

CITY COUNCIL AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

<p>AGENDA TITLE: Joint City Council and Planning Commission Meeting DEPARTMENT: Planning and Development Services PRESENTED BY: Joseph W. Tovar, FAICP, Director</p>

PROBLEM/ISSUE STATEMENT:

The City Council and Planning Commission have not had a joint meeting since at least 2004. It is important for the City Council to provide feedback, clarification, and direction to the Planning Commission on a regular basis. This is particularly important at this point in light of the Council's recently adopted 2007-2008 Goals, the Goals implementation timelines that the staff previously reviewed with Council, and the Planning Commission's upcoming work program.

It is also timely to have a roundtable discussion about the respective roles of the City Council, the Planning Commission, and the City staff. Council has recently heard from at least one citizen who has asked that the Council consider assuming the public hearing role that traditionally resides with the Planning Commission. Other recent items coming to the Council's attention indicate a lack of understanding by some citizens about the role of staff as administrators, interpreters and enforcers of Council adopted policies and permits.

Finally, the Commission has asked for Council to discuss the ways that the Planning Commission may be involved in and support the efforts to implement the Council Goals for 2007-2008.

RECOMMENDATION:

The staff recommends that the Council and Commission closely follow the time allocations on the proposed agenda because there are many items to discuss and several important decisions to make or direction for Council to provide. The Attachments provide some summary information regarding the details of the Commission's recent accomplishments, system improvements and public outreach efforts.

ATTACHMENTS:

- A. Proposed Planning Commission Report and Discussion points
- B. 2005-2006 Planning Commission Accomplishments
- C. 2007-2008 Planning Commission Work Plan Excercise
- D. Organizing for a Shared Mission
- E. Legislative, Quasi-Judicial, and Administrative Land Use Decisions
- F. Proposed Shoreline Speaker Series

Approved By: City Manager  City Attorney __

Proposed Planning Commission Report and Discussion points

1. Report on Planning Commission Accomplishments 2005-006 – *Chair R. Piro* (5 min.)
[*See separate attachment*]
2. Overview of public outreach and participation improvements – *R. Piro* (10 min.)
 - Updates to the Planning Commission rules re: sequence of staff and public comments
 - Planning Commissioner outreach to the Neighborhood Councils
 - Joint meeting with the Park Board to hear the presentation of The Cascade Agenda
 - Proposal for joint Council/Commission meetings in spring/fall
3. Planning Commission Retreat Work Plan Exercise – *R. Piro* (5 min.)
[*See separate attachment*]
4. Organizing for a Shared Mission – the respective roles of the staff, the Planning Commission and the City Council [*presentation by Planning Director Tovar*] (10 min.)
5. City Council feedback to and dialogue with the Planning Commission (30 min.)
 - Satisfaction with level of clarity of Planning Commission minutes
 - How Planning Commission recommendations are transmitted to Council
 - Concerns or suggestions about how citizen comment is handled
 - Citizen proposal that City Council conduct the public hearings on rezones
 - Concerns about quasi-judicial rezoning on a parcel basis as opposed to area-wide legislative rezoning of certain areas
6. Future Planning Commission Work Program and operations (30 min.)
 - Role of the Planning Commission as host/sponsor of the “Speaker Series”
[*See separate attachment*]
 - Role of the Planning Commission with respect to Council Goal 5 (Comprehensive Housing Strategy), Goal 6 (Environmentally Sustainable Community), and Goals 2 and 8 (including Town Center Planning)
 - Potentially emergent role of the Planning Commission as a policy board and workload implications
 - Relative priority of the Briarcrest neighborhood plan/zoning

2005-06 Accomplishments

One of the objectives of the 2006 Planning Commission Retreat was to celebrate the accomplishments of the Commission since its last retreat back in March of 2005. The following were the accomplishments identified by the Commission.

- Two new Planning Commissioners were appointed in April of 2006 - the Commission has reviewed numerous projects since then and has functioned harmoniously and successfully with the new members.
- How the Commission handled updating the Permanent Hazardous Trees Regulations
- Agreeing to rescind Cottage Housing, handled it gracefully even though the outcome may not have been what the Commission wanted
- Comprehensive Housing Strategy adopted as a 2007-08 Council goal - due partly by the record the Planning Commission built in its recommendation for cottage housing in Shoreline
- High productivity on rezones
- Successfully got through the Critical Areas Ordinance
- Work done with the public – worked through issues involving citizens with emotions ranging from concern to anger
- Attended Neighborhood Association meetings (there was a good response by residents)
- Involvement with the City Council at Council meetings & community meetings

Accomplishments Identified by Staff

- Commission works well together & are effective
- Patient – the Commission exhibited patience to wait until tonight for getting to the “bigger picture issues”
- Transition of new Planning Director and new Long-Range Planning staff

2007-2008 Work Plan Exercise

Commissioners were asked to come to the retreat prepared to share with the group three work plan items they would like to see on the Commission's 2007-08 work plan. This discussion also included a review of the parking lot items.

The following identified items were put into a list and the Commissioners were asked to participate in a "vote by dot" exercise to identify the top work plan items. Each Commissioner was given four dots and they could only use one dot per item (in essence, no one could put all four dots on one item).

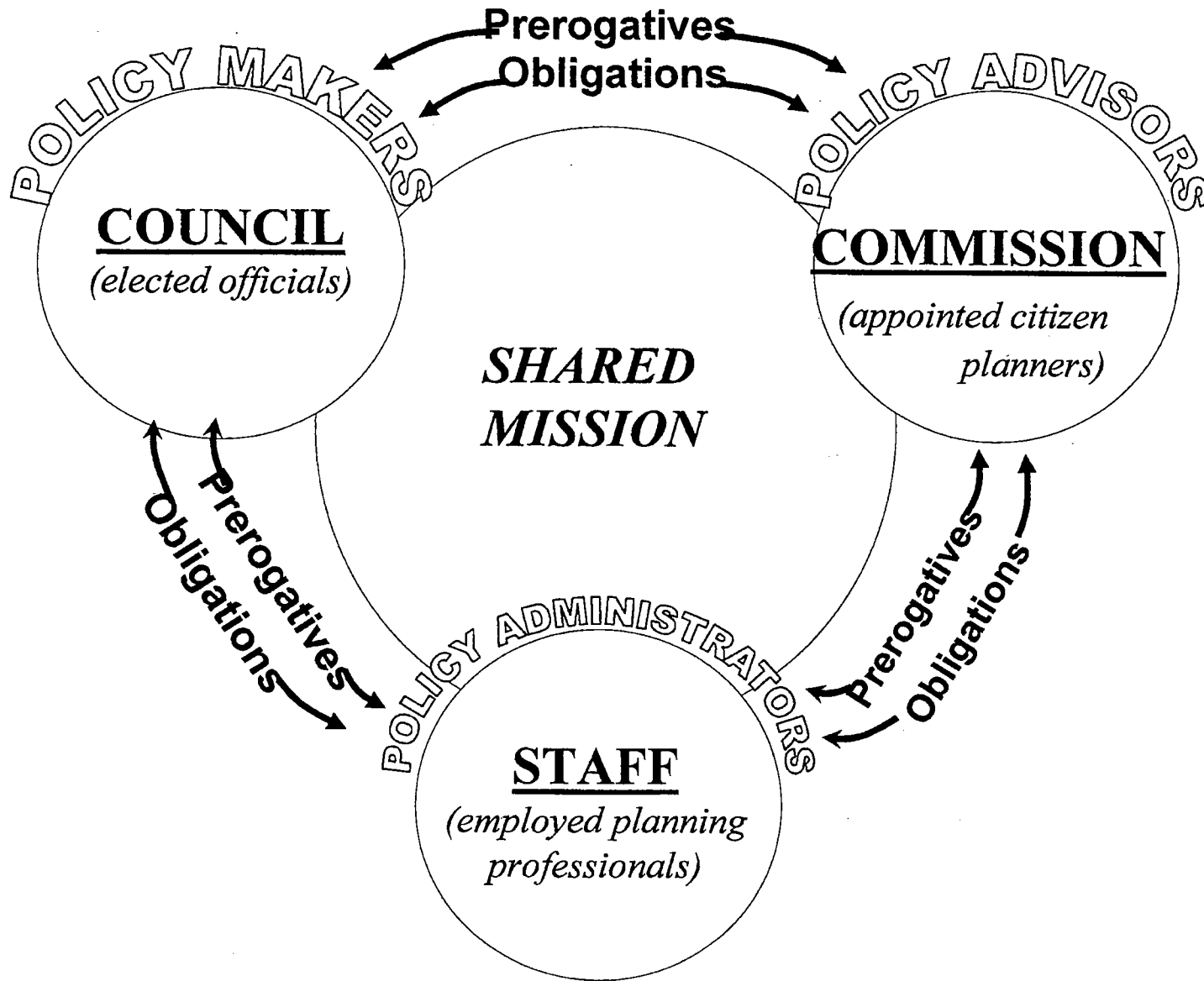
# Dots	Work Item
6	Sub-area planning for special study areas
6	Town Center (Plan/Vision/Facilitate creation of)
4	Comprehensive Housing Strategy
3	Urban Forest Management Strategy
3	Develop a Bike-Pedestrian Strategy
3	Green Streets/Complete Streets (to fully accommodate walking & biking)
3	Study formed based housing
2	Review general outreach to public -each Commissioner attends a Council of Neighborhood's meeting -invite Neighborhood Office into the discussion -be more proactive; get information into neighborhood newsletters
2	Grow local transit (routes linking east and west Shoreline, link to regional efforts)
2	Address low impact development protocols
1	Central Shoreline Sub-area Plan Overlay
1	Draft the Vision Statement

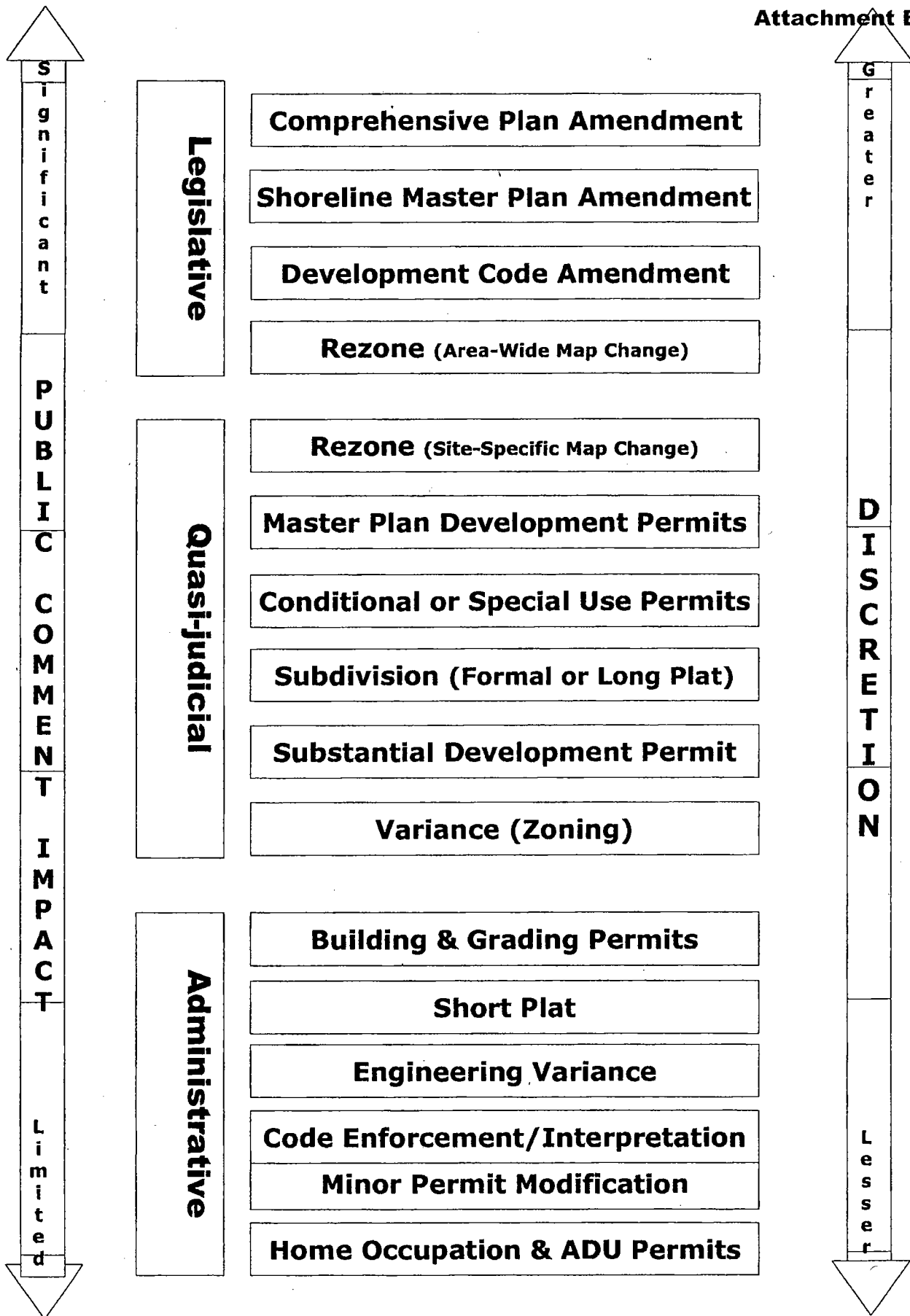
Next Steps

- Review and finalize the top work plan items and determine timelines for accomplishing such items at the Planning Commission's August 3 meeting
- Schedule a joint dinner meeting with the City Council to review the Commission's work plan and timeline

Organizing for a Shared Mission

Roles, Prerogatives, and Mutual Obligations





Proposed Shoreline Speaker Series

Planning and Development Services staff proposes a Speaker Series as one key resource and opportunity for community outreach in implementing the Goals. The focus of the speaker series is to provide a range of perspectives about the implications of and possible approaches to change.

The topics addressed by the speakers would help Shoreline's Council, Planning Commission, Parks Board, Comprehensive Housing Strategy Citizens Advisory Committee, Aurora Advisory Team, and other residents, businesses and City staff think about the City's future and the path for getting there. The proposed list of speakers is composed largely of local people with national reputations as critical thinkers and visionaries. The proposed speakers would include:

- **Gene Duvernoy**, President of the Cascade Land Conservancy. His focus will be discussing "Cascade Agenda Great Cities" which area cities that provide their residents a high quality of life, and are desirable places to live and work. In creating desirable places to live and work, pressure to develop the region's natural resource and working lands can be minimized. Mr. Duvernoy recently made a presentation to Shoreline's Planning Commission and Parks Board.
- **Ron Sher**, Managing Partner of Crossroads Bellevue and CEO of Third Place Company. Mr. Sher has transformed Bellevue's Crossroads retail area from a listless shopping center to a vibrant community asset. In addition he has developed Third Place Books in Lake Forest Park and other places into retail places that foster community.
- **Jim Potter** is chairman of Kauri Investments, a local residential development and property management company. Mr. Potter has a long-time interest in affordable housing and is currently the President of the Master Builder's Association of King and Snohomish Counties. His company has been involved in a variety of successful mixed use buildings in the Lake City area and is a participant in the housing component of the proposed mixed use Puyallup City Hall project.
- **Mark Hinshaw** is Director of Urban Design for LMN Architects in Seattle. He has consulted in many communities throughout the Northwest and has worked in both the private and public sectors. His specializations include creating place, building town centers and emerging housing needs and forms.
- **Dan Burden**, Executive Director of Walkable Communities Inc. Mr. Burden is a nationally recognized authority on street corridor and intersection design, planning elements that affect roadway environments and bicycle and pedestrian facilities. He believes that connections (for both pedestrians and vehicles) are vitally important to create, develop, and maintain community. Mr. Burden made presentations to Shoreline's City Council and Planning Commission in September 1997.
- **Mark Lakeman** of City Repair in Portland. Mr. Lakeman's organization is dedicated to the creation of "the Public Square." Their website states: "By helping people reclaim their urban spaces to create community-oriented places, we plant the seeds for better neighborhood communication, community empowerment and revitalized local culture." City Repair has also been involved in a number of green street projects in Portland. The website address is www.cityrepair.org
- **Anne Vernez-Moudon** is a professor Urban Design and Planning at the University of Washington. Professor Moudon has done extensive research in Puget Sound area communities on a variety of topics, including the linkage between land use planning, housing, pedestrian movement and **transportation facilities and services.**