

CITY COUNCIL AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

AGENDA TITLE:	Amending the 2013 Comprehensive Plan Amendment Docket		
DEPARTMENT:	Planning and Community Development		
PRESENTED BY:	Rachael Markle, AICP, Director		
ACTION:	<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 City is limited by State law and the City's adopted procedures, to processing Comprehensive Plan amendments once a year. Council adopted the 2013 Comprehensive Plan Docket on May 13, 2013 (Attachment B) which related to the Point Wells development. The Planning Commission recommended approval of the 2013 Docket on February 7, 2013 with a vote of 6-0.

Staff is requesting amendment of the 2013 Docket by rescheduling the two Point Wells related items for 2014 and adding two items to the 2013 Docket related to light rail station subarea area planning. The first item will amend the City's Comprehensive Plan Land Use Map by replacing the ½ mile light rail station study area boundaries with more specific land use and mobility study areas. The second item will amend the text of the Comprehensive Plan by adding language to define land use and mobility study areas.

RESOURCE/FINANCIAL IMPACT:

The amended 2013 Comprehensive Plan Docket does not require additional financial resources.

RECOMMENDATION

Staff recommends that the Council approve the amended 2013 Comprehensive Plan Docket (Attachment A).

Approved By: City Manager **DT** City Attorney **IS**

INTRODUCTION

RCW 36.70A.130(2)(a) generally limits review of proposed Comprehensive Plan amendments to no more than once a year. The Docket serves as the list of amendments to the Comprehensive Plan to be considered in a given year. Docketing refers to compiling and maintaining a list of suggested changes to the Comprehensive Plan or development regulations in a manner that will ensure such suggested changes will be considered by the City and will be available for review by the public. The City's docketing process insures that amendments are analyzed cumulatively to properly assess impacts.

BACKGROUND

Council adopted the 2013 Comprehensive Plan Docket on May 13, 2013 (Attachment B) which related to the Point Wells development. Since the time Council adopted the 2013 Docket, Snohomish County's environmental review of the Point Wells development has been delayed by several months. The first public step, environmental scoping has not occurred and has not yet been scheduled to begin. To avoid confusion, City staff agrees with Snohomish County that the City's Transportation Corridor Study should not begin until the environmental scoping for the Draft Environmental Impact Statement (DEIS) is completed.

Given this information, staff is proposing that Council reschedule the items on the approved 2013 Docket until 2014. Staff is requesting that the Docket also be amended to include changes to the light rail station subarea study boundaries to the Comprehensive Plan Land Use Map and add text that describes a land use study area and a mobility study area.

DISCUSSION

Last year Council adopted the Comprehensive Plan Land Use Map with ½ mile radius circles to identify study areas around the NE 185th and 145th station areas. During the adoption of the Comprehensive Plan in December 2012, the Council directed staff to develop more specific parcel and street based station study area boundaries through a public process for adoption in early Fall 2013.

The proposed changes to the Comprehensive Plan Land Use Map are recommended to focus on two primary areas of study: land use and mobility. The Planning Commission evaluated changes to the Comprehensive Plan with a study session held on June 20, 2013 and a public hearing on July 18, 2013. The Planning Commission unanimously recommended approval of the changes to the Comprehensive Land Use Map and also recommended that land use study areas and mobility study areas be added to the text of the Comprehensive Plan. These amendments are discussed in a separate staff report for the September 9, 2013 meeting.

State law limits update of a City's Comprehensive Plan to once a year. In May 2013, Council docketed amendments related to the Point Wells Subarea Plan, anticipating

that the Traffic Corridor Study would be completed by mid-year and that the Planning Commission review process would allow Council to consider any Comprehensive Plan updates related to Point Wells in October/November 2013. Given the current status of the Snohomish County EIS process and that the Traffic Corridor Study process has not started yet, it appears unlikely that any amendments to the Comprehensive Plan related to the Point Wells will be ready for Council review in 2013, rather it will occur in 2014.

As a result, staff is recommending that Council take action to reschedule the 2013 docketed amendments related to Point Wells for consideration with the 2014 docket. Since the new light rail subarea study boundaries and associated text have been processed in accordance to State and local procedures and are ready for adoption, staff recommends Council amend the 2013 Docket to add these amendments. With the docket amendment striking the Point Wells amendments, these amendments to the Comprehensive Land Use Map light rail study areas and associated text represent the only proposed changes to the Comprehensive Plan in 2013 and final action on these amendments is consistent with RCW 36.70A.130(2)(a) that limits Comprehensive Plan amendments to no more than once a year.

STAKEHOLDER OUTREACH

May 2, 2013: Joint City Council & Planning Commission Meeting

May 22, 2013: May 22 Kick-off meeting for light rail planning

June 20, 2013: Planning Commission Study Session for study area boundaries

July 11, 2013: Korean Community Event

July 18, 2013: Planning Commission Public Hearing for station study area boundaries

August 1, 2013: Visioning Workshop for 145th/155th station areas

August 7, 2013: Event for Folks of Modest Means

August 22, 2013: 185th SCC Visioning Workshop

September 19, 2013: City of Shoreline Visioning Meeting

RESOURCE/FINANCIAL IMPACT

The 2013 Comprehensive Plan Docket Revision does not require additional financial resources.

RECOMMENDATION

Staff recommends that the Council approve the amended 2013 Comprehensive Plan Amendment Docket (Attachment A).

ATTACHMENTS

Attachment A Amended 2013 Comprehensive Plan Docket

Attachment B Previous 2013 Comprehensive Plan Docket Adopted in May 2013



2013 AMENDED 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 has been requested to be on the work plan for 2013:

1. Consider amendments to the Comprehensive Plan Land Use Map that will amend the general ½ mile circles around the potential light rail station study areas and replace with more specific land use study areas and mobility study areas.
2. Add language to the Comprehensive Plan that defines a land use study area and a mobility study area.



2013 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 item has been requested to be on the work plan for the Planning Commission's review in 2013:

1. Consider amendments to the Point Wells Subarea Plan and other elements of the Comprehensive Plan that may have applicability to reflect the outcomes of the Richmond Beach Traffic Corridor Study as described in Policy PW-9. Based on the outcome of the corridor study, it is expected that proposed amendments would include text changes to the Subarea Plan discussing the study, increasing the vehicle trips per day from a 4,000 trip maximum as described in Policy PW-12 and adding identified mitigation projects and associated funding needed to raise the maximum daily trip count while maintaining adopted Levels of Service to the Capital Facilities Element. Also, consider amendments to the Comprehensive Plan that could result from the development of Interlocal Agreements as described in Policy PW-13.

Estimated timeframe for Council review/adoption: September 2013.