

CITY OF SHORELINE

SHORELINE PLANNING COMMISSION MINUTES OF PUBLIC HEARING

November 16, 2023
7:00 P.M.

Commissioners Present

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

Staff Present

Andrew Bauer, Planning Manager
Cate Lee, Planner
Julie Ainsworth-Taylor, Assistant City Attorney
Carla Hoekzema, Planning Commission Clerk

Commissioners Absent

Vice Chair Julius Rwamashongye (excused)

CALL TO ORDER

Chair Sager called the Public Hearing 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 approved as presented.

APPROVAL OF MINUTES

The minutes of November 2, 2023 were accepted as presented.

GENERAL PUBLIC COMMENT

There were no general public comments.

PUBLIC HEARING

Transit Bus Bases and Individual Transportation and Taxi Facilities Development Code Amendment

Chair Sager made preliminary comments and opened the hearing.

Staff Report:

Planner Cate Lee made the staff presentation. She reviewed the background on this item including the emergency moratorium on all applications and permits on transit bus stations and individual transportation and taxi facilities which was enacted in July of 2023. The public hearing was held in August of 2023.

Ms. Lee responded to previous Planning Commission questions:

- Could the term “principal arterial” be used instead of the term “state highway”? – She reviewed the places where this use would be allowed if the term was used. Staff is continuing to recommend the term “state highway” be used.
- Could language related to odor mitigation be added to the approval criteria for these two uses? – She reviewed specific language staff has added to the decision criteria about odor mitigation.

She reviewed the two public comments provided by the property owner of the King County Access Van site and King County Metro which were received at the public hearing. Comments expressed concern about the moratorium and the ability to locate on another site. City staff met with King County Metro staff to discuss siting needs, research the City has done, and next steps to find an appropriate location. The City determined that the proposed Development Code amendments will not have a probable significant adverse impact on the environment. No comments were received during the SEPA comment period. During general public comments at the November 2 Planning Commission, the attorney for the owner of the Access van site commented that they thought the City’s position on fleet bases was controversial, and they didn’t agree that it would apply to their operations on the Access van site.

Ms. Lee proceeded to review draft code amendments being recommended by staff:

- Definitions added for “Fleet Base, Major” and “Fleet Base, Minor”
- Definition deleted of “Transit Bus Base”
- Additional Decision Criteria have been added for the Minor Fleet Base Use when it is a conditional use and for the Minor Fleet Use and Major Fleet Base Use when they are special uses.

She reviewed maps showing where the two uses would be allowed in the city if the proposed code amendments are adopted. The proposed code amendments meet the required decision criteria.

Public Testimony:

Josh Friedman, Seattle, stated he is the attorney for Black Grant, LLC which owns the site commonly known as the Metro Access site. The ownership is a joint venture between Alaska native corporations. The rents from the Metro Access program directly benefit the tribal members of these corporations. He

reiterated that the proposed amendments are part of a broader city effort to shut down the Metro Access site, risking harm to riders with disabilities across Shoreline, harm to drivers and mechanics who work at the site, and harm to Alaska native beneficiaries who depend on the program's rents. He stated that Shoreline has placed thousands of Metro riders in Shoreline and its vicinity in jeopardy of limited, reduced, or no services. He urged the Planning Commission not to recommend the City's code amendments until they are confident of the effects it will have on vulnerable members of the community. Instead, he stated they should consider recommending that staff propose development standards that will support the Metro Access program following meaningful consultation with Metro. He noted they had submitted a draft recommendation for the Planning Commission's review which could be considered as an alternative to the one staff has presented.

Amanda Pleasant Brown, Seattle, spoke on behalf King County Metro. She noted that Access service is federally required, and Metro operates it out of the Shoreline property. Metro's attempted purchase of this property is what prompted the City Council's action. She noted that Planning Commission's actions will impact the 5600 unique riders who took trips from the Access base in Shoreline and the 2200 riders who live in Shoreline. Metro is recommending that the Planning Commission not recommend the draft that is proposed. Instead, the City should take action to put Metro Access riders first and take steps to make sure that Metro's facility can remain at the site. She clarified that moving and siting a new facility would require a multi-year capital planning project for Metro and must be aligned with the King County Council budget process, the next of which is at the end of 2024. Metro's other Access bases are at capacity. Losing this site would likely increase wait times and delays for Access services. Shoreline has not suggested any alternative locations that Metro has confirmed will work. Instead of taking action today, Metro and Shoreline could jointly work to redevelop the current site to enhance Shoreline's goals for the Ridgecrest neighborhood including future housing and electrification efforts. Metro requests that the Planning Commission direct staff to obtain Metro's approval of the proposed development regulations prior to adoption. Locations within the proposed development boundaries do not provide sufficient options for Metro to site a new facility, and Metro does not have the information to appropriately plan a capital project and meet the imposed requirements. She encouraged Shoreline to work with Metro to find a solution that works for everyone.

Commissioner Comments/Deliberation:

MOTION MADE BY COMMISSIONER BRINSON, SECONDED BY COMMISSION MOSIER, TO FORWARD THE PLANNING COMMISSION'S RECOMMENDATION OF APPROVAL OF THE PROPOSED TRANSIT BUS BASES AND INDIVIDUAL TRANSPORTATION AND TAXI FACILITIES DEVELOPMENT CODE AMENDMENTS TO CITY COUNCIL AT ITS REGULAR MEETING OF DECEMBER 11, 2023.

Commissioner Mosier commented that other jurisdictions that have this use have a more compatible industrial zone. These are commercial zones. He also commented that while Metro's service is appropriate, the use could also be a private bus fleet which is a completely different kind of use. This helps to set a standard for what the City wants and doesn't want to have.

MOTION MADE BY COMMISSIONER CALLAHAN, SECONDED BY COMMISSIONER GALUSKA, TO AMEND THE MAIN AMENDMENT TO ADD “IMPACTS TO SAFE WALKING ROUTES TO SCHOOLS” TO THE DECISION CRITERIA ON PAGE 18.

Commissioner Callahan noted there are already major challenges with walkability in the City. This kind of use with vehicles coming and going has the potential to make certain areas less walkable. School walking routes are already established.

Commissioner Galuska thought this was a good addition.

THE AMENDMENT PASSED UNANIMOUSLY.

THE MAIN MOTION PASSED UNANIMOUSLY, AS AMENDED.

The public hearing was closed.

DIRECTOR’S REPORT

Planning Manager Bauer gave updates on:

- Recent Council action related to Transportation Impact Fees
- Building Code updates
- Human Services Strategic Plan
- Tenant Protections measures
- Parks Bond projects
- Link Light Rail
- Stride Bus Rapid Transit
- 145th Street Interchange
- 145th Street Corridor
- 148th Street Non-Motorized Bridge
- Development Activity general data and specific projects
 - Modera Shoreline
 - The Line Apartments
 - Shea Properties
 - Evergreen Point North
 - Alta North City
 - Ion at fifth
 - Richmond Beach Senior Living
- Fircrest Master Development Plan
- Comprehensive Plan Update – The survey is now live online at www.shorelinewa.gov/2044

Planning commissioner recruitment will be getting underway for new commissioners. Commissioners whose term is expiring must re-apply if they wish to remain on the Planning Commission.

AGENDA FOR NEXT MEETING

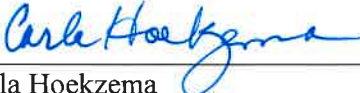
Staff reviewed the agenda for December meetings.

ADJOURNMENT

The meeting was adjourned at 8:04 p.m.



Pam Sager
Chair, Planning Commission



Carla Hoekzema
Clerk, Planning Commission

