

CITY COUNCIL AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

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| AGENDA TITLE: | Long Range Planning Work Program Revisions |
| DEPARTMENT: | Planning and Development Services |
| PRESENTED BY: | Joseph W. Tovar, FAICP, Director Steven Cohn, Senior Planner |

PROBLEM/ISSUE STATEMENT:

Over the past few years, the Planning Commission and staff have met with the Council early in the year to review the Long Range Planning Work Program. As the year progresses, some items take longer than expected and new priorities arise. This will impact the work program, requiring that priorities be modified to account for changed circumstances.

At tonight's meeting, Planning Commission Chair Michelle Wagner and staff will discuss the Long Range Planning Work Program (attached) covering the next 16 months, focusing on the next 4 months, and looking out through 2011. Tasks on this list are not limited to only those items being reviewed by the Planning Commission, but include other tasks that PDS and other city staff are performing that implement Council Goal #1 and other policy direction. It is important to recognize that the City's ability to add work tasks to the Planning Commission's schedule of agendas is constrained not only by their agenda time, but by the staff time available.

The need to revisit and update the Long Range Planning Work Program was necessitated by the Council's recent decision to add the Aldercrest Land Use Study and Zoning Implementation (Work Task 1). Many of the items on the Planning Commission work program you saw earlier in the year are still scheduled to be completed this year. However, in order to provide staff capacity to undertake the new tasks identifies below, we are proposing to shift some items to next year. These include: "definition of compatibility" code amendment (Work Task 2.1), single-family dwelling unit scale (Work Task 2.2), and development of design standards for commercial areas outside the Town Center (Work Task 3.3).

Further work will be required to develop appropriate policy and regulations for tree regulations (Work Task 2.4), Town Center Subarea Plan (Work Task 8) and Design Review (Work Task 3).

New staff tasks not previously shown on the work program include development of a Point Wells Interlocal Agreement and follow up work in Point Wells (Work Task 7.2), assisting Public Works with a street section inventory (Work Task 6.5), and providing

some analysis of new Census information which will be available near the end of the year (Work Task 13.1).

We also have also added a new Work Task 4.2 titled "regulatory reform package" which staff believes is responsive to the Council's expressed desire to reform our development regulations to make the City's permit process more "timely, fair, and predictable." Included in this package is the adoption of impact fees for transportation and potentially park improvements. By establishing "system development charges" for traffic and park impacts, we can not only help mitigate impacts, but eliminate the delay and uncertainty of project-by-project SEPA review and mitigation.

The revised workplan, showing the schedule in 2010 and 2011, is attached. Staff will provide a more detailed summary of the Work Tasks at the August 9 Council meeting. If you have questions prior to the meeting, please contact either: Steve Cohn at scohn@shorelinewa.gov TEL: 206-801-2511 or Joe Tovar at jtovar@shorelinewa.gov TEL: 206-801-2501.

RECOMMENDATION

Provide direction to the Planning Commission and staff on the Long Range Planning Work Program for the next 16 months.

Attachment

2010 Long Range Planning Work Program

Approved By: City Manager  City Attorney ____