

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

<b>AGENDA TITLE:</b>	Adoption of the 2012 Comprehensive Plan Docket		
<b>DEPARTMENT:</b>	Planning & Community Development		
<b>PRESENTED BY:</b>	Rachael Markle, AICP, Director Steven Szafran, Associate Planner, AICP		
<b>ACTION:</b>	<input type="checkbox"/> Ordinance	<input type="checkbox"/> Resolution	<input checked="" type="checkbox"/> Motion
	<input type="checkbox"/> Discussion	<input type="checkbox"/> Public Hearing	

**PROBLEM/ISSUE STATEMENT:**

The State Growth Management Act limits review of proposed Comprehensive Plan Amendments (CPAs) to no more than once a year. To ensure that the public can view the proposals within a citywide context, the Growth Management Act directs cities to create a docket that lists the amendments to be considered in this “once a year” review process.

**RESOURCE/FINANCIAL IMPACT:**

The first two items on the proposed docket, 2012 Comprehensive Plan Major Update and Student Housing at Shoreline Community College (SCC), will not require additional resources as those two items are already on the Planning Work Program for 2012. Amendment 4 submitted by Save Richmond Beach will require additional staff time and financial resources.

**RECOMMENDATION**

Staff recommends that Council adopts Amendments 1, 2, 3, and 6 for the 2012 Docket. Staff recommends that Council not place Amendments 4 and 5 on the 2012 Docket.

Approved By:            City Manager - *JU*    City Attorney - *IS*

## **INTRODUCTION**

The State Growth Management Act limits review of proposed Comprehensive Plan Amendments (CPAs) to no more than once a year. To ensure that the public can view the proposals within a citywide context, the Growth Management Act directs cities to create a docket that lists the amendments to be considered in this “once a year” review process. The City Council, in its review of the proposed amendments (which usually occurs near the end of the year), looks at the proposed amendments as a package in order to consider the combined impacts of the proposals.

The Planning and Community Development Department received six proposed amendments to the Comprehensive Plan for 2012. The amendments are listed below:

1. Major update of the City of Shoreline’s Comprehensive Plan.
2. Amend LU 43 by adding student housing to the Shoreline Community College Campus as an approved use.
3. Amend the Corridor Study Section of Subarea Plan 2 – Point Wells.
4. Amend the Implementation Plan section of Subarea Plan 2 – Point Wells.
5. Amend the Capital Facilities Element by adding a new policy, CF 16.5 and amending the Capital Facilities supporting analysis.
6. Amend the Comprehensive Plan Land Use Supporting Analysis, Natural Environment Section, page 101 by adding language about Point Wells under the Seismic Hazards Section.

## **BACKGROUND**

Staff introduced the draft docket at the February 6 study session. Council discussed the proposed docket and asked clarifying questions. The following is a link the February 6 staff report:

<http://cosweb.ci.shoreline.wa.us/uploads/attachments/cck/Council/Staffreports/2012/Staffreport020612-8b.pdf>. The only questions had to do with Amendment 4 – Amending the Implementation Plan section of the Point Wells Subarea Plan. Council questioned if changing the LOS at arterial intersections west of 8<sup>th</sup> Avenue NW in the Richmond Beach Neighborhood from D to C would affect emergency services to the citizens of Richmond Beach. During this conversation, Councilmember McConnell expressed interest in keeping this amendment on the docket.

## **ALTERNATIVES ANALYSIS**

Staff recommendations have not changed since the February 6 study session. Staff does recommend to Council that staff address emergency services during the major

update of the Comprehensive Plan. Specifically, the Capital Facilities Element addresses police and fire targets for level of service standards. During the update of this element, staff will evaluate if level of service standards for police and fire service need to be modified.

### **COUNCIL GOALS ADDRESSED**

Council goals 1, 2, 3, and 5 are addressed. The update of the Comprehensive Plan speaks to Goals 1, 2, and 5. Adding student housing to the Shoreline Community College Campus addresses goal 3.

### **RESOURCE/FINANCIAL IMPACT**

Two items on the proposed docket have been included on the 2012 Planning Work Program; the 2012 Update of the Comprehensive Plan and student housing on the Shoreline Community College Campus.

One of the items submitted by Save Richmond Beach, Amendment 4, will have substantial staff and financial implications if Council chooses to place the item on the docket. Evaluation of Save Richmond Beach's amendment addressing level-of-service for intersections in Richmond Beach will require financial resources that are not currently budgeted to hire a consultant to modify traffic models, to generate analysis, and scope and develop project cost estimates. Also the City's traffic concurrency modeling, the basis for a traffic impact fee, would need to be reevaluated in 2013 to incorporate the change in LOS which would require additional financial resources.

Cities are required to confirm that capital projects have plans and funding available to ensure the transportation network operates in accordance with their adopted level-of-service standard (LOS). Should a new LOS be adopted for arterial intersections in the Richmond Beach neighborhood, the City will need to model the anticipated future traffic demand to determine if any of the intersections will not meet the new LOS. If it is determined that an intersection will fail to meet the adopted LOS standard, a project will need to be developed to correct the failure. Additionally, a cost estimate for each project must be generated, which would then be folded into the City's impact fee program (proposed impact fee program is scheduled to be discussed by Council in April). Staff has been directed by Council to develop an impact fee program based upon the LOS adopted in December 2011 and the projects identified in the Transportation Master Plan (TMP) needed to maintain that LOS. It is anticipated that this work will be completed in the first quarter of 2012. The City does not have a schedule for updating the impact fee program although it is likely that it would happen in conjunction with the next TMP update (approximately 5-7 years).

### **SUMMARY**

Two items on this year's draft docket are on the Planning Work Program for 2012, the update of the Comprehensive Plan and adding student housing to the Shoreline Community College Campus. Additional staff time or resources are not needed for these two items.

Analyzing Amendment 4, the implementation section of the Point Wells Subarea Plan, will require considerable staff time and financial resources. Amendment 5 was determined by the City Attorney to be not allowed by GMA concurrency rules and staff does not recommend placing this amendment on the 2012 docket for this reason.

Amendments 3 and 6, amending language in the corridor study, and identifying Point Wells as a seismic hazard area, will require less staff time and resources but are not identified in the Planning Work Program for 2012.

### **RECOMMENDATION**

Staff recommends that Council adopt Amendments 1, 2, 3, and 6 for the 2012 Docket. Staff recommends that Council not place Amendments 4 and 5 on the 2012 Docket.

### **ATTACHMENTS**

Attachment A – Proposed 2012 Docket



## **2012 DRAFT 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.

**The following items are “docketed” and on the work plan for the Planning Commission’s review in 2012 (they are not listed in priority order):**

1. Major update of the City of Shoreline’s Comprehensive Plan.

*Estimated timeframe for Council review/adoption: December, 2012*

2. Amend LU 43 by adding student housing to the Shoreline Community College Campus as an approved use.

*Estimated timeframe for Council review/adoption of Shoreline Community College Master Development Plan: Summer/Fall 2012.*

**The following items were requested to be added to the 2012 docket and Planning Work Program:**

3. Amend the Corridor Study Section of Subarea Plan 2 – Point Wells
4. Amend the Implementation Plan sections of Subarea Plan 2 – Point Wells.
5. Amend the Capital Facilities Element by adding a new policy, CF 16.5 and amending the Capital Facilities supporting analysis.
6. Amend the Comprehensive Plan Land Use Supporting Analysis, Natural Environment Section, page 101 by adding language about Point Wells under the Seismic Hazards Section.