
Council Meeting Date: April 12, 2010

Agenda Item: *Dinner Workshop*

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

AGENDA TITLE:	Planning Commission Semi-Annual Joint Meeting with City Council
DEPARTMENT:	Planning and Development Services
PRESENTED BY:	Joseph W. Tovar, FAICP, Director Steven Cohn, Senior Planner

PROBLEM/ISSUE STATEMENT:

The City Council and Planning Commission meet jointly twice a year to adopt and review progress on the Planning Work Program, consider ways to improve the City's planning processes, clarify priorities and mutual expectations, and otherwise provide an avenue for communication.

The Commission and staff identified the following subjects for discussion at the April 12 meeting:

2010 Planning Work Program:

The current workplan (Attachment 1) is divided into two sections: 1) discrete workplan topics such as Design Review, Town Center, etc., and 2) a more generalized Comprehensive Plan Update section (Even though recent legislation extended the due date for the next Comprehensive Plan Update to 2014, we intend to begin the update this year). Staff will present an overview of the work program and open this topic up for discussion.

The Commission and staff have had a busy first quarter, developing and forwarding recommendations on the SE Neighborhoods Subarea Plan and the CRISTA Master Development Plan Permit. The next several months will also be busy, with discussions of Town Center, Tree Code regulations, and Development Code amendments.

The Development Code amendments are numerous and varied. Largely, these would streamline our permit process by removing needless regulatory barriers; for example, one amendment would raise the SEPA thresholds for those actions that are exempt from SEPA review, as permitted by state law.

There are many additional items on the workplan for the balance of the year including development and adoption of the Town Center Subarea Plan (SSB 6611 which extended the Comprehensive Plan update deadline also clarified that Subarea Plan adoption is not subject to the "once a year" GMA rule). In addition, the work program shows that the staff and Commission will be working on station area planning once there is a final decision on the Link North Corridor alignment. Staff will comment more specifically about

timing of the land use discussion when staff provides the Council with a Light Rail update in June

In reviewing the balance of the year's workplan, the Council and Commission may want to discuss whether priorities should be altered, and items accelerated. If so, staff requests that the discussion identify items to be delayed to offset the added staff time that will be necessary to complete some items sooner.

2010 Comprehensive Plan Docket

The draft Comprehensive Plan Docket is attached for discussion. (Attachment 2)

Ideas from SE Neighborhoods Subarea Plan with possible citywide relevance

When the Commission reviewed the SE Neighborhoods Subarea Plan, the Commission concluded that some of the policies would be more appropriately discussed in a citywide context rather than a neighborhood context. Staff suggests that, if there is time, this also be an item of discussion, to make Council aware of the Commission's work and [wain/HousinginAmerica.ashx](#) to provide direction about whether the following items should be considered as citywide development code amendments. --

- Modify the Development Code to encourage development of "right-sized homes".
- Increase access to locally-made products and locally grown foods.
- Develop incentives for job creation in addition to current MUZ incentives/tradeoffs for higher residential densities
- Make greater use of volunteers for habitat restoration by using programs already in place through organizations and agencies such as the Washington State Department of Wildlife and Fisheries.
- As part of the process of revising the City's tree code, create incentives to plan all remodel and new development around substantial trees to preserve tree canopy.
- Support development of opportunities through innovative and creative technologies by permitting business uses for research and development, design and environmental concepts to provide potential sites for family wage "green jobs".

RECOMMENDATION

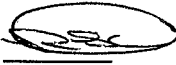
Staff recommends that the Council and Planning Commission discuss the above topics at their joint meeting on April 12 and the Council provide direction on the 2010 work program.

Attachments

1. 2010 Planning Work Program, dated 3/24/2010.
2. 2010 Draft Comprehensive Plan Docket.

Approved by:

City Manager



City Attorney

Draft 2010 Planning Commission Work Program

Legend		Commission Role	x	Staff Role	XX	Council Adoption																				
Revised 03-24-10																										
Item 1		Start																								
Legislative		SS	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Misc. Development Code Amendment Packages		SS				X	X	XX	X	XX																
Item 2: Design Review		PC																								
Legislative		PC	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Consultant and Staff Proposal Development		PC	X	X	X																					
PC Review		PC				X	X		X																	
CC Adoption		CC							XX																	
Item 3: Development Code Amendments		MR																								
Legislative		MR	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Single Family Dwelling Unit Scale		MR										X	X	XX												
Follow-up implementation of SE Neighborhood Plan		MR				X	X	X	X		XX															
Tree Regulations		PC	X	X	X	X	X	X	XX																	
Item 4: Light Rail Alignment Planning		SC																								
Legislative		SC	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Staff analysis		SC			X	X	X	X	X	X	X	X	X	X	X	X	X	X	X							
Item 5: Check in points for other major Plans		DL																								
Legislative		DL	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Transportation Master Plan Update		DL																	XX							
Shoreline Master Program (regular updates)		MR									X	X		XX												
Parks Master Plan Update		MR			X	X	X	X	X	X	X	X	X	X	X	X	X	X	XX							
2010 CPA docket		SS		X					X	X		XX														
Item 6: Point Wells		JT																								
Legislative		JT	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Subarea Plan		JT				XX																				
Development Code Amendments		XX																								
Item 7: Town Center Subarea Plan		PC																								
Legislative		PC	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Staff and consultants conduct community outreach		PC	X	X	X	X													XX							
Staff prepares Plan & Code Amendments for Town Center		PC			X	X	X	X	X	X																
Plan & Code amendments reviewed by Planning Commission		PC			X	X	X	X	X	X																
Council adopts Plan and Code Amendments		PC									XX															
Item 8: SE Neighborhoods Plan and Zoning update		MR																								
Legislative		MR	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
PC reviews Subarea Plan, Council Adoption/Zoning Implementation		MR		X	X			XX																		
Review Innovative Housing Reg Chgs to implement Subarea Plan		MR				X	X	X	X	XX																
Item 9: Master Development Plan for CRISTA Campus		SS																								
Quasi-Judicial		SS	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Staff review		SS	X																							
PC Review/ CC Adoption		SS			X			XX																		
Item 10: Master Development Plan Public Health Lab		SS																								
Quasi-Judicial		SS	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Not scheduled		SS																								
Item 11: Master Development Plan for Shoreline CC		DL																								
Quasi-Judicial		DL	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Not scheduled		DL																								

COMPREHENSIVE PLAN UPDATE required by State by 12/2011

Legislative	Vision and Framework Goals (DL)	1																						
	Scope Comp Plan Review and Review Intro (SC&MR)	2																						
Review Growth Targets and City-wide allocation scenarios (SC&DL)		3	X	X	X	X	X	X																
Review Land Use Element and Future Land Use Map (SS)		4																						
Review Housing Element (MR)		5																						
Review Transportation Element (DL)		6																						
Review Parks, Recreation, and Open Space Element (SS)		7																						
Review Capital Facilities Element (SC)		8																						
Review Utilities Element (SC)		9																						
Review Shoreline Master Program Element (MR)		10																						
Review Economic Development Element (SC)		11																						
Review Community/Urban Design Element (MR)		12																						
Return to Review of Land Use Element and Future Land Use Map		13																						
Make Final revisions to other Elements		14																						

DRAFT

2010 COMPREHENSIVE PLAN AMENDMENT DOCKET

The State Growth Management Act generally limits the City to amending its Comprehensive Plan once a year and requires that it create a Docket (or list) of the amendments to be reviewed. On April 12, 2010, the City Council reviewed and accepted the 2010 Docket.

The following items are “docketed” and on the work plan for the Planning Commission’s review in 2010 (in no particular order):

1. Revise and update Introductory chapter.
2. Add additional language about the Ballinger neighborhood in various parts of the Comprehensive Plan.
3. Adopt Point Wells Subarea Plan.
4. Modify the definition of the Mixed Use Comprehensive Plan designation to remove reference to Point Wells.
5. Modify the Land Use Map to reflect recent public ownership of parks and open space parcels and redesignate them as “Public Open Space”.
6. Remove all references to “Regional Business zone (RB)” and replace with “Mixed Use Zone (MUZ)”.
7. Remove all references to “Appropriate zoning designations” in the Comprehensive Plan designation descriptions.
8. Update Shoreline Master Program Element Goals & Policies, and Appendix 2 (1998 Shoreline Master Program Goals and Polices) and Appendix 3 (Shoreline Master Program Update Strategy). Due to timing considerations, adoption may not occur until 2011.
9. Adopt Town Center Subarea Plan and remove Appendix 5 (Framework Policies for the Town Center Subarea Plan).
10. Adopt Southeast Neighborhoods Subarea Plan.

11. Modify text in LU43 regarding the Public Health Lab to change it to a 12 acre site.

12. Modify or delete Land Use Policy 17, 18 and 19.

Mixed Use Land Use

LU17: The Mixed Use designation applies to a number of stable or developing areas and to the potential annexation area at Point Wells. This designation is intended to encourage the development of pedestrian oriented places, with architectural interest, that integrate a wide variety of retail, office and service uses with residential uses.

Appropriate zoning designations for the area include, Neighborhood Business, Community Business, Office, Regional Business, Industrial, R-8, R-12, R-18, R-24 and/or R-48.

Commercial Land Use

LU18: The Community Business designation applies to areas within the Aurora Corridor, North City and along Ballinger Road. This designation provides for retail, office and service uses and high density residential uses. Significant pedestrian connection and amenities are anticipated. Some limited industrial uses might be allowed under certain circumstances. Appropriate zoning designations for this area might include the Neighborhood Business, Community Business, Regional Business, Office, R-12, R-18, R-24, or R-48.

LU19: The Regional Business designation applies to an area within the Aurora Corridor north of N 185th St. and south of N 192nd St. This designation provides for retail, office, service, high density residential and some industrial uses. Significant pedestrian connection and amenities are anticipated. Appropriate zoning designations for this area include Community Business, Office, Regional Business, Industrial, R-12, R-18, R-24 or R-48.

13. Modify or add (as appropriate) policies in the Urban Design Element.