

CITY COUNCIL AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

AGENDA TITLE: Adoption of Resolution 285 regarding Point Wells
DEPARTMENT: Planning and Development Services Department
PRESENTED BY: Joseph W. Tovar, PADS Director

PROBLEM/ISSUE STATEMENT:

The City's present Comprehensive Plan states that Point Wells is in the City's Potential Annexation Area and that it is appropriate for mixed use. However, the existing City Plan does not say more. Over the past few months, a number of Shoreline citizens, as well as the Town of Woodway and Snohomish County, have asked for the City Council to clarify its positions regarding Point Wells land use, impacts, and governance and the pending designation by Snohomish County of Point Wells as an "Urban Center."

A final detailed statement of the City's official land use policy is underway in the form of a proposed amendment to the Shoreline Comprehensive Plan for Point Wells. At some point this summer, the City Council will receive a recommendation from the Planning Commission with specific amendatory language. In the interim, it would be useful to all parties concerned for the Council to adopt a resolution stating its current position, concerns and intent as to these questions.

FINANCIAL IMPACT:

None.

RECOMMENDATION

Staff recommends that Council adopt Resolution 285.

Approved By: City Manager  City Attorney _____

INTRODUCTION

At its meeting February 23, 2009 meeting, the City Council adopted a motion placing on the 2009 Planning Work Program a Comprehensive Plan Amendment for Point Wells to reiterate the City's interest in annexation a portion of the Point Wells unincorporated island in Snohomish, and clarifying the city's concerns and interests in the matter.

On February 24, 2009, acting as the City Council's representative, Councilman Ron Hansen gave testimony to the Snohomish County Planning Commission regarding a request by Paramount Northwest, Inc., that the County designate their property at Point Wells as an "Urban Center." Councilman Hansen, and subsequent correspondence to Snohomish County from City staff, expressed the City's concerns with the "Urban Center" designation and the Countys Draft Supplemental Environmental Impact Statement.

The City Council has discussed the matter of the County's "Urban Center" proposal a number of times, opposing the designation, reiterating the position that this land should be annexed to the City of Shoreline, subject to the City's rules and processes, and that an appropriate land use would include mixed use. However, as the debate over the County's "Urban Center" designation continues, and the public process on the City's proposed Comprehensive Plan Amendment begins, it has become apparent that the City Council should clarify its views in the form of a resolution. Resolution No. 285 was drafted for that purpose.

RECOMMENDATION

Staff recommends that Council adopt Resolution 285.

ATTACHMENT: Resolution No. 285

RESOLUTION NO. 285

**A RESOLUTION OF THE CITY OF SHORELINE, WASHINGTON
CONCERNING POINT WELLS**

WHEREAS Snohomish County's docket for potential comprehensive plan amendments includes a proposed designation of "Urban Center" for the portion of the Point Wells unincorporated island owned by Paramount Northwest, Inc.; and

WHEREAS the City staff has reviewed and commented on the Draft Supplemental Environmental Impact Statement that the County prepared to disclose the likely environmental impacts of the proposed action; and

WHEREAS the scope of the DSEIS would enable the "Urban Center's" designation and implementing development regulations to allow up to 3,500 dwelling units; and

WHEREAS the City has identified deficiencies in the DSEIS, particularly with regard to the analysis of likely traffic impacts and the lack of police, fire, and emergency medical services available to Point Wells; and

WHEREAS the Shoreline Fire Department, Shoreline Police Department and King County Sheriff's Office have submitted letters to Snohomish County stating that they will not provide urban level of services to a project in unincorporated Snohomish County ; and

WHEREAS the City believes that the proposed designation of Point Wells as an "Urban Center" would be inconsistent with the Growth Management Act, including, but not limited to RCW 36.70A.020(1) because adequate public facilities do not now exist and cannot be provided in view of the stated positions of the Shoreline Fire Department and Shoreline Police Department; and

WHEREAS upon the annexation of land at Point Wells into the City of Shoreline, all city services and the services of both the Shoreline Fire Department and Shoreline Police Departments would automatically become effective; and

WHEREAS; the City's comprehensive plan has identified the Point Wells area as a "Potential Annexation Area" at least since 1998; and

WHEREAS, on February 23, 2009, the City Council passed a motion directing that the City's Planning Work Program be adopted, including preparation of appropriate amendments to the Point Wells portion of the City's Comprehensive Plan, updating and clarifying the City's interests and intents regarding this matter.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SHORELINE, WASHINGTON AS FOLLOWS:

Section 1. The City of Shoreline opposes the designation by the Snohomish County Council of an “Urban Center” at Point Wells because such amendment would contemplate development of up to 3,500 dwelling units and 6,000 people that could only access through the City of Shoreline and thereby create excessive impacts on Shoreline streets, parks, schools and libraries.

Section 2. The City Council opposes intensive development at Point Wells under Snohomish County policies and development permissions, but supports the development of appropriately scaled mixed use development pursuant at Point Wells after annexation to the City of Shoreline, subject to the City’s policies and pre-annexation development regulations.

Section 3. The City Council also directs City staff and Planning Commission to proceed with preparation of an amendment to the City of Shoreline Comprehensive Plan to reiterate and clarify the City’s concerns and interests with respect to land use, service delivery, governance, and impacts associated with potential future development at Point Wells.

Section 4. The City Council directs the staff to continue with an open and continuous process of public participation in the development of the Comprehensive Plan Amendment mentioned in Section 2 above, with particular attention paid to the most potentially impacted neighborhood of Richmond Beach.

Section 5. The City of Shoreline declares its intent and desire to work with both Snohomish County and the Town of Woodway as the City develops its own Comprehensive Plan Amendment and pre-annexation development regulations for Point Wells.

ADOPTED BY THE CITY COUNCIL ON APRIL 13, 2009.

Cindy Ryu, Mayor

Attest:

Scott Passey, City Clerk