

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

**SHORELINE PLANNING COMMISSION**  
**MINUTES OF REGULAR MEETING**

June 1, 2023

7:00 P.M.

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**Commissioners Present**

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

**Staff Present**

Steve Szafran, Senior Planner (online)  
Julie Ainsworth-Taylor, Assistant City Attorney  
Carla Hoekzema, Planning Commission Clerk

**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 May 18, 2023 were accepted as presented.

**GENERAL PUBLIC COMMENT**

There were no general public comments.

**STUDY ITEM: Transfer of Development Rights Program Development Code Amendment**

Senior Planner Steve Szafran made a presentation regarding a potential Transfer of Development Rights (TDR) program. A TDR is a unit of development in the urban area instead of farm and forest lands. Reasons for doing it include climate goals and funding for public improvements. The TDR program is a

set of development code regulations and incentives that encourage the sale of TDRs. The County sets a price for the TDRs to save forests and farmland. This allows the City to use King County's portion of the property taxes for public amenities. The proposal would allow TDRs to apply in certain areas as determined by the City. Mr. Szafran reviewed a map showing proposed locations and a chart of potential height and parking incentives.

He followed up on previous questions/concerns by the Commission:

- *How does the purchase of TDRs translate into additional building height?* One TDR equals a certain amount of building square footage.
- *What will the increased heights look like and does allowing additional height interfere with the City's vision?* The mixed-use residential zones and commercial zones anticipated more intense development and additional heights; however, in the R48 zones which act as a transition between lower height single family and commercial zones it would be more of an impact to increase heights.
- *How much money does the City expect to receive by participating in the LCLIP program?* This could be anywhere between \$400,000 and \$700,000 a year to fund the City's programs. This would most likely go toward street and sidewalk maintenance.

Options:

- Option 1 – Recommend Council adopt the proposed amendments.
- Option 2 – Recommend Council not adopt the proposed amendments.
- Option 3 – Revise the proposed amendments and recommend adoption.

Questions/Comments:

Commissioner Lin referred to the R48 zone and asked if there would be a maximum height limit. Mr. Szafran replied that the maximum would be 70 feet. Commissioner Lin asked if the Commission had the option of lowering that maximum height limit. Mr. Szafran replied that they did.

Vice Chair Rwamashongye commented that he has a background in maintenance and operations with the City of Seattle and understands the budgeting needs and tasks assigned. He spoke in support of this because it would help to provide and maintain assets that are already in place.

Commissioner Mosier commented that the R48 would be quite a big increase. It would be more reasonable if it was just one step up from 35 to 50 feet. He thought this would be more palatable.

Commissioner Callahan expressed concern about all the competing incentives. She thought it would be challenging for developers to figure out what sort of mix would be best for them. She referred to a "portfolio approach" that had been mentioned by the consultant and wondered how that would work. Mr. Szafran agreed that competing incentives are an issue. He expects that a developer that wants additional height is going to choose the incentive that is the least restrictive and least expensive.

Commissioner Galuska asked if Forterra has been involved with a project that is selling TDRs. Mr. Szafran was not sure what Forterra's role was other than being the consultant who prepared the report.

Chair Sager asked if there are quantitative goals for TDR credits for land preservation. If so, are they meeting those numbers at this time? Mr. Szafran stated he could find that out. Each city in King County is allocated a certain number of TDR credits. Shoreline was allocated 231 credits. Chair Sager asked if some of the money received from TDR sales needs to go toward the management of the TDR program. Mr. Szafran replied that all of it would go to the City's programs.

Commissioner Brinson echoed concerns about the big jump in height in the R48 zones, but noted she was also supportive about the increased revenues. She asked if it is possible for developers to layer or stack the incentives. If so, that could make it even easier to get to those higher heights in the R48 zone. Mr. Szafran clarified that there aren't any additional incentives for the R48 zone to go above the height limit.

Commissioner Mosier commented that it seems like a cop out on the part of the County because they say they want to save land but they are making people pay to conserve it. Although it gives the City some revenue, it doesn't address the fundamental reason why people are moving further out. He thought it would be more impactful to give a similar incentive with affordability rather than having a third-party entity to manage it. Mr. Szafran commented that if the Commission wanted the money to go affordable housing instead of something else, that could be conveyed to the Council.

A hearing is tentatively set for July 20. Staff will follow up with additional information as discussed tonight and bring a staff recommendation to the July 20 meeting.

**UNFINISHED BUSINESS** - None

**NEW BUSINESS** - None

**REPORTS OF COMMITTEES AND COMMISSIONER ANNOUNCEMENTS**

None

**AGENDA FOR NEXT MEETING**

Staff reviewed the agenda for the next meeting – June 15.

**ADJOURNMENT**

The meeting was adjourned at 7:25 p.m.

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Pam Sager  
Chair, Planning Commission

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Carla Hoekzema  
Clerk, Planning Commission

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