an explicit and cottage-specific density bonus program. She summarized the tiers of density bonuses available based on green building, proximity to transit, and affordability. A fee-in-lieu option is also being discussed as an alternative to building the affordable units on site. The fees would be used to subsidize housing at even deeper levels of affordability. Lot coverage has been amended to increase the building coverage and hardscape by 10% in R-4 and R-6 zones for cottage development. Setback regulations are still proposed to be consistent with the underlying zone, but to also outright allow for aggregate setbacks. The total setback in linear feet needs to be met on the lot, but how that is done can be shifted around from lot line to lot line with a minimum setback of 5 feet. This allows for greater flexibility for site layout and tree retention. Privacy will be maintained through a required 6-foot-tall solid fence at the perimeter of cottage housing developments. Ms. Keim reviewed tree preservation incentives and graphics have been updated.

Public Comments:

Suzanne Tsoming, resident of Shoreline and board member of Save Shoreline Trees, discussed proposed state-wide changes to land use and zoning laws which would require every county and city to increase housing density by replacing traditional single-family zoned lots with more middle housing. Every city must allow at least six of nine types of middle housing. She noted that cottage housing is one of the nine types of housing that may be allowed. She asked specifically how HB 1110 would affect Shoreline's tree retention and if the proposed incentives for additional protection of significant trees over 24" DBH would be considered more restrictive than those required for detached single-family residences.

Discussion: *Does the Planning Commission want to see an affordability density bonus option that includes a fee-in-lieu?*

Commissioner Galuska said he would support the use of fee-in-lieu but he wanted to make sure the City has a plan for how to administer and spend those funds.

Commissioner Lin was in support of the fee-in-lieu as an option for developers.

Commissioner Mosier was opposed to the fee-in-lieu option He said he doesn't think you should be able to pay to get rid of an affordable unit.

Commissioner Callahan thanked staff for their work. She wondered how much of an administrative burden monitoring the affordable housing component of this would be. For example, how would it be

tracked if the unit was sold. Ms. Keim explained that the unit would be deed restricted so the affordability requirement stays with the unit if it is sold. The proposed code says there is language on the deed that says the sale must be reviewed the city attorney's office. The language on there is binding and enforceable.

Planning Manager Bauer added that the City does not currently have a "for ownership" affordable housing program. This would be the first step in that direction. There is policy support for it and some interest at the city council level. One of the benefits of having the fee-in-lieu is that in the interim it would give the City time to get all the mechanics in place.

Chair Sager said she also is opposed and is generally not a fee-in-lieu person. She had questions about when the affordable housing would ever be built. She thinks there is a way to find a builder or group that can build the affordable housing as part of their project.

Commissioner Brinson thought that for affordable housing providers like CLT (Community Land Trust), providing the affordable housing component would be no problem. For the fee-in-lieu option, she asked the Board to consider if they really want the developer to be able to buy the density bonus to get to 100%. Is it worth it to the Commission for the money to go into the kitty for the developer to double their density. It is really unlikely that a market rate developer is going to take the affordable housing density bonus and do actual units on the ground. If they did, she also advised that the City look to the Mandatory Housing Affordability Code in Seattle for owner-occupied language. This is specific to affordable units and requires those affordable units to not only have a deed restriction but also to have a relationship with something like a CLT because ownership has to have the ability for the homeowner to resell to the next affordable low-income buyer. This requires support and a community organization to help. She is not sure how she feels about the fee-in-lieu, but noted they need to consider if it is worth it for them to "sell" the density bonus for the fee-in-lieu fees.

Commissioner Mosier asked if there is a way to allow fee-in-lieu up to the point until they come up with a program at which point it is no longer a viable density bonus. Ms. Keim thought they could work on that language. Commissioner Mosier said he just want to make sure that the money was used in the way they intended.

Commissioner Brinson asked if the funds coming from fee-in-lieu would be restricted to being used only on ownership housing. This would put it in a separate fund from anything they would be getting from the MUR zones. She noted that rental is a more likely affordable housing project. Mr. Bauer said they would need to study that in a little more detail. Everything would go into the City's Housing Trust Fund. He noted that the Housing Trust Fund can be used to build truly subsidized low-income housing where there is often a funding gap. Rather than getting units at a moderate-income level, this could be an opportunity to provide lower income units at maybe 50% area median income and below.

It was noted that the Commission was divided in their support of the fee-in-lieu. Commissioner Mosier asked if their recommendation to the Council could state that they are not sure. Mr. Bauer noted that the next meeting would be the public hearing. If the Commission is ready, they can make a recommendation at that time. The goal would be to have something the Commission could make a recommendation on. He suggested that staff could develop language saying that the fee-in-lieu option would have a sunset

and would only be available once the City has an affordable home ownership program up and running. Chair Sager said she could support that. Commissioner Lin thought that was a good solution. There appeared to be general support of this idea.

Commissioner Mosier referred to density and asked what it might mean in the context of the potential new state legislation. Ms. Keim replied that it is unclear yet. If the State passes something, the City will be doing an analysis to make sure they are in alignment.

Commissioner Lin asked for clarification on the landscape and tree requirements in relation to the parking stalls. Ms. Keim reviewed these. Commissioner Lin encouraged consideration of ideal planting conditions for trees so they can thrive and support each other and not just fulfill the code requirements. Ms. Keim noted there are options for administrative design review for deviations from the requirements.

Commissioner Mosier asked if covered porches count toward building area or hardscape area. Ms. Keim replied that if it is covered it counts as building; if it is open it counts as hardscape. Commissioner Mosier did not agree with requiring the covered front porch because it takes away from the building area for something that the residents might not use. Commissioner Callahan said she thought that the front porch is one of the cottage characteristics that facilitates interactions between residents. Ms. Keim agreed and noted it is specific and integral to the folks who work in the industry. It's about creating a communal space. The front porch is also the transition into the private realm.

Staff will bring this back April 6 for a hearing with some work on the “sunset” language around fees-in-lieu.

DIRECTOR'S REPORT

Planning Manager Bauer gave a high-level overview of the activity going on in Olympia with the legislature. There are four primary bills regarding housing and land use under consideration that the City is tracking including HB 1110 (Middle Housing); SB 5466 (Transit Oriented Development); SB 5235 (Accessory Dwelling Units); and HB 1245 (Lot Splitting).

Mr. Bauer also gave an overview of multifamily and mixed-use developments in the City including:

- Modera Shoreline – 399 units on Linden Avenue near 175th, 455 parking stalls, under review.
- Brea – 189 units in one building, 197 units in another building, intersection of Linden and Aurora, under review.
- Shoreline Place – two commercial buildings under construction now (Phase 1), future phases include multifamily, plaza and open space.
- Kinect – 185th station area, 7 stories with 240 units, commercial at ground floor level facing 8th and onto the station site.
- Alexan Shoreline – under review, 8 stories, 298 units, 1500 square feet of ground floor commercial, across the street from light rail station on 8th.
- 8th Ave NE/NE 190th Street – south of the North City Elementary site, 8 stories, 197 units, two levels of underground parking, under review.

- The Line Apartments – 145th Station area, on 145th on the west side of I-5, actively under construction, 241 units, 1700 square feet of retail.
- Shea Properties – 550 units on 7 levels, three levels of below grade parking, under review.
- Burl – under review, 5 stories, 172 units, 126 parking stalls. Across from the 148th light rail station.
- Grand Peaks – under review, 300 units, ~2300 square feet ground floor commercial. Also across from the light rail station.
- Ion Building – north of light rail station, 303 units, ground floor commercial on different ground floor block faces. Ready to be issued. Just north of the 148th light rail station.
- Alta North City – 228 units, ground floor commercial on 15th. This is at the Lena’s site.
- Fircrest Master Development Plan – 120-bed skilled nursing facility, 48-bed behavioral health facility option, 14-bed intermediate care facility cottages, new laundry and maintenance buildings, new pedestrian/vehicle circulation, publicly-accessible open space, commercial development opportunity.

He also noted there will be home improvement workshops held at City Hall on March 28, April 25, and May 23. This will be an opportunity for members of the public to come in if they have home improvement projects planned. They can talk with vendors and contractors and meet with city staff to go over plans. There will also be a Permitting 101 presentation that staff will be doing.

The Urban Forestry Strategic Plan is in the process to be updated. There is an online survey available on the City’s website as well as a hybrid open house which will be held on April 13. The City is on schedule to launch the online open house in April for the Comprehensive Plan Update.

UNFINISHED BUSINESS

None

NEW BUSINESS

Commissioner Callahan said she saw an article in the Seattle Times about how Seattle is now building more ADUs than single-family homes. She asked if the Planning Commission could get an update on Shoreline’s trends. Mr. Bauer indicated that staff could send out that information in an email.

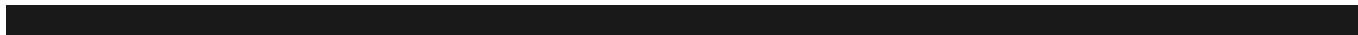
REPORTS OF COMMITTEES AND COMMISSIONER ANNOUNCEMENTS

None


AGENDA FOR NEXT MEETING

Staff reviewed the agenda for the next meeting which is scheduled for April 6.

ADJOURNMENT



The meeting was adjourned at 8:13 p.m.



Pam Sager
Chair, Planning Commission



Carla Hoekzema
Clerk, Planning Commission