

CITY OF SHORELINE

SHORELINE PLANNING COMMISSION MINUTES OF PUBLIC HEARING

July 20, 2023
7:00 P.M.

Commissioners Present

Chair Pro-Tem Leslie Brinson
Commissioner Janelle Callahan
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

Commissioners Absent

Chair Pam Sager (excused)
Vice Chair Julius Rwamashongye (excused)
Commissioner Andy Galuska (excused)

CALL TO ORDER

Planning Commission Clerk Carla Hoekzema called the public hearing to order at 7:00 p.m.

ROLL CALL

Ms. Hoekzema called the roll.

ELECTION OF CHAIR PRO-TEM

Ms. Hoekzema asked for nominations for Chair Pro-Tem since both the Chair and Vice Chair were absent. Commissioner Mosier nominated Commissioner Callahan. There were no other nominations. Commissioner Callahan was unanimously elected Chair Pro-Tem.

APPROVAL OF AGENDA

The agenda was accepted as presented.

APPROVAL OF MINUTES

The minutes of July 6, 2023 were accepted as presented.

GENERAL PUBLIC COMMENT

There were no general public comments.

PUBLIC HEARING: Transfer of Development Rights Program Development Code Amendment

The public hearing was opened at 7:02 p.m.

Staff Presentation: Senior Planner Steve Szafran made the staff presentation. He reviewed the definition and purpose of TDRs. He also discussed proposed amendments and options for the Commission to consider:

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

Staff is recommending approval of the proposed TDR program as contained in Attachment A. Staff is also requesting clarifying whether the incentives proposed in the TDR program can be combined with existing incentives in the Development Code.

Public Testimony:

Michael Murphy, King County Department of Natural Resources, Water and Land Resources Division, spoke in favor of the TDR program in Shoreline that would work in concert with King County. He discussed some history between King County and Shoreline with regard to TDR discussions. He explained how TDR is a tool that helps to advance regional conservation. Partnership with cities where they want growth to occur is a very important aspect of TDRs, especially around transit areas. He discussed the mutually beneficial aspect of this program.

Kristi England, Forterra, Chief Governance, Policy and Innovations Officer, commended staff for their work creating a draft TDR code. By adopting these code amendments, the City will be positioned to join the regional TDR program referenced in the staff report. This tool will generate flexible new funding to help pay for infrastructure already identified in the Capital Facilities Plan. The amendments in this draft incorporate Council direction for wanting to use TDR in a way that maximizes the benefit to the City and reflects Shoreline's policy goals for growth and conservation. The analysis and technical work needed to adopt and implement this program have been largely completed. Forterra, ECONorthwest, and King County have worked closely with the City to put all the pieces in place for the program to succeed. Forterra remains committed to supporting the City's efforts to pursue the use of this tool to achieve growth that is sustainable, affordable, and creates additional benefits for the community through the conservation of farms and forests that are essential to climate resilience. Forterra strongly encourages the Planning Commission to support these amendments, either in their current form or revised as described in option 3.

Tom McCormick, Shoreline resident, asked that the Planning Commission not rubberstamp what they are hearing from the city staff and consultants. He acknowledged that a TDR program is a great thing for the County because it helps the County achieve its goals of limiting development in rural areas and concentrating it in urban areas. He agreed this is a good thing, but it is not an appropriate thing for the City right now. The City should not adopt this TDR program unless and until it becomes clear that the City needs a way to further incentivize ways to encourage developers to build units to meet the 2044 housing target. Now is not the time. Without the TDR program, the City is already on pace to meet its 2044 housing targets many years ahead of schedule. He asked what is in it for the City. The City already has numerous incentives to encourage developers to build housing units. The incentives are working better than expected. The City is, in fact, growing too rapidly. If anything, he feels the City should be exploring ways to slow down growth. He is not opposed to the TDR program when employed appropriately and at the right time. It is inappropriate at this time.

MOTION MADE BY COMMISSIONER MOSIER, SECONDED BY COMMISSIONER BRINSON, TO RECOMMEND APPROVAL OF THE TDR PROPOSED AMENDMENTS AS CONTAINED IN ATTACHMENT A.

Commissioner Mosier said he wished there was another mechanism to conserve property in the County but outside of a public vote for funding, there isn't one. He also supports this because it is a mechanism to get faster housing. He believes that having more people sooner will help with other goals of economic development and infrastructure.

Commissioner Brinson concurred with Commissioner Mosier. She added that managing a TDR is complicated, but she is supportive.

Commissioner Lin spoke in support of the motion because it will help the City get to the density needed.

Chair Pro-Tem Callahan said she also was conflicted but the opportunity for capital improvements is what swayed her. Also, these funds can be matched with other grant money which will further help with funding. She was not sure about the incentives issue.

Commissioner Lin agreed that this will help to improve the facilities and infrastructure since Shoreline is a small city. Regarding incentives, she was in support of combining incentives.

UPON A ROLL CALL VOTE, THE MOTION PASSED UNANIMOUSLY (4-0).

UNFINISHED BUSINESS

None

NEW BUSINESS

None

REPORTS OF COMMITTEES AND COMMISSIONER ANNOUNCEMENTS

Planning Manager Bauer reported:

- The Council adopted a moratorium on transit bus bases and individual taxi services. This will be in effect for six months and can be extended for an additional six months on the condition that the item is studied further. Council directed staff to begin work on studying these two uses and bringing the matter forward to the Planning Commission for further study and to make a recommendation. The question is generally where these uses are the most appropriate. Staff expects that one of the October meetings will be a first study session for this topic.
- The State Supreme Court issued its order denying the Point Wells development application. With this denial, the application for the urban center that was originally proposed by the developer, BSRE, is officially dead at this point. Any new application would be subject to the current zoning. If the area is ultimately annexed by the City of Woodway or the City of Shoreline, it would be subject to the current development standards. Because of the 2019 interlocal agreement with Woodway and Shoreline, they have the same zoning. Woodway will have the first opportunity for annexation.
- September 7 is scheduled for the annual Planning Commission retreat starting at 5:30 p.m.

City Attorney Ainsworth-Taylor reiterated the Point Wells information.

AGENDA FOR NEXT MEETING

Staff reviewed the agenda for the next meeting – August 3, 2023.

ADJOURNMENT

The meeting was adjourned at 7:33 p.m.



Janelle Callahan
Chair Pro-Tem, Planning Commission



Carla Hoekzema
Clerk, Planning Commission