

CITY COUNCIL AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

AGENDA TITLE: Adoption of the Planning Commission 2009 Work Program
DEPARTMENT: Planning and Development Services
PRESENTED BY: Joseph W. Tovar, FAICP
Director

PROBLEM/ISSUE STATEMENT:

In order to enable the staff to properly allocate resources, order the Planning Commission agendas, and communicate the City's work order priorities to the public, the City Council adopts the Planning Work Program at the beginning of each year. Staff discussed the draft work program with Council on January 5, 2009. This draft reflects Council direction and new estimated timelines for Master Plan Permits that have not reached the application stage, but expected to occur later this year.

FINANCIAL IMPACT:

The financial impact of the Planning Commission and Planning Work Plan items discussed herein have been addressed in the PADS budget that Council adopted for 2009.

RECOMMENDATION

Staff recommends that the City Council pass a motion adopting the Planning Commission Work Program as set forth in Attachment A.

Approved By: City Manager  City Attorney _____

BACKGROUND

At its January 5, 2009 meeting, the City Council reviewed the Draft 2009 Planning Work Program and discussed which components should be affirmed, and which adjusted, prior to adoption of the Final Planning Work Program in February. The Council expressed a desire to make the following clarifications or revisions:

- Item 1, **Visioning Process**, was affirmed as a high priority. The Planning Commission has several more steps in the process, culminating in its presenting a proposed new Vision and Framework Goals to the Council in April.
- Item 2, **Design Review**, was moved to the second half of 2009, based on the need to be sure to finish several important tasks (e.g., the Vision, development regulations for RB zone, etc.) during the first half of the year.
- Item 3, **Tree Regulations**, was set for a City Council study meeting in February to approve the scope of the regulations to be included. Depending on the final scope, the amount of time needed to finish the task could take longer than shown.
- Item 4, **Permanent Development Regulations for the RB zone**, was set for a City Council Study meeting to affirm the scope and approach to be used. The deadline for adoption remains mid-May.
- Item 6, **Point Wells**, was affirmed as an item to include as a City of Shoreline Comprehensive Plan Amendment, affirming the City's position that any more intensive development or provision of urban services from the south should be predicated on annexation to the City. Council also asked to be kept apprised of the status of Snohomish County's plan amendment for Point Wells. Because the County's EIS on its plan amendment will not be released until February, the staff will propose that a draft City of Shoreline Plan Amendment be scheduled for public comment and Planning Commission review starting in April and reaching Council sometime this coming summer.

Since the January 5 Council presentation, staff has held discussions with staff from the Community College and the Public Health Lab. It is staff's impressions from our discussions that these organizations expect to apply for Master Plan Permits within the next 6 months.

The proposed Planning Commission 2009 Work Program (Attachment A) reflects the discussion noted above and the work needed to process two additional Master Plan permits. The Work Program does not reflect Commission time to address Comprehensive Plan Amendments (CPAs) that may be subsequently docketed. Council will provide direction on the privately initiated CPA suggestions in its CPA scoping process, scheduled to occur on April 13, 2009. As we currently understand the amendment suggestions, it is likely that, if they are added to the Commission work program, the Commission would not review them until the 4th quarter of 2009.

RECOMMENDATION

Staff recommends that the City Council pass a motion adopting the Planning Commission Work Program as set forth in Attachment A.

ATTACHMENT A – Draft Final 2009 Planning Commission Work Program

Updated 2009 Planning Commission Work Program

Legend	Commission Role	X Staff Role	X Council Adoption
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Revised 2/9/09

		2009												2010	
		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb
Item 1 Visioning Process															
Planning Commission Meetings		X	X	X											
PC Subcommittee Meetings			X	X											
Joint PC/CC Meetings				X	X										
Item 2 Design Review															
PC Subcommittee Meetings									X						
PC Meetings									X	X	X	X	X	X	
CC Meetings										X	X		X		X
Item 3 Development Code Amendments															
Amendment Package #301543			X	X	X										
CPA Regs in Development Code				X	X	X									
Tree Regulations			X	X	X	X	X	X	X						
Item 4 Permanent Development Regs and Plan Amendments for RB Zone															
Staff analysis and recommendation						X	X	X							
PC Review							X	X							
Council Adoption									X						
Item 5 Check in points for two other Major Plans															
Transportation Master Plan Update			X												
Shoreline Master Program (regular updates)					X	X			X					X	
Item 6 Point Wells															
Snohomish County EIS Update				X	X										
Potential City Comp Plan and Development Code Amendments					X	X	X	X							
Item 7 Town Center Subarea Plan															
Staff and consultants conduct community outreach								X	X	X	X				
Staff prepares Plan & Code Amendments for Central Shoreline										X	X				
Plan & Code amendments heard by Planning Commission											X	X	X	X	
Council adopts Plan and Code Amendments															X
Item 8 SE Neighborhoods Plan and Zoning update															
Staff develops background info/CAC develops Subarea Plan		X	X	X	X	X									
Open House					X										
Planning Commission reviews Subarea Plan						X	X								
Council Adopts Subarea Plan										X					
Item 9 Master Development Plan for Crista Campus															
Submit for permit			X	X											
Staff review				X	X										
PC Review					X	X									
CC Adoption							X	X							
Item 10 Master Development Plan Public Health Lab															
Submit for permit					X	X									
Staff review						X	X								
PC Review							X	X							
CC Adoption										X	X				
Item 11 Master Development Plan for Shoreline CC															
Submit for permit						X	X								
Staff review							X	X							
PC Review									X	X					
CC Adoption											X	X	X	X	

Legend	Commission Role	X Staff Role	X Council Adoption
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Revised 2/9/09

2009 →

2010 →

Add'l Work Program Items:

Other code amendments to codify Administrative Orders and implement Housing and Sustainability Strategies

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