

**CITY COUNCIL AGENDA ITEM
CITY OF SHORELINE, WASHINGTON**

<p>AGENDA TITLE: Planning Work Program for 2008 DEPARTMENT: Planning and Development Services PRESENTED BY: Joseph W. Tovar, FAICP, Director</p>

PROBLEM/ISSUE STATEMENT:

Draft resolution No. 271, Attachment A, identifies the tasks on the Planning Commission and PADS proposed Planning Work Program for 2008 and the schedule for public input, Commission review, and City Council action. The Planning Commission has reviewed this proposed Work Program and recommended that the Council approve it. Staff will bring this Resolution to the Council for action at the February 11 meeting. The Commission has also recommended that the Council temporarily re-assign certain quasi-judicial items to the hearing examiner. If Council concurs, the Planning Commission will schedule a public hearing on this temporary procedural change.

FINANCIAL IMPACT:

There would be no significant impact to the adopted city budget. City staff, report production, and publication/notice requirements would remain unchanged. If any future quasi-judicial items are re-assigned from the planning commission to the hearing examiner, the cost of the hearing examiner's time would be borne by the permit applicants.

RECOMMENDATION

Staff recommends that Council review Resolution No. 271 which would adopt the Planning Working Program for 2008, and direct that a hearing be set on an ordinance to temporarily re-assign the hearing responsibility for certain quasi-judicial items from the Planning Commission to the Hearing Examiner. The staff will return to the Council at the February 11 business meeting for adoption of the final Resolution.

Approved By:

City Manager 

City Attorney 

INTRODUCTION

Beginning in 2007, the City Council began adopting the City's Planning Work Program by resolution, providing direction and clarification to the Planning Commission and city staff about priorities, methods and schedules. With the Planning Commission's agreement, the city staff recommends that the City Council adopt the Planning Work Program for 2008 as shown in Attachment A. In addition, the Commission and staff recommend that the Council direct preparation of an ordinance to temporarily re-assign the responsibility for certain quasi-judicial hearings items to the hearing examiner.

BACKGROUND

Many of the items shown in Attachment A have been on the work program for some time. The "Comprehensive Housing Strategy" and "Environmentally Sustainable Community Strategy" are nearing the end of their time on the Work Program, with Council adoption projected for each in the first quarter of the year. It is expected that those two City Strategy documents will in turn engender possible amendments to the City's comprehensive plan and development regulations, which would be taken up as agenda items later in 2008. We also hope that the "Ridgecrest" item will soon be completed and "retire" from the Work Program.

The "Town Center" and "Southeast Shoreline" subarea plans have been on the Work Program since late 2007. Phase I Framework Policies for Town Center were adopted by Council in October, and funds to support the Southeast Shoreline effort were authorized in the budget process. A new entry on the Work Program is the preparation of amendments to the "Regional Business" (RB), "Community Business" (CB), and "Industrial" (I) zones. This task is in response to the moratorium adopted by the Council late last year regarding certain types of uses in portions of these three zones. Because of the six-month term of the moratorium, Council must adopt the "permanent" amendments by the end of April, or consider a time extension.

Another significant proposal for the 2008 Work Program (and beyond) is to create a geographic framework and schedule for the City to consider and adopt comprehensive plan subarea plans and implementing zoning regulations for all of the commercially zoned lands along the Aurora corridor. The Council previously identified the northern and southern extent of the "Town Center" subarea as N. 170th Street and N. 195th Street, respectively.

The Commission and staff agree that the City's interests are better served by breaking this three-mile long corridor down into five geographic subareas rather than trying to apply the same set of policies and regulations throughout these very different areas. There is wide variety in topography, parcel depth and size, existing and adjacent land uses, and permit activity, such that "one size does not fit all." See Attachment B. Moreover, we have discovered in many land use controversies in recent years that the comprehensive plan does have many detailed policy statements that garner broad understanding and agreement when considered in isolation and in the abstract. However, when one tries to apply these many policies to a specific site or project, there is far less agreement about which policies control. When a specific rezone or

development permit is considered, it becomes very apparent that many of these policy statements are in tension, if not outright contradiction. The subarea planning process is one way to apply all these existing policy statements to a specific set of facts in a geographically defined area and yield a locally appropriate synthesis about land use, building form, infrastructure improvements, etc.

The Work Program shows the "Southbridge" subarea as a next priority after the Town Center and Southeast Shoreline subarea plans are complete. The name refers to the lands along Aurora south of the Interurban Bridge. Recall that in 2007 we began work on the "South Aurora Triangle" which was a commercial area on the west side of Aurora, between N. 145th Street and approximately N. 155th St. One of the criticisms that we heard at the time was that we should be looking at both sides of Aurora when we revisit the questions of land use and building form. Indeed, the controversy over the proposed development on the Overland Trailer Park site on N. 152nd St. suggests that the City should examine the future relationship of the commercial properties on the east side of Aurora to the residential neighborhoods further east. The proposed Work Program would fold the old South Aurora Triangle area into the larger "Southbridge" subarea and schedule it for 2009.

The Work Program also shows a number of code amendments and Master Plans likely to come before the Planning Commission this year. To give the Council a more detailed picture of other items in the Planning Commission's pipeline for 2008, we have attached the current draft of their Agenda Planner for 2008. See Attachment C.

From the more detailed Agenda Planner, you can see that there is a lot more on the Commission's plate than the big items that fit onto the Work Program document itself. Because of the heavy load of high priority legislative items on the Planning Commission's agenda, the Commission has agreed that the City Council should temporarily (e.g., for the next twelve months) re-assign the hearing responsibilities for certain quasi-judicial items from the Planning Commission to the Hearing Examiner. For example, subdivisions, special use permits, street vacations and quasi-judicial rezones are agenda very time intensive. In 2006 and 2007, such items consumed over three months of agenda time each year. The City Council would continue to decide these items as they have in the past but on the basis of the hearings, record, facts, and decision of the Hearing Examiner instead of the Planning Commission.

The Commission is agreeable to having the Examiner take on those hearing responsibilities. The exceptions that would still be heard by the Planning Commission would be institutional Master Plans, such the Community College and Crista proposals, and any quasi-judicial rezones in areas shown on the comprehensive plan as "special study areas" or as subarea plan updates on the Planning Work Program (e.g., in Town Center or Southeast Shoreline).

RECOMMENDATION

No action is required. A resolution adopting the Work Program and an ordinance modifying the hearing process for certain quasi-judicial items will be on the Council's February 11, 2008 agenda for action.

ATTACHMENTS

- A. Resolution 271 to adopt proposed 2008 Planning Work Program
- B. Proposed Subarea Plan Framework for the Aurora Corridor
- C. Planning Commission's detailed Agenda Planner for 2008

RESOLUTION NO. 271

A RESOLUTION OF THE CITY COUNCIL, CITY OF SHORELINE, WASHINGTON, PROVIDING DIRECTION REGARDING THE CITY'S PLANNING WORK PROGRAM AND ADOPTING A SCHEDULE FOR THE PLANNING COMMISSION'S ACTIVITIES IN 2008

WHEREAS, the Shoreline Planning Commission met on January 3, 2008, and January 17, 2008 to discuss progress on the Planning Work Program and to consider appropriate updates and amendments to the Work Program as it applies to Planning Commission activities in 2008; and

WHEREAS, the Planning Commission thereafter forwarded its recommendations regarding the Planning Work Program for consideration by the City Council; and

WHEREAS, the City Council agrees that the items shown on the recommended Planning Work Program includes legislative amendments to the City's comprehensive plan and development regulations that are of a high rank order of importance; and

WHEREAS, the processing of a number of quasi-judicial hearing items is problematic due to a lack of clear and current land use policies and regulations, and this situation cannot be rectified until the Planning Commission has sufficient agenda time to process and recommend for City Council adoption a series of legislative amendments; and

WHEREAS, the City Council concludes that in order for the Planning Commission to complete review in a timely fashion of the high priority legislative tasks shown on the attached 2008 Planning Work Program, certain quasi-judicial hearing items should be re-assigned from the Planning Commission to the city's Hearing Examiner; and

WHEREAS, the City Council expects that the adoption of a Comprehensive Housing Strategy and an Environmentally Sustainable Community Strategy in the first half of 2008 will provide further policy direction and priorities to be reflected in updated comprehensive plan and development regulations.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SHORELINE, WASHINGTON, HEREBY RESOLVES AS FOLLOWS:

Section 1. The City Council will meet twice in joint session with the Planning Commission, once in the spring and once in the fall, to hear progress on the Planning Work Program, promote a constructive exchange of ideas between the two bodies, and provide any necessary clarification or policy direction deemed appropriate.

Section 2. The City Council approves of the continuation of the Shoreline Speaker Series in 2008, and directs that these be televised on the City's cable access

channel, and that the community at large be alerted to this opportunity through *Currents*, the City website and other appropriate media.

Section 3. The City Council affirms its support first expressed in Resolution 254 for the concepts of subarea plan updates, legislative planned area zones and form-based codes as innovative techniques to refine and update and apply the City's land use policies, and

Section 4. The City Council requests that the Planning Commission and Park Board meet in joint session to review the draft Environmentally Sustainable Community Strategy and provide their input and recommendations prior to the Council's deliberations on the matter in April.

Section 5. The City Council adopts the Planning Work Program for 2008 as shown in Attachment 1 hereto.

Section 6. Having reviewed the important legislative items on the Planning Work Program for 2008, and considered the heavy demand that these priorities place on scarce Planning Commission agenda time, the City Council declares its intent to adopt appropriate legislation to temporarily re-assign the hearing responsibility for certain quasi-judicial hearing items from the Planning Commission to the hearing examiner.

ADOPTED BY THE CITY COUNCIL ON FEBRUARY 11, 2008.

Cindy Ryu, Mayor

Scott Passey
City Clerk

SHORELINE
















Geographic Information System

COMPREHENSIVE PLAN

Representation of Official Comprehensive Land Use Map Adopted By City Ordinance No. 292.

Shows amendments through August 1, 2006.

Comprehensive Plan Land Use Designations

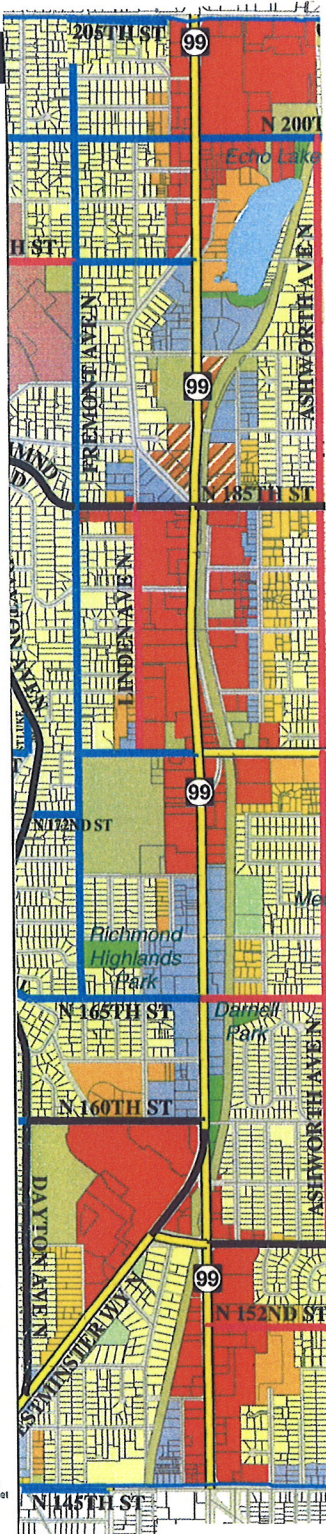
-  Low Density Residential
-  Medium Density Residential
-  High Density Residential
-  Mixed Use
-  Community Business
-  Regional Business
-  Public Facilities
-  Single Family Institution
-  Special Study Area
-  Ballinger Special Study Area
-  Briarcrest Special Study Area
-  North City Business District
-  Paramount Special Study Area
-  Private Open Space
-  Public Open Space

Other Map Features

-  Open Water
-  City Boundary
-  Unclassified Right of Way
-  Outside Shoreline
-  Interstate
-  Principal Arterial
-  Minor Arterial
-  Collector Arterial
-  Neighborhood Collector
-  Local Street

1 inch equals 2,000 feet

0 500 1,000 2,000 3,000 4,000 Feet



NORTH AURORA

ECHO LAKE

TOWN CENTER

NORTH OF BRIDGE

SOUTH OF BRIDGE

2008 PLANNING COMMISSION AGENDA PLANNER

Date: 30-Jan-08	Location: Fire Station HQ Time: 7:00 PM
Charrette: Town Center Vision and Sustainable Design Workshop	
Date: 7-Feb-08	Location: Mt. Rainier Room Time: 7:00 PM
Discussion: Discussion on seamless Transit on Aurora	
Public Hearing: Midvale Street Vacation	
Study Session: 2008 Comprehensive Plan Docket	
Planned Absences:	
Date: 21-Feb-08	Location: Mt. Rainier Room Time: 7:00 PM
Study Session: Review Planning Commission Hearing Rules and Bylaws	
Staff Report: Southeast Shoreline Subarea Plan Update	
Public Hearing: CB Amendment, <i>if needed</i>	
Public Hearing: Hart, #201680, 17562 12th Ave NE, Rezone Request	
Planned Absences:	
Date: 6-Mar-08	Location: Mt. Rainier Room Time: 7:00 PM
Study Session: Transition regulations to replace moratorium	
Public Hearing: Matulovich, #201699, 16526 - 16538 Linden Ave N, Rezone Request	
Planned Absences:	
Date: 20-Mar-08	Location: Mt. Rainier Room Time: 7:00 PM
Study Session: Prepare for joint meeting with City Council	
Public Hearing: Transition regulations to replace moratorium	
Planned Absences:	
Date: 27-Mar-08	Location: Cascade Room Time: 7:00 PM
JOINT MEETING with Park Board	
Discussion: Environmentally Sustainable Community Strategy	
Planned Absences:	

2008 PLANNING COMMISSION AGENDA PLANNER

Date: 3-Apr-08	Location: Mt. Rainier Room Time: 7:00 PM
Study Session: Transition Regulations	
Study Session: Crista Master Plan	
Other Business: New Planning Commissioners take office & Officer Elections	
Planned Absences:	
Date: 7-Apr-08 JOINT MEETING with City Council	Location: Mt. Rainier Room Time: 7:00 PM
Topics:	
Planned Absences:	
Date: 17-Apr-08	Location: Mt. Rainier Room Time: 7:00 PM
Staff Report: Housing Strategy Update	
Study Session: Planned Area Regulations for Institutional Districts	
Study Session: Miscellaneous Development code Amendments - Bundle #1	
Public Hearing: Crista Master Plan	
Planned Absences:	
Date: Monday, 4/24/2008	Location: Time: 7:00 PM
Speaker Series Complete Streets	
Date: 1-May-08	Location: Mt. Rainier Room Time: 7:00 PM
Staff Report: Town Center Update	
Public Hearing: Planned Area Regulations for Institutional Districts	
Planned Absences:	
Date: 15-May-08	Location: Mt. Rainier Room Time: 7:00 PM
Public Hearing: Miscellaneous Development code Amendments - Bundle #1	
Study Session: Planned Area Regulations for Institutional Districts	
Planned Absences:	
Date: Thursday, 5/29/2008	Location: Time: 7:00 PM
Speaker Series Managing the Urban Forest	

2008 PLANNING COMMISSION AGENDA PLANNER

Date: 5-Jun-08	Location: Mt. Rainier Room Time: 7:00 PM
Study Session: Shoreline Community College Master Plan	
Study Session: Miscellaneous Development Code Amendments - Bundle #2	
Planned Absences:	
Date: 19-Jun-08	Location: Mt. Rainier Room Time: 7:00 PM
Staff Report: Southbridge Planned Area (expanded SAT area) update	
Public Hearing: Shoreline Community College Master Plan	
Public Hearing: Miscellaneous Development Code Amendments - Bundle #2	
Planned Absences:	
Date: Thursday, 6/26/2008	Location: Time: 7:00 PM
Speaker Series Street Graphics/Signs	
Date: 3-Jul-08	Location: Mt. Rainier Room Time: 7:00 PM
No meeting	
Date: 10-Jul-08	Location: Fire Station HQ Time: 6:00 PM
2008 Planning Commission Retreat	
Date: 17-Jul-08	Location: Mt. Rainier Room Time: 7:00 PM
Staff Report: SE Shoreline Subarea Plan Update	
Study Session: Shoreline Community College Master Plan, <i>if needed</i>	
Planned Absences:	
Date: 7-Aug-08	Location: Mt. Rainier Room Time: 7:00 PM
Staff Report: Town Center Update	
Study Session: Goal 6 implementation	
Planned Absences:	
Date: 21-Aug-08	Location: Mt. Rainier Room Time: 7:00 PM
No meeting	

2008 PLANNING COMMISSION AGENDA PLANNER

Date: 4-Sep-08	Location: Mt. Rainier Room Time: 7:00 PM
Public Hearing: Goal 6 implementation	
Planned Absences:	

Date: 18-Sep-08	Location: Mt. Rainier Room Time: 7:00 PM
Staff Report: Low Impact Development Regulations	
Study Session: Develop more definitive Comprehensive Plan designations/MU discussion	
Planned Absences:	

Date: 2-Oct-08	Location: Mt. Rainier Room Time: 7:00 PM
Study Session: Develop more definitive Comprehensive Plan designations/MU discussion	
Study Session: Is Shoreline's Vision still valid?	
Planned Absences:	

Date: 16-Oct-08	Location: Mt. Rainier Room Time: 7:00 PM
Study Session: Town Center Subarea Plan	
Planned Absences:	

Date: 6-Nov-08	Location: Mt. Rainier Room Time: 7:00 PM
Public Hearing: Town Center Subarea Plan	
Planned Absences:	

Date: 20-Nov-08	Location: Mt. Rainier Room Time: 7:00 PM
Study Session: Town Center Subarea Plan	
Planned Absences:	

2008 PLANNING COMMISSION AGENDA PLANNER

Date: 4-Dec-08	Location: Mt. Rainier Room Time: 7:00 PM
Study Session: SE Shoreline Subarea Plan	
Planned Absences:	

Date: 18-Dec-08	Location: Mt. Rainier Room Time: 7:00 PM
No meeting	



Date: 8-Jan-09	Location: Mt. Rainier Room Time: 7:00 PM
Public Hearing: SE Shoreline Subarea Plan	

To be scheduled in 2007-08 "Frontburner"
Item
Is Shoreline's Vision still valid?
Low Impact Development regulation and code
Mixed Use Designation
Design Review
Full report on SAT

Planning Commission "Backburner"	
Date added	Item
07 Retreat	Adult Family Homes and Emergency Planning
07 Retreat	Open Space / Habitat Connectivity
07 Retreat	Sign Code Amendments
07 Retreat	Central Shoreline Sub-area Plan Assessment
07 Retreat	Transit

Shoreline Planning Work Program

Revised 12/27/07

Legend	
	Planning Commission Role
	Other Action
X	Council Adoption

	2007 →												2008 →											
	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec						
Comprehensive Housing Strategy (CHS)																								
Citizen Advisory Committee meetings																								
Council check-in points																								
Public meeting(s)																								
Council adopts CHS								X																
Council considers implementation as part of budget																								
Staff prepares possible Plan and Code Amendments																								
Plan and Code Amendments heard by Planning Commission (as component of Subarea Planning)																								
Environmentally Sustainable Community (ESC) Strategy																								
Consultant drafts ESC Strategy																								
Staff prepares final draft of ESC Strategy																								
Public meeting(s)																								
Council adopts ESC Strategy											X													
Planning Commission review of implementation Strategies																								
Ridgecrest Commercial Area Community Vision																								
Staff drafts zoning																								
Neighborhood Meetings/Planning Commission Hearings																								
Council adopts new zoning							X																	
Town Center																								
Council & public engage in Civic Center/City Hall Design																								
Council adopts final design for Civic Center/City Hall						X																		
Staff prepares Town Center Framework Policies																								
Planning Commission reviews Town Center Framework Policies																								
Council adopts Town Center Framework Policies				X																				
Staff and consultants conduct charettes/community outreach																								
Staff prepares Plan & Code Amendments for Central Shoreline																								
Plan & Code amendments heard by Planning Commission																								
Council adopts Plan and Code Amendments																								
South Bridge Subarea Plan																								
Staff prepares Form Based Codes/Neighborhood outreach																								
Neighborhood Meeting																								
Plan & Code amendments heard by Planning Commission																								
Council adoption of Plan & Code amendments																								
Shoreline Community College																								
Staff and College outreach to neighborhood																								
Staff prepares Comprehensive Plan and Code Amendments																								
Comp. Plan and Code Amendments heard by Planning Comm.																								
Council adopts Comprehensive Plan and Code Amendments											X													
Southeast Shoreline Subarea Plan and Zoning																								
Staff prepares Subarea Plan																								
Open House																								
Planning Commission reviews Subarea Plan																								
Council adopts Subarea Plan																								
Fircrest Master Planning																								
DSHS Phase I Public Outreach																								
DSHS Report to Legislature/Legislative Decision																								
Phase II Master Plan Permit Development																								
Staff/PC Master Plan Review (January 2009)																								

Other Work Program Items: Crista Master Plan, Revised Transition Requirements (moratorium follow-up)