

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

**AGENDA TITLE:** Planning Commission 2010 Planning 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 effectively engage the public in the community's planning for the future, the City Council adopts the Planning Commission Work Program at the beginning of each year. Periodic adjustments are made at the semi-annual joint meetings of the City Council and Planning Commission in April and October.

**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 2010.

**RECOMMENDATION**

Staff recommends that the City Council endorse, by motion, the proposed Planning Work Program for 2010.

Approved By: City Manager  City Attorney \_\_\_\_

## BACKGROUND

Staff previewed the proposed 2010 Planning Commission Work Program with the Council at the January 4, 2010 meeting. After reviewing the draft with the Planning Commission on January 7, 2010, they suggested a few minor edits (for example moving the Shoreline Master Program amendments forward), which we have incorporated into the current draft.

The 2009 Planning Work Program shown on Attachment 1 lists twelve topical areas. The first eight are legislative in nature, the next three are quasi-judicial. The twelfth topical area is much larger, because it includes the update of the entire Comprehensive Plan, which is due by December of 2012. The approximate months in which the Planning Commission will be conducting study sessions and public hearings is shown with gray shading. The months in which staff work will be undertaken is indicated with a small black "x". The target date for City Council action on each of these items is shown with double red "Xs".

Following are some clarifying remarks about the twelve Items listed on Attachment 1.

**Item 1: Miscellaneous Code Amendments.** Attachment B is a matrix listing the twenty different amendments that have been bundled together as packages to go to hearings in spring and summer. Many of these small amendments were initiated by staff to make the code clearer and easier to administer, eliminate inconsistencies or fill gaps. Others are responses to issues identified by individual citizens, for example, Mr. Logan's request that the City adopt a definition of "compatibility." Some are in response to state mandates, such as new requirements for electric vehicle recharging stations. Note that simply listing a potential code amendment on this matrix is not a final judgment on its merits; we do not presume the staff, Planning Commission or City Council will agree that the amendment should be adopted.

**Item 2: Design Review.** We have retained an experienced urban design consulting firm, Makers Inc., to work with the staff and Planning Commission to undertake a review of community concerns and ideas about building and site design. This will include a charrette and visual preference survey being hosted by the Planning Commission in March, with a check-in with City Council at the April joint-meeting.

**Item 3: Development Code Amendments.** This work item includes three discrete packages of varying magnitude.

- (a) The "Single Family Dwelling Unit Scale" issue is a re-labeling of what was previously referred to as "Megahomes."
- (b) The "Home Occupation" issue was flagged for attention this past fall by the Council who is looking to liberalize the rules for businesses in neighborhoods.
- (c) The "Tree Regulations" code amendment is a large and controversial task. The staff has already done a lot of work on this, and the Planning Commission conducted a number of study sessions in 2009. We are using the first few months of 2010 to do some additional outreach to neighborhoods, then will return to the Commission in the spring with refined proposals.

**Item 4: The Coordination of Alignment Alternatives for Light Rail.** As we mentioned at the last Council meeting, staff has begun to meet with representatives of Sound Transit to discuss their upcoming environmental assessment, a part of which is to evaluate alternative alignments for light rail. I-5 is the most likely location, but ST staff has an obligation in their environmental review to look at a number of alternatives. Staff will be providing updates to the Planning Commission and Council periodically and will flag at an appropriate time any public forums or outreach on the subject.

**Item 5: Functional Plans and 2010 Docket.** The Public Works department is undertaking an update to the City's functional Transportation Master Plan, which will include a traffic model and new policies to reflect major alternative scenarios for transportation improvements. It is important that the TMP work parallel and support the rest of this Planning Work Program and ultimately help inform the land use designations in our updated Town Center Subarea Plan and, by 2011, the city-wide comprehensive plan update. A 2010 deadline exists for the updating of our Shoreline Master Program, so the Planning Commission will be conducting meetings and hearings in early fall and forwarding a recommendation to Council shortly afterward.

**Item 6: Point Wells Subarea Plan and Pre-Annexation Zoning.** The Planning Commission's recommended Subarea Plan and Pre-Annexation Zoning for Point Wells will be presented to the Council at the January 25 public hearing. Also supplied will be the Supplemental Environmental Impact Statement that the staff prepared, as well as public comments. A second public hearing before the Council is scheduled for March 1, so no Council conclusions or decisions are appropriate sooner than that time.

**Item 7: Town Center Subarea Plan and Zoning.** The City Council adopted Framework Policies for Town Center in 2007, and identified the boundaries of the study area as N. 170<sup>th</sup> St. on the south, Ashworth Ave N. on the east, N. 192<sup>nd</sup> on the north, and Fremont Ave. N. on the west. At that time, they also directed that the public be engaged in more detailed design work for Midvale Ave. N. and the adjacent open space astride the Interurban Trail.

The Planning Commission held an Open House in October of 2009, and is now the process of preparing a draft Town Center Vision Statement. That will be presented for public comment in March and reviewed with the City Council at the April 12 joint meeting. After the Council affirms the draft Town Center Vision Statement, the staff and Planning Commission will begin work on detailed text, graphic and map provisions for the Subarea Plan and implementing zoning. Those elements will be ready for public review and comment in the summer. The Commission recommendation, public comment record, and Environmental Impact Statement are projected to reach the Council in early fall.

**Item 8: SE Neighborhoods Subarea Plan and Zoning.** This subarea plan effort is intended to "fill in the blanks" for those portions of the Ridgecrest and Briarcrest neighborhoods that have been shown as "special study areas" since 1995. A citizen advisory committee and staff have worked on this effort since June of 2008, and have forwarded their report to the Planning Commission. The Commission begins hearings on the subject in February, and will transmit its recommendation to the Council in May. A follow up implementation phase will be a review of Innovative Housing Code

Amendments to consider in the SE Neighborhoods. The concept of identifying specific areas to try out new forms and methods of housing arose in the Comprehensive Housing Strategy, and was embraced by the citizens advisory group. Meetings and hearings will be undertaken late spring/early summer.

**Item 9: Master Development Plan for the CRISTA Campus.** The first Planning Commission public hearing on this Master Plan is scheduled for January 21, 2010. Given the size of the campus and the concerns of the neighborhoods, it is likely that the Commission will take several evenings to complete their work.

**Item 10: Master Development Plan for Public Health Lab.** We have a complete application for the public health lab and it is scheduled for hearing in the April/May time frame, but could be delayed, dependent on State funding.

**Item 11: Master Development Plan for Shoreline Community College.** Staff met a number of times with the College representatives and their consultants and believes that the College will be prepared to submit an application late in 2010 or early in 2011. The scale, nature, and timing of the improvements that SCC is likely to include in its Master Plan proposal is different than what we saw a few years ago. The College is responding to a number of changes and constraints itself, including ever scarcer state funds on which they depend, which is one reason why we don't expect to see their specific application until late this year.

**Item 12: Update of the Comprehensive Plan.** As Deputy Mayor Hall noted at the January 4 Council meeting, this work task is of a different magnitude than everything else on the Planning Work Program. This will be a very large and complicated multi-year task that will occupy a large part of the planning staff's time in 2010. We believe that there will also be some public meetings, Commission and Council check in points in the latter half of 2010, but we are not yet sure where those will occur. We will be reviewing the progress on the entire Planning Commission Work Program at the joint meetings in April and October. At those times, the Council will be able to revise the details of the Work Program to reflect our actual progress, any new issues or changes in Council priorities.

### **RECOMMENDATION**

Staff recommends that the City Council endorse, by motion, the proposed Planning Work Program for 2010.

### **ATTACHMENTS**

Attachment 1 – Proposed 2010 Planning Commission Work Program

Attachment 2 – Matrix of 20 Miscellaneous Development Code Amendments



Log #	Category	Proposed Change	Requested By	Sections	Title
1	New Regulation	Add procedure for Comprehensive Plan Amendments	Long Range Planning Staff	20.30.???	Comprehensive Plan Amendments
2	New Regulation	Add Street Vacations into Type C Actions Table	Miranda R	20.30.060	Summary of Type C Actions
3	Modification of Existing Regulation and New Regulation	Amend decision criteria for CUP and add definition of compatibility	Greg Logan	20.30.300 and 20.20	Conditional use permit-CUP (Type B action) and "C" Definitions
4	New Regulation	More than 1 SFR on a lot will require either a Type B or Type C action depending on the number of units	Steve Szafran	20.30.315 and 20.40.120	Site development permit and Residential use table
5	Modification of Existing Regulation	Change the time limit for expiration of a preliminary short or formal subdivision from three to five years	Jeff Forry	20.30.410 E	Preliminary subdivision review procedures and criteria, Expiration
6	Modification of Existing Regulation	Change title of 20.30.460 to effect of changes in statutes, ordinances, and regulations	Jeff Forry	20.30.460	Effect of rezones
7	Clarification of Existing Regulation	Code violations apply to use of the right-of-way and the surface water management code	Kristie Anderson	20.30.740(A)	Declaration of public nuisance, enforcement
8	Modification of Existing Regulation	This amendment moves one paragraph to its own section of the code	Kristie Anderson	20.30.770(D)(2)(b)	Enforcement provisions
9	Modification of Existing Regulation	Modifying the way staff measures a structure mountain WTF	Brian Lee	20.40.600(F)(2)	Structure Mounted Wireless Telecommunication Facility Standards
10	Modification of Existing Regulation	Deletes the requirement for public notification. Type A permits do not require notification.	Brian Lee	20.40.600(F)(4c)	Wireless telecommunication facilities/satellite dish and antennas
10	New Regulation	Restrict SFR development to one house per lot in R-4 and R-6 zones	Steve Szafran	20.50.020	Standards-Dimensional requirements

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11	Modification of Existing Regulation	This amendment would not allow any easement (the code currently says access easement only) to be in the minimum lot width "circle"	Kim Lehmberg	20.50.030 A	Lot width and lot area-Measurements
12	Modification of Existing Regulation	Allow stairs to be built into required setbacks	Michelle & Dan Pidduck)	20.50.040(l)(6)	Projections into setback
13	Clean-Up	Delete reference to Exception 20.50.020(9)	Brian Lee	20.50.050(2)	Building Height-Standards
14	Modification of Existing Regulation	Reduce the parking requirements for Warehousing and Storage from 0.9 to 0.5 per 1,000 square feet of storage area	Kim Lehmberg	20.50.390 D	Special Nonresidential Parking Standards
15	New Regulation	Require electric vehicle recharging stations in new multi-family and commercial development	Steve Szafran	20.50.390 E	Standards for parking
16	Modification of Existing Regulation	Change the width of the pedestrian path from sidewalk to building entry from 5 feet to 3.6 feet	Kim Lehmberg	20.50.430	Nonmotorized access and circulation
17	Clarification of Existing Regulation	Cleanup 20.70 to be consistent with the Engineering Development Guide	Jill Mosqueda	All of 20.70	Engineering and Utility Development Standards
18	Modification of Existing Regulation	Add a regulation that says critical area reports are required for potential critical areas.	Brian Lee	20.80.110	Critical Area Reports Required
19	Clarification of Existing Regulation	Add a picture of how buffers are measured from each side of a stream	Rachael Markle	20.80.480 B	Required Buffer Areas
20	Clarification of Existing Regulation	"one open record hearing for Type C actions"	Ian S	20.30.680	

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