

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

<b>AGENDA TITLE:</b>	Discussion of the 2023 Comprehensive Plan Amendment Docket		
<b>DEPARTMENT:</b>	Planning & Community Development		
<b>PRESENTED BY:</b>	Steven Szafran, AICP, Senior Planner Rachael Markle, AICP, Director		
<b>ACTION:</b>	<input type="checkbox"/> Ordinance	<input type="checkbox"/> Resolution	<input type="checkbox"/> Motion
	<input checked="" 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, with exceptions only in limited situations. Proposed amendments are collected throughout the previous year with a deadline of December 1<sup>st</sup> for public and staff submissions of suggested amendments to be considered in the following year. Shoreline Municipal Code (SMC) Section 20.30.340(C)(2)(b) permits the Council to submit an amendment to the Docket at any time before the final Docket is set.

The Docket establishes the amendments that will be reviewed and studied during the year by staff and the Planning Commission prior to their recommendation to the City Council for final approval to amend the Comprehensive Plan by the end of the following year. In addition, the Docket ensures that all the proposed amendments are considered concurrently so that the cumulative effect of the various proposals can be ascertained when the City Council is making its final decision, as required by RCW 36.70A.130(2)(b).

This year’s Preliminary 2023 Docket was presented to the Planning Commission on January 5, 2023, and contained six (6) privately-initiated amendments and one (1) City-initiated amendment. Ultimately, the Planning Commission voted to recommended that the one City-initiated amendment be placed on the proposed 2023 Final Comprehensive Plan Docket (**Attachment A**). The Commission also recommended that the six (6) privately-initiated amendments be incorporated for study into the 2024 major update of the Comprehensive Plan.

Tonight, Council is scheduled to discuss the proposed 2023 Final Comprehensive Plan Amendment Docket. The proposed 2023 Final Comprehensive Plan Amendment Docket is scheduled to be brought back to Council for final action on February 27, 2023.

**RESOURCE/FINANCIAL IMPACT:**

The proposed Comprehensive Plan Amendments on the 2023 Final Docket will not have a direct financial impact to the City.

## **RECOMMENDATION**

No action is required by the Council tonight as this is a discussion item only. The Planning Commission recommends that the City Council include Amendment No. 1 on the 2023 Final Comprehensive Plan Docket as shown in Attachment A. The Planning Commission also recommends that proposed Amendments Nos. 2-7 be incorporated for study into the 2024 major update of the Comprehensive Plan and considered with other comments and suggestions from the public. Council is scheduled to take action on the 2023 Final Docket on February 27, 2023, and staff recommends that Council adopt the 2023 Final Comprehensive Plan Docket as shown in Attachment A at that time.

Approved By:           City Manager **BE**   City Attorney **JA-T**

## **BACKGROUND**

The State Growth Management Act, Chapter 36.70A RCW, limits consideration of proposed Comprehensive Plan amendments to no more than once a year. To ensure that the public can view the proposals within a concurrent, 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.

Proposed amendments are collected throughout the previous year with a deadline of December 1<sup>st</sup> for public and staff submissions of suggested amendments to be considered in the following year. SMC Section 20.30.340(C)(2)(b) permits the Council to submit an amendment to the Docket at any time before the final Docket is set. The Docket establishes the amendments that will be reviewed and studied during the year by staff and the Planning Commission prior to their recommendation to the City Council for final approval to amend the Comprehensive Plan by the end of the following year.

Comprehensive Plan amendments usually take two forms: privately-initiated amendments and City-initiated amendments. This year, the Planning Commission was presented with six (6) privately-initiated amendments and one (1) City-initiated amendment.

The Planning Commission considered the Preliminary 2023 Comprehensive Plan Amendment Docket on January 5, 2023. The staff report for the January 5<sup>th</sup> Planning Commission meeting can be reviewed at the following link: [Draft 2023 Comprehensive Plan Docket](#) and the meeting minutes are included as **Attachment B** to this staff report.

At this meeting, the Planning Commission voted to forward the proposed Final 2023 Docket to the City Council for its consideration in establishing the Final 2023 Docket. The City Council is now tasked with establishing the Final 2023 Docket which will direct staff’s preparation of an amendment that will be considered for adoption later this year.

## **DISCUSSION**

A description and the Planning Commission’s recommendation for the proposed Comprehensive Plan Amendments are shown below:

### **Amendment #1 – Amend the Parks, Recreation, Open Space, and Arts Element and Plan which includes updated goals and policies.**

This amendment will replace the current Parks, Recreation, and Open Space (PROS) Element with a new Parks, Recreation, Open Space, and Arts (PROSA) Element and the related PROSA functional plan. The PROSA Plan will establish a long-term vision of Shoreline’s parks, recreation, open spaces, arts, and events that will help guide how money will be spent and what services the City will offer for the next 20 years.

This update to the PROSA Element will merge the Public Arts Plan with the Parks, Recreation, and Open Space Plan. The last updates to the Arts and PROSA Plans were in 2017. Since that time, the community has grown and changed. To ensure community priorities are truly reflected in decisions, the City is looking to create

opportunities for inclusive participation throughout the planning process. The PROSA Plan will reflect the voices of Shoreline community members and support the vision of Shoreline as a thriving, welcoming city where people of all ages, cultures, and economic backgrounds love to live, work, and play, and most of all, to call home.

The PROSA Element will include goals and policies that reflect the vision and needs of the community. The goals and policies of the PROSA Element will guide the development of the PROSA Plan, which will guide decisions about:

- Acquiring land for parks and natural areas
- Developing new recreation facilities
- Offering recreation and cultural programs and events
- How best to maintain the parks, natural spaces, and facilities
- Where and what public art should look like in our community

The PROSA Element update will guide local and regional park and art investments and define the City's future recreational policies, programs, and projects for the next 20 years.

The PROSA Plan, which serves as the supporting analysis for the City's PROSA Element, must be updated to align with the City's Comprehensive Plan periodic update by 2024 and meet the Growth Management Act requirements; maintain the City's eligibility for pursuing future grant funding; and set park, recreation, and open space policies for guiding the development of Shoreline. In fall 2022, the City launched a public open house to start the public participation process to update the PROSA Element and Plan with the goal of adoption by the end of 2023.

Planning Commission Recommendation:

The Planning Commission recommends that Amendment #1 be placed on the 2023 Final Comprehensive Plan Amendment Docket.

---

**Amendment #2 – Amend the Comprehensive Plan to add a new policy “Birds and wildlife are sustained by a diversity of native trees and vegetation which provide essential, co-evolved habitat of food, shelter, and place to raise young.”**

This is a privately initiated amendment (**Attachment C**) to add a new Comprehensive Plan Policy – “Birds and wildlife are sustained by a diversity of native trees and vegetation which provide essential, co-evolved habitat of food, shelter, and place to raise young.”

The applicant states that the objective of this proposal is to reduce the loss of critical habitat for native wildlife and migratory bird populations. Preserving as many mature, native trees as possible will determine the success of wildlife to survive and reproduce successfully. Mature trees provide food, shelter, and places to successfully rear their young. While benefiting the wildlife, it also improves the quality of life for all Shoreline residents who are enriched and calmed by the enjoyment of wildlife sightings.

Planning Commission Recommendation:

The Planning Commission recommends that this amendment be added to the 2024 major update of the Comprehensive Plan and considered with other comments and suggestions from the public. Staff agrees that the protection of significant trees, protection of habitat, and the protection of wildlife should be an overarching goal of the Comprehensive Plan. The scope for the 2024 major update to the Comprehensive Plan was presented to the Planning Commission at their December 1<sup>st</sup> meeting.

A Public Participation Plan for the 2024 major update is currently in development and will be presented to the Planning Commission at a future meeting. Staff is planning for robust participation from a wide variety of community members, with a goal to reach residents and stakeholders that the City hasn't heard from before. Kickoff of engagement activities is anticipated in late winter/early spring 2023. Evaluating all the comments together will provide a more complete draft of the Comprehensive Plan and will allow staff and the public to consider all the proposed changes together. This will also streamline environmental review by considering the environmental impacts of the revised elements together at one time.

---

**Amendment #3 – Add a new policy – “City Planners and Developers should consider the short- and long-term effects of impervious and hardscape surfaces on the City's environment”.**

This is a privately initiated amendment to add a policy regarding the overall effects of impervious surfaces in the city (**Attachment D**). The applicant states many, if not all, of the multi-family developments in Shoreline are being designed to the maximum extent of the hardscape surface code of 95% (Zones TC 1-2-3) and 90% (Zones MUR-45', MUR-70', TC-4), thus shrinking the City's overall tree canopy and leaving little space for established trees or replacement trees to grow within those zones. The lack of established trees has led to existing extreme heat islands in Shoreline which are exacerbated by impervious and hardscape surfaces, and additional heat islands are being created due to a variety of reasons.

In addition, the installation of wide sidewalks, requiring more cement or asphalt in construction, usually requires the removal of established trees which provide shade and reduce temperatures. This amendment is proposed to encourage developers and City planners to consider the detrimental effects impervious and hardscape surfaces have on the environment.

Planning Commission Recommendation:

The Planning Commission recommends that this amendment be added to the 2024 major update of the Comprehensive Plan and considered with other comments and suggestions from the public. Staff agrees that the City must develop goals, policies, and regulations that decrease impervious surfaces while also reducing the potential for “heat islands” throughout the city. Climate is one of the key themes for the 2024 major update of the Comprehensive Plan.

A Public Participation Plan for the 2024 major update is currently in development and will be presented to the Commission at a future meeting. Staff is planning for robust

participation from a wide variety of community members, with a goal to reach residents and stakeholders that we haven't heard from before. Kickoff of engagement activities is anticipated in late winter/early spring 2023. Evaluating all the comments together will provide a more complete draft of the Comprehensive Plan and will allow staff and the public to consider all the proposed changes together. This will also streamline environmental review by considering the environmental impacts of the revised elements together at one time.

---

**Amendment #4 – Add a new policy – “Projected sea level rise should be considered in determining the shoreline buffer areas or setbacks in which development is not permitted, and provide those regulations be implemented for such policy”.**

This is a privately initiated amendment to add a policy regarding sea level rise and development within the shoreline area (**Attachment E**). The applicant states that sea levels are predicted to rise significantly in the future. It would be harmful and wrong to the environment, the public, and proposed developments along the shoreline, to allow development at a location which, due to sea level rise, the best science projects will be within a critical area buffer or the 200-foot shoreline management zone (measured from the ordinary high-water mark). Not only will this policy provide protections for critical areas and their associated buffers within the shoreline jurisdiction consistent with the goals and policies of the Shoreline Management Act, but it also protects the public and proposed developments from the effects of future sea level rise.

Planning Commission Recommendation:

The Planning Commission recommends that this amendment be added to the 2024 major update of the Comprehensive Plan and considered with other comments and suggestions from the public. Staff agrees that the City must develop goals, policies, and regulations that guard against contributors to sea level rise and plan for the increase of sea level rise on property near the water. Climate is one of the key themes for the 2024 major update of the Comprehensive Plan.

A Public Participation Plan for the 2024 major update is currently in development and will be presented to the Commission at a future meeting. Staff is planning for robust participation from a wide variety of community members, with a goal to reach residents and stakeholders that we haven't heard from before. Kickoff of engagement activities is anticipated in late winter/early spring 2023. Evaluating all the comments together will provide a more complete draft of the Comprehensive Plan and will allow staff and the public to consider all the proposed changes together. This will also streamline environmental review by considering the environmental impacts of the revised elements together at one time.

---

**Amendment #5 – Amend Housing Element Policy H23 and add a new policy to the Land Use Element – “Assure that site, landscaping, building, and design regulations create effective transitions between different land uses and densities. For zones which allow 70-foot buildings, provide in development regulations meaningful horizontal setbacks with height restrictions, significant tree preservation, and other transitions between buildings in such zones and abutting and across-the-street property designated on the Comprehensive Plan Land Use Map as Public Open Space, Public Facility, Low Density Residential, Medium Density Residential, and High Density Residential”.**

This is a privately initiated amendment to amend an existing housing policy and add a new policy to the Land Use Element to address transitions between development in the MUR-70' zone adjacent to specific Comprehensive Plan Land Use Map designations (**Attachment F**). The applicant states that though the Comprehensive Plan, and its policies and goals, speak of transitions, it inappropriately ignores the Comprehensive Plan's Land Use Map in doing so. The proposed amendment addresses this shortcoming by setting a policy for transitions between areas in the City based on land use designations in the Comprehensive Plan's Land Use Map. Further, the proposed amendment recognizes that the Comprehensive Plan fails to provide a clear policy for transitions to public open spaces and public facilities; the proposed amendment addresses that inadequacy by providing a policy for transitions between high-rise commercial and residential buildings and areas identified on the Comprehensive Plan's Land Use Map as Public Open Space and Public Facility. Further, the proposed amendment adds clarity by employing the Comprehensive Plan's Land Use Map, setting policy for transitions between high-rise commercial and residential buildings and Low Density Residential, Medium Density Residential, and High Density Residential.

The proposed amendment benefits the citizens of Shoreline by providing clarity regarding the City's policy on the buffers and transitions that citizens demand--not just buffers and transitions between high-rises and residential areas, but also between high-rises and parks, and other public open spaces and facilities.

**Planning Commission Recommendation:**

The Planning Commission recommends that this amendment be added to the 2024 major update of the Comprehensive Plan and considered with other comments and suggestions from the public. The City currently has transition areas regulations in the Development Code that address setbacks, step-backs, building height, tree retention, and landscaping for development in commercial zones (NB, CB, MB, and TC 1, 2, and 3) mixed-use or multifamily buildings when abutting, adjacent, or across the street from R-4, R-6, or R-8 zones ([SMC 20.50.021](#)). The Development Code does not specifically call out transitions between commercial zones and public open space, public facilities, or parks but those uses are typically zoned R-6 and would be subject to the transition standards.

A Public Participation Plan for the 2024 major update is currently in development and will be presented to the Commission at a future meeting. Staff is planning for robust participation from a wide variety of community members, with a goal to reach residents and stakeholders that we haven't heard from before. Kickoff of engagement activities is

anticipated in late winter/early spring 2023. Evaluating all the comments together will provide a more complete draft of the Comprehensive Plan and will allow staff and the public to consider all the proposed changes together. This will also streamline environmental review by considering the environmental impacts of the revised elements together at one time.

---

**Amendment #6 – Add a new policy – “Citizen participation is critical at the initial design phase of capital and major development projects”.**

This is a privately initiated amendment to add a policy regarding citizen participation when capital or major development projects are proposed (**Attachment G**). The applicant states that the State of Washington Growth Management Act (GMA) supports the involvement of citizens as one of its statutory goals, “Encourage the participation of citizens in the planning process.” As a requirement of the GMA, the City of Shoreline Comprehensive Plan has evolved over the years as a foundation and guiding document to City planning and development.

The Comprehensive Plan aligns with the GMA in confirming that the larger community has an interest and right to participate in the planning process of City capital and major private development projects that will impact citizens. This principle also applies to projects in neighborhoods. As stated on page 5, “Community involvement in planning and opportunities for input are vital to shaping the future, particularly at the neighborhood scale, and its decision-making processes reflect that belief.”

Planning Commission Recommendation:

The Planning Commission recommends that this amendment be added to the 2024 major update of the Comprehensive Plan and considered with other comments and suggestions from the public. Staff agrees that the City must develop citizen participation plans and public outreach strategies that encourage public participation in the City’s comprehensive planning processes, creation of development regulations, and major development plans and projects. Equity and social justice are a key theme of the 2024 Comprehensive Plan update.

A Public Participation Plan for the 2024 major update is currently in development and will be presented to the Commission at a future meeting. Staff is planning for robust participation from a wide variety of community members, with a goal to reach residents and stakeholders that we haven’t heard from before. Kickoff of engagement activities is anticipated in late winter/early spring 2023. Evaluating all the comments together will provide a more complete draft of the Comprehensive Plan and will allow staff and the public to consider all the proposed changes together. This will also streamline environmental review by considering the environmental impacts of the revised elements together at one time.



---

**Amendment #7 – Amend Natural Environment Goal 1 – “Minimize adverse impacts on the natural environment through leadership, policy, and regulation, and address impacts of past practices where feasible, implement and promote best management practices under current conditions”.**

This is a privately initiated amendment to amend Natural Environment Goal 1 by adding a statement to implement and promote best management practices under current conditions when developing in or near sensitive critical areas such as streams, wetlands, steep slopes, and other natural areas (**Attachment H**). The applicant states that the objective of this proposal is to mitigate the impacts of incremental tree canopy loss due to development. At this time, Shoreline’s public trees are not given equal protection from removal as privately held trees. This proposed amendment adds the recommendation that the best management practices be implemented and considered during the planning and design of new development.

**Planning Commission Recommendation:**

The Planning Commission recommends that this amendment be added to the 2024 major update of the Comprehensive Plan and considered with other comments and suggestions from the public. Staff agrees that the protection of significant trees (public and private trees), protection of habitat, and the protection of wildlife should be an overarching goal of the Comprehensive Plan.

A Public Participation Plan for the 2024 major update is currently in development and will be presented to the Commission at a future meeting. Staff is planning for robust participation from a wide variety of community members, with a goal to reach residents and stakeholders that we haven’t heard from before. Kickoff of engagement activities is anticipated in late winter/early spring 2023. Evaluating all the comments together will provide a more complete draft of the Comprehensive Plan and will allow staff and the public to consider all the proposed changes together. This will also streamline environmental review by considering the environmental impacts of the revised elements together at one time.

**RESOURCE/FINANCIAL IMPACT**

The proposed Comprehensive Plan Amendments on the 2022 Final Docket will not have a direct financial impact to the City.

**RECOMMENDATION**

No action is required by the Council tonight as this is a discussion item only. The Planning Commission recommends that the City Council include Amendment No. 1 on the 2023 Final Comprehensive Plan Docket as shown in Attachment A. The Planning Commission also recommends that proposed Amendments Nos. 2-7 be incorporated for study into the 2024 major update of the Comprehensive Plan and considered with other comments and suggestions from the public. Council is scheduled to take action on the 2023 Final Docket on February 27, 2023, and staff recommends that Council adopt the 2023 Final Comprehensive Plan Docket as shown in Attachment A at that time.

## **ATTACHMENTS**

- Attachment A – Planning Commission Recommended 2023 Final Comprehensive Plan Amendment Docket
- Attachment B – January 5, 2023 Planning Commission Meeting Minutes
- Attachment C – Biery Comprehensive Plan Amendment Application
- Attachment D – Kemmerling Comprehensive Plan Amendment Application
- Attachment E – McCormick Comprehensive Plan Amendment Application 1
- Attachment F – McCormick Comprehensive Plan Amendment Application 2
- Attachment G – Russell Comprehensive Plan Amendment Application
- Attachment H – Tsoming Comprehensive Plan Amendment Application



*City of Shoreline*

---

***DRAFT 2023 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.

1. Adopt a new Parks, Recreation, Open Space, and Arts Element and Plan.

*Estimated timeframe for Council review: February/March 2023.*

**DRAFT**  
**CITY OF SHORELINE**

**SHORELINE PLANNING COMMISSION**  
**MINUTES OF REGULAR MEETING**

January 5, 2023  
7:00 P.M.

---

---

**Commissioners Present**

Chair Pam Sager  
Vice Chair Julius Rwamashongye  
Commissioner Leslie Brinson  
Commissioner Janelle Callahan  
Commissioner Andy Galuska (virtual)  
Commissioner Mei-shiou Lin  
Commissioner Christopher Mosier

**Staff Present**

Andrew Bauer, Planning Manager  
Steve Szafran, Senior Planner  
Julie Ainsworth-Taylor, Assistant City Attorney  
Carla Hoekzema, Planning Commission Clerk  
  
Guest: Kathleen Hosfield, Homestead Community  
Land Trust

**CALL TO ORDER**

Chair Sager called the regular meeting of the Shoreline Planning Commission to order at 7:00 p.m.

**ROLL CALL**

Ms. Hoekzema called the roll.

**APPROVAL OF AGENDA**

The agenda was accepted as presented.

**APPROVAL OF MINUTES**

The minutes of December 1, 2022 were accepted as presented.

**GENERAL PUBLIC COMMENT**

There were no general public comments.

**STUDY ITEM: HOMESTEAD COMMUNITY LAND TRUST PRESENTATION**

Kathleen Hosfield from Homestead Community Land Trust made a presentation regarding affordable homeownership. She discussed the Community Land Trust (CLT) model and why it is used for home ownership. A CLT is a private, non-profit, community-governed and/or membership corporation whose mission is to acquire, hold, develop, lease, and steward land for making homes, farmland, gardens, businesses, and other community assets permanently affordable for current and future generations. Distinctive features include accountability and local control; one-time investments stewarded for permanent affordability; equitable governance; and prevention of displacement. Ms. Hosfield discussed the civil rights era roots of CLT, challenges with home ownership in King County, how CLT puts homeownership within reach of income qualified families, and income qualifications. She explained that CLT builds and rehabs homes and subsidizes the price to what is affordable. Land is owned collectively through the Trust, but the home is purchased with fixed-rate bank mortgage. Owners lease the land for a small monthly fee and are able to resell at a formula price which is still affordable. She explained how CLT balances allowing homeowners to build equity while still maintaining affordability for others. She reviewed examples of different types of home projects that CLT has done and discussed the community and homeowner governance aspect of CLT. She talked about the types of housing that can be included in a CLT and ways cities can support CLT home development and advance affordable homeownership.

Discussion:

Commissioner Brinson noted that one of the pushbacks that keeps coming up about CLTs is around the amount of equity that somebody acquires. She asked if there is data about people from CLT homes moving on to market rates homes. Ms. Hosfield replied that about 75% of the people who leave the CLT program in this area go on to purchase a market rate home.

Commissioner Callahan asked about the projects that contain both affordable and market rate homes and how they decide the proportions of each. Ms. Hosfield explained that CLT will never do a project where there is a majority of market rate homes; they will include just as many as needed to balance the budget.

Commissioner Lin commented on the value of this type of project to meet affordable housing needs and asked about the constraints for doing more projects. Ms. Hosfield said the biggest constraint in the current market is staffing limitations; they cannot do all the projects they would like. Beyond that, cities can provide a contribution to make sure that the Housing Trust Fund exists; look at permitting, zoning, and waivers of impact fees; and consider directing surplus property to home ownership development. There is a bill going through state legislature this year to make it easier for cities to use surplus property for home ownership specifically.

Ms. Hosfield commented that there is a group of folks in Lake Forest Park and Kenmore that are interested in working together to support CLT in the region. Anyone interested in connecting with them can contact her.

**STUDY ITEM: DRAFT 2023 COMPREHENSIVE PLAN DOCKET**

Senior Planner Szafran reviewed the annual docket process and the list of proposed amendments.

Staff-initiated:

**DRAFT**

1. Amend the Parks, Recreation, Open Space, and Arts Element and Plan which includes updated goals and policies. This will fully replace the existing PROS element within the Comprehensive Plan and establish a long-term vision for Shoreline.

Public-initiated:

2. Amend the Comprehensive Plan to add a new policy: “Birds and wildlife are sustained by a diversity of native trees and vegetation which provide essential, co-evolved habitat of food, shelter, and place to raise young.”
3. Add a new policy: “City Planners and Developers should consider the short- and long-term effects of impervious and hardscape surfaces on the City’s environment.”
4. Add a new policy: “Projected sea level rise should be considered in determining the shoreline buffer areas or setbacks in which development is not permitted, and provide those regulations be implemented for such policy.”
5. Amend Housing Element Policy H23 and add a new policy to the Land Use Element – “Assure that site, landscaping, building, and design regulations create effective transitions between different land uses and densities. For zones which allow 70-foot buildings, provide in development regulations meaningful horizontal setbacks with height restrictions, significant tree preservation, and other transitions between buildings in such zones and abutting and across-the-street property designated on the Comprehensive Plan Land Use Map as Public Open Space, Public Facility, Low Density Residential, Medium Density Residential, and High Density Residential”.
6. Add a new policy – “Citizen participation is critical at the initial design phase of capital and major development projects”.
7. Amend Natural Environment Goal 1 – “Minimize adverse impacts on the natural environment through leadership, policy, and regulation, and address impacts of past practices where feasible, implement and promote best management practices under current conditions”.

Staff recommends that the Planning Commission recommend Amendment 1 be placed on the proposed 2023 Comprehensive Plan Docket. Staff also recommends Amendment Nos. 2-7 be included as proposals in the 2024 major update of the Comprehensive Plan to review and consider these proposed amendments holistically with all other components of the major update. A Public Participation Plan for the 2024 major update is currently in development and will be presented to the Commission at an upcoming meeting. Staff is planning for robust participation from a wide variety of community members, with a goal to reach residents and stakeholders that we haven’t heard from before. Kickoff of engagement activities is anticipated to begin shortly. Evaluating all the comments together will provide a more complete draft of the Comprehensive Plan and will allow staff and the public to consider all the proposed changes together. This will also streamline environmental review by considering the environmental impacts of the revised elements together at one time.

Commissioner Mosier asked about the process going forward. Mr. Szafran reviewed the process from here if the Commission approves this docket.

Commissioner Callahan asked how the public-initiated proposals would be incorporated into the public outreach plan. Mr. Szafran explained that all public comments would be documented through the update process, and these would essentially be the first comments received.

Commissioner Lin agreed with looking at the amendments with the major updates but asked about the process if they chose to include all the amendments on the docket. Mr. Szafran explained that it would go to the Council as a recommendation from the Planning Commission, and if the Council agreed, it would come back to the Commission with proposed language for a recommendation on specific policies. Staff is concerned that there is not sufficient time to address all the amendments with the resources and timeline available. Planning Manager Bauer agreed that there are limited resources to address the additional amendments at this time. Folding proposed amendments 2-7 into the major update will allow for a more holistic review. Mr. Szafran stressed that amendment 1 must be adopted with the update in 2023 or the City loses its funding capabilities.

Commissioner Callahan asked about communication with the public about the major update process and wondered how these submissions might be impacted by the major update. Mr. Szafran replied that the public participation plan has not been completed yet. Planning Manager Bauer explained that staff will be coming back and updating the Planning Commission about the draft public participation plan which will outline how they engage with the community and different stakeholders.

Chair Sager asked if the proposed amendments 2-7 will be available for the public to review as part of the outreach process? Mr. Szafran thought they could include them on the major update webpage.

Commissioner Brinson spoke in support of moving amendments 2-7 to the major update to allow for them to be more holistically integrated.

Commissioner Mosier recommended that if the proposed amendments are posted for public comment, they should be worded more broadly.

**THE PLANNING COMMISSION VOTED UNANIMOUSLY TO INCLUDE AMENDMENT 1 ON THE PROPOSED 2023 COMPREHENSIVE PLAN DOCKET AND THAT AMENDMENTS 2-7 SHOULD BE CONSIDERED IN THE 2024 MAJOR UPDATE OF THE COMPREHENSIVE PLAN.**

**UNFINISHED BUSINESS**

None

**NEW BUSINESS**

None

**DRAFT**

**REPORTS OF COMMITTEES AND COMMISSIONER ANNOUNCEMENTS**

Planning Manager Bauer reported that an email was sent to the Planning Commission regarding City Council’s review of proposed amendments that would allow compensation for the city’s boards and commissions. This would include the Planning Commission. He explained that funding was allocated with the adoption of the 2023-2024 biennium budget, but they are still working out the details.

**AGENDA FOR NEXT MEETING**

At staff’s request, the January 19 meeting was cancelled. The next meeting is scheduled for February 2.

**ADJOURNMENT**

The meeting was adjourned at 8:10 p.m.

---

Pam Sager  
Chair, Planning Commission

---

Carla Hoekzema  
Clerk, Planning Commission



**Comprehensive Plan General Amendment Application**

Submitted Nov 30, 2022

**Applicant name:** Save Shoreline Trees**Address:** Save Shoreline Trees  
16069 Dayton Ave N, Shoreline, WA 98133**Phone:** Boni Biery, 206.542.4722**Submitted by:** Boni Biery, Save Shoreline Trees Advisory Board**Email:** birdsbeesfishtrees@gmail.com**Proposed amendment:**

*"Birds and wildlife are sustained by a diversity of native trees and vegetation which provide essential, co-evolved habitat of food, shelter, and place to raise young."*

**Why is this being proposed?**

The objective of this proposal is to reduce the loss of critical habitat for native wildlife and migratory bird populations. Preserving as many mature, native trees as possible will determine the success of wildlife to survive and reproduce successfully. Mature trees provide food, shelter and places to successfully rear their young. While benefiting the wildlife, it also improves the quality of life for all Shoreline residents who are enriched and calmed by the enjoyment of wildlife sightings.

**How does the amendment address changing circumstances or values in Shoreline?**

This amendment acknowledges that mature trees are essential life-support systems for native wildlife. The City of Shoreline has already lost thousands of mature, native trees with hundreds more removals already planned due to current development codes that allow 7 zones to be completely denuded of all living infrastructure.

Local wildlife, including the birds simply cannot survive a few decades without them while new, smaller street trees grow. With so many more housing units, both multi-family and "middle-housing" planned in addition to the loss of trees related to the transportation improvement projects. For example, the removal of mature tree canopy along major arterials like those that line both sides of N145<sup>th</sup>, N 175<sup>th</sup>

and N 185<sup>th</sup> Streets. These removals alone will result in the significant loss of safe shelter, reproduction and rearing habitats for numerous species of native wildlife.

At this time, the Shoreline Municipal Code (SMC) fails to require that mature, publicly owned trees be retained in public rights-of-way, streets and parks. As a consequence, Shoreline's tree canopy, much of it already in decline, will fail to sustain our wildlife populations.

**The CLIMATE ACTION PLAN** defines Climate resilience as *"The ability of a community to prepare for, respond to, and recover from climate emergencies and impacts. Improving climate resilience is essential to the health and well-being of residents."*

Mature trees play an important role in both preventing and mitigating the impacts of climate emergencies by providing shade, reducing temperatures, and supporting emotional health.

**CLIMATE ACTION PLAN GOAL 2:** Enhance ecosystem health and sequestration - *"Restoration and sequestration strategies improve the health of local ecosystems and their ability to remove carbon from the atmosphere, provide habitat, regulate the water cycle, and buffer the impacts of climate change."*

The best way to enhance ecosystem health is to preserve existing mature trees and complement them with younger native trees and understory plantings to control runoff, sequester carbon, filter pollutants, and provide improved and needed wildlife habitat.

### **Describe how the amendment is consistent with the current Shoreline Comprehensive Plan?**

There are numerous places within the City of Shoreline documents which call for the preservation/protection of canopy/trees and wildlife habitat.

### **Include any data, research or reasonings that support the proposed amendment.**

- INTRODUCTION LISTS THE GROWTH MANAGEMENT ACT'S (GMA'S) FOURTEEN STATUTORY GOALS: *"Protect the environment and enhance the state's quality of life"*

### **The current SHORELINE COMPREHENSIVE PLAN:**

- **THE COMPREHENSIVE PLAN VISION STATEMENT** specifically calls attention to the value of trees to attract visitors and future residents. *"People are first drawn here by the city's beautiful natural setting and abundant trees; . . ."* Trees and

the wildlife that use them for food and shelter can occupy and sustain themselves in the urban environment.

- **FRAMEWORK GOAL 7:** *"Conserve and protect our environment and natural resources, and encourage restoration, environmental education, and stewardship."*
- **ECONOMIC DEVELOPMENT GOAL IX** mentions the need to *"Incorporate environmental quality . . . into economic development."*
- **LAND USE GOAL 6:** *"Protect trees and vegetation, and encourage additional plantings that serve as buffers. Allow flexibility in regulations to protect existing stands of trees."*
- **LAND USE GOAL 23:** *"Collaborate with regional transit providers to design transit stations and facilities that further the City's vision by employing superior design techniques, such as use of sustainable materials; inclusion of public amenities, open space, and art; and substantial landscaping and retention of significant trees."*
- **LAND USE GOAL 75:** *"Where feasible, stormwater facilities, such as retention and detention ponds, should be designed to provide supplemental benefits, such as wildlife habitat, water quality treatment, and passive recreation."*
- **COMMUNITY DESIGN 13:** *"Encourage the use of native plantings throughout the city."*
- **COMMUNITY DESIGN 16:** *"Where feasible, preserve significant trees and mature vegetation."*
- **COMMUNITY DESIGN 37:** *"**Minimize the removal of existing vegetation, especially mature trees,** when improving streets or developing property"*
- **NATURAL ENVIRONMENT ELEMENT INTRODUCTION** - *"This Element contains goals and policies necessary to support the City's responsibility for protection of the natural environment. . . with major impetus provided by the 2007 Council goal to "Create an Environmentally Sustainable Community."*
- **NATURAL ENVIRONMENT GOAL 1:** *"**Minimize adverse impacts** on the natural environment through leadership, policy, and regulation, and address impacts of past practices where feasible."*

- **NATURAL ENVIRONMENT GOAL 4:** *"Protect, enhance, and restore habitat of sufficient diversity and abundance to sustain indigenous fish and wildlife populations."*
- **COMMUNITY DESIGN ELEMENT SUPPORTING ANALYSIS - Design Quality** *"For example, within new development, retention of existing vegetation and new landscaping contribute to Shoreline's image as a community that values and protects its trees."*

This proposed amendment is consistent with each of the above vision and goals while providing greater clarity and more informational context.

#### **How will this amendment benefit the citizens of Shoreline?**

**2015 SCIENCE DAILY** article states: *"The researchers detail how urban wildlife can provide a range of benefits to human health and quality of life which are often undervalued or overlooked. For instance, there is a growing body of evidence that indicates the presence and viewing of urban wildlife is beneficial for human mental health and psychological wellbeing.*

*Urban animals also regulate and support the ecosystems of towns and cities. Many creatures serve as important predators of pest species -- for example, songbirds help to control insect populations and predatory birds help rodent control."*

<https://www.sciencedaily.com/releases/2015/07/150715090830.htm#:~:text=Urban%20animals%20also%20regulate%20and,predatory%20birds%20help%20rodent%20control>

Viewing and interacting with wildlife via observation, photography, and citizen science projects like the Feeder Watch Program, etc., all help to support each resident's quality of life. These reduce emotional, physical, and mental stress while helping to mitigate the effect of heat Islands, air pollution, surface water runoff problems, making Shoreline a more walkable city while sustaining the opportunity for surprise and joy into daily life.

#### **Additional Sources:**

2022-2024 CITY COUNCIL GOALS AND WORK PLAN - *"The Council is committed to fulfilling the community's long-term vision – Vision 2029 – **and being a sustainable city in all respects:** Goals:*

- Sustainable environment—*preserving our environmental assets* and enhancing our built environment so that it protects our natural resources;"
- Sustainable services—*supporting quality services, facilities and infrastructure*; and
- Sustainable finances—*responsible stewardship of fiscal resources* to achieve the neighborhoods, environment and services desired by the community.

**GREEN SHORELINE 20 YEAR MANAGEMENT PLAN "Make Communities More Attractive . . .**

Trees are the most important factor in influencing the perception of a community's aesthetic value (Schroeder 1989). Trees and natural landscapes are associated with reduced aggression and violence (Kuo and Sullivan 2001b), and less graffiti, vandalism, and littering (Brunson 1999)"

<https://www.shorelinewa.gov/home/showpublisheddocument/46166/637181523159670000>

**GREEN SHORELINE 20 YEAR MANAGEMENT PLAN "Declining Habitat Quality - . . ."***Under natural conditions, as deciduous trees begin to die off, they are typically replaced by longer-lived conifers; however, Shoreline's urban forest no longer grows under natural conditions. . . the 20- Year Plan's technical analysis projects that the natural death of these deciduous trees could lead to a significant loss of Shoreline's Forest overstory."*

Pg 14 of

<https://www.shorelinewa.gov/home/showpublisheddocument/46166/637181523159670000>

**PARKS RECREATION CULTURAL SERVICES (PRCS) MISSION** - *"Shoreline will continue to have the highest quality parks, recreation, and cultural services that promote public health and safety; protect our natural environment; and enhance the quality of life of our community."*

**PRCS GOAL 1:** *"Preserve, enhance, maintain, and acquire built and natural facilities to ensure quality opportunities exist."*

**CLIMATE ACTION PLAN FOCUS AREA: ECOSYSTEMS AND SEQUESTRATION - STRATEGY ES-1:**

*"Maintain and increase tree canopy and urban forest health."* Pg 9 of

<https://www.shorelinewa.gov/home/showpublisheddocument/57180/638000501076130000>

**PREPARING FOR A CHANGING CLIMATE WASHINGTON STATE'S INTEGRATED CLIMATE RESPONSE STRATEGY; DEPARTMENT OF ECOLOGY – HUMAN HEALTH**

Publication No. 12-001-004

<https://apps.ecology.wa.gov/publications/documents/1201004.pdf>

**WORLD WILDLIFE FUND - HABITAT ADVENTURES** - *"To reverse the decline, native trees need to remain standing for much longer than they are currently being tolerated in urban areas, and more young trees need to be planted. Instead of cutting down large, old trees or removing logs, landscaping techniques—such as benches, footpaths, playgrounds and surrounding dead trees with logs, native shrubs and rocks—could be used to separate people from these so-called "risks" and ensure the retention of vital wildlife habitats."* <https://www.nathab.com/blog/losing-urban-trees-and-the-wildlife-that-depends-on-them/>

**URBAN FOREST STRATEGIC PLAN MISSION** - *"Shoreline is dedicated to protect and manage the vibrant urban forest to enhance its benefit to the environment and its contribution to the livability of the community today and for generations to come."*

<http://cosweb.ci.shoreline.wa.us/uploads/attachments/par/urban%20forestry/2014UFSP.pdf>

Comprehensive Plan Amendment 12-1-22, Jonelle Kemmerling

**Comprehensive Plan General Amendment Application**

Submitted Dec. 1, 2022

**Applicant name:** Save Shoreline Trees

**Address:** Save Shoreline Trees, 16069 Dayton Ave N, Shoreline, WA 98133

**Phone:** Jonelle Kemmerling, 206-542-2269

**Submitted by:** Jonelle Kemmerling, Save Shoreline Trees Advisory Board

**Email:** <jonellekemmerling@gmail.com>

**Proposed amendment**

*City Planners and Developers should consider the short- and long-term effects of impervious and hardscape surfaces on the City's environment.*

**Reference:** [Element 1 Land Use](#)

**Definitions**

[SMC 13.12.105 D](#)

“Impervious surface” means a non-vegetated surface area which either prevents or retards the entry of water into the soil mantle as under natural conditions prior to the development. A hard surface area which causes water to run off the surface in greater quantities or at an increased rate of flow from the flow present under natural conditions prior to development.

[SMC 20.50.020](#)

Maximum hardscape: 90% for Zones R-48, TC-4, MUR-45 and MUR-70; 95% for Zones MB and TC 1-2-3

[Engineering Development Manual](#) (EDM) Section 14.2 and Appendix F  
Sidewalk widths

**Why is this being proposed?**

Many, if not all, of the multi-family developments in Shoreline are being designed to the maximum extent of the hardscape surface code of 95% (Zones TC 1-2-3) and 90% (Zones MUR-45; MUR-70; TC-4), thus shrinking our overall tree canopy and leaving little space for established trees or replacement trees to grow within those zones. The lack of established trees has led to existing extreme heat islands in Shoreline which are exacerbated by impervious and hardscape surfaces, and

## Comprehensive Plan Amendment 12-1-22, Jonelle Kemmerling

additional heat islands are being created due to a variety of reasons. In addition, the installation of wide sidewalks, requiring more cement or asphalt in construction, usually requires the removal of established trees which provide shade and reduce temperatures. This amendment is proposed to encourage developers and City planners to consider the detrimental effects impervious and hardscape surfaces have on the environment.

Sidewalk widths in Shoreline are steadily increasing. The sidewalk width in residential neighborhoods was designated as [5-foot width](#) until 2021 when it was changed to the [6-foot width](#) (EDM Chapter 14.2, Appendix F) with no public notice or opportunity for input. City planners are designing 10-foot- to 13-foot-wide sidewalks for City transportation projects. These large surfaces create heat islands which impact the health and well-being of citizens. In addition, concrete is a known contributing factor to greenhouse gas emissions. The proposed amendment supports a healthier environment.

As documented in Shoreline's own research:

*[Buildings and Development](#). More hard surfaces (e.g., sidewalks, roofs) absorb the sun's heat, making hotter temperatures feel even hotter. They also prevent rainwater from soaking into the ground, which increases flooding risk. As air temperatures get warmer in the future, roads, sidewalks, roofs, and other hard surfaces absorb heat, making it feel even hotter compared to areas with green space.*

Reducing a sidewalk's width by even two or three feet creates a saving in both cost and GHG emissions. "As a material that creates the majority of the world's bridges, roads, dams, and construction, concrete releases an extreme amount of CO<sub>2</sub> each year. It's the highest consumed product on earth besides water. Until the overall emissions are cut worldwide, the environment will continue to be polluted with over 4 billion tonnes of carbon dioxide annually due to this industry." <https://psci.princeton.edu/tips/2020/11/3/cement-and-concrete-the-environmental-impact> November 3, 2020

**How does the amendment address changing circumstances or values in Shoreline?**

This amendment addresses the rapid development and transportation projects underway in Shoreline, leading to the increased installation of more pavement, sidewalks, roofs, and hard surfaces that absorb the heat, contributing to heat islands.

With cement manufacturing accounting for [at least 8 percent](#) of all the world's CO<sub>2</sub> emissions, according to various reports, the effects of cement usage must be considered when permitting housing and designing sidewalks. This is necessary to minimize contributing to the cumulative greenhouse gas emissions.



<https://www.bbc.com/news/science-environment-46455844>

**Describe how the amendment is consistent with the [current Shoreline Comprehensive Plan](#)**

In the introduction to the City of Shoreline Comprehensive Plan, Introduction, page 2, there is reference to: "...the multi-county policies of Vision 2040, the regional plan developed by the Puget Sound Regional Council. Vision 2040 is an integrated, long-range vision for maintaining a healthy region – promoting the well-being of people and communities, economic vitality, and a healthy environment."

Additional references in the current Comprehensive Plan relating to the proposed amendment:

- Element 1: Introduction to Land Use: "safeguard the environment".
- Goal LU V: Enhance the character, quality, and function of existing residential neighborhoods while accommodating anticipated growth.
- Goal LU VI: Encourage pedestrian-scale design in commercial and mixed-use areas.
- Goal LU IX: Minimize or mitigate potential health impacts of industrial activities on residential communities, schools, open space, and other public facilities.
- Policy LU5: Review and update infill standards and procedures that promote quality development, and consider the existing neighborhood.
- Policy LU6: Protect trees and vegetation, and encourage additional plantings that serve as buffers. Allow flexibility in regulations to protect existing stands of trees.
- Policy LU23: ... use of sustainable materials; inclusion of public amenities, open space, and art; and substantial landscaping and retention of significant trees.
- Element 2: Community Design. CD37. Minimize the removal of existing vegetation, especially mature trees, when improving streets or developing property.
- Element 5: Economic Development. Goal ED IX: Incorporate environmental quality and social equity into economic development as part of a triple-bottom-line approach to sustainability.
- Element 6: Natural Environment  
Goal NE I: Minimize adverse impacts on the natural environment through leadership, policy, and regulation, and address impacts of past practices where feasible.

## Comprehensive Plan Amendment 12-1-22, Jonelle Kemmerling

Policy NE 7: Coordinate with other governmental agencies, adjacent communities, and non-profit organizations to protect and enhance the environment.

Policy NE 39: Support and implement the Mayor’s Climate Protection Agreement, climate pledges and commitments undertaken by the City, and other multi-jurisdictional efforts to reduce greenhouse gases, address climate change, sea-level rise, ocean acidification, and other impacts of changing of global conditions.

**How will this amendment benefit the citizens of Shoreline?**

Research shows that impervious surfaces, including sidewalks and all hard surfaces at a project, give off greenhouse gases to the atmosphere.

As stated in Shoreline’s own [2020 Green Shoreline](#) publication: “Protecting, enhancing, and maintaining the trees that comprise Shoreline’s urban forest – in neighborhoods, urban areas and parks - is critical to the health and welfare of the citizens of Shoreline and will have a positive impact on the entire region.”

The proposed amendment has the support of Shoreline’s published environmental documents with the aim to promote the health and well-being of all our citizens.

**Include any data, research or reasonings that support the proposed amendment.**

There are many references in Shoreline Sustainability publications ([2020](#), [2021](#)) and the [2022 Climate Action Plan](#) pertaining to greenhouse gases (GHG) and how to reduce, recycle, and build “green” (Deep Green Incentive Program and “green building”) and the importance of a healthy environment for citizens.

The 2022 Climate Action Plan cites Goal 1 “Reduce Emissions” and Goal 2 “Enhance Ecosystem Health and Sequestration”. And, the Focus Area: Community Resilience and Preparedness (CRP) cites:

- Strategy CRP-1: Ensure that new buildings, land use decisions, and public infrastructure improvements increase resilience to current and future climate impacts.
- Strategy CRP-2: Strengthen community and municipal emergency preparedness in consideration of predicted climate impacts such as extreme heat, flooding, wildfire smoke, and drought.
- Strategy CRP-3: Increase community awareness of climate change impacts and mitigation and support community-based efforts that increase resilience.

[Shoreline’s Urban Heat Islands](#)

“Urban heat islands are areas where roofs, pavement, and other dark-colored hard surfaces absorb heat and cause some areas of a city to be warmer

## Comprehensive Plan Amendment 12-1-22, Jonelle Kemmerling

compared to shaded or vegetated areas, like forested parks or surrounding rural landscapes.”

[Climate Change and the City of Shoreline, Built Environment, Buildings and Development](#) Published by the City of Shoreline:

- More hard surfaces (e.g., sidewalks, roofs) absorb the sun’s heat, making hotter temperatures feel even hotter. They also prevent rainwater from soaking into the ground, which increases flooding risk.
- As air temperatures get warmer in the future, roads, sidewalks, roofs, and other hard surfaces absorb heat, making it feel even hotter compared to areas with green space.

**Additional sources:**

[Fewer impervious surfaces in cities are necessary as part of the effort to reduce greenhouse gas emissions.](#)

[Action 9: Reduce Impervious Infrastructure Surfaces](#)

WA State Department of Natural Resources, WRAP: “The Watershed Resilience Action Plan is holistic and comprehensive—a Tree to Sea approach. We want to use every tool, not just in the DNR toolbox, but in the toolboxes of all of the organizations and partners that are committed to saving our salmon.”

[Concrete is worse for the climate than flying. Why aren’t more people talking about it?](#)

Over the past 20 years, cement manufacturers have quietly doubled their carbon dioxide emissions, highlighting a sector that has received relatively little public scrutiny despite contributing nearly three times as much to global warming as the airline industry.

*Inside Climate News*, June 24, 2022

[Concrete and the UN’s Sustainability Development Goals](#)

The Global Cement and Concrete Association (GCCA): The industry also recognizes that its operations and business activities can have an adverse impact on some of the SDGs (Sustainability Development Goals), for example, in areas such as health and safety and environment.



**City of Shoreline**

**Planning & Community Development**

17500 Midvale Avenue North Shoreline, WA 98133-4905

Phone: (206) 801-2500 Fax: (206) 801-2788

Email: [pcd@shorelinewa.gov](mailto:pcd@shorelinewa.gov) Web: [www.shorelinewa.gov](http://www.shorelinewa.gov)

Permit Hours – M, T, TH, F: 8:00 a.m. to 4:00 p.m. | W: 1:00 to 4:00 p.m.

**COMPREHENSIVE PLAN  
GENERAL AMENDMENT  
APPLICATION**

**Amendment proposals may be submitted at any time, however if it is not submitted prior to the deadline for consideration during that annual amendment cycle, ending on December 1st, the amendment proposal will not be considered until the next annual amendment cycle.**

Please attach additional pages to this form, as needed.

**Contact Information** - If the proposal is from a group, please provide a contact name.

Applicant Name Tom McCormick

Address 2444 NW 201st Place City Shoreline State WA Zip 98177

Phone (206) 915-7755 Fax \_\_\_\_\_ Email tommccormick@mac.com

**Proposed General Amendment** - This can be either conceptual: a thought or idea; or specific changes to wording in the Comprehensive Plan, but please be as specific as possible so that your proposal can be adequately considered. If specific wording changes are proposed please use underline to indicate proposed additions and strikethrough to indicate proposed deletions. **Please note that each proposed amendment requires a separate application.**

Amend the Comprehensive Plan to provide a policy requiring that projected sea level rise be taken into account in determining the shoreline buffer areas or setbacks in which development is not permitted, and provide that regulations be implemented for such policy.

**Reference Element of the Shoreline Comprehensive Plan (required) and page number (if applicable) - (e.g. Land Use, Transportation, Capital Facilities, Housing, etc.)**

- Land use element.
- Shoreline master program.
- Point Wells subarea plan: EP/P Policy 2, and EP/P Policy 3.



**Support for the Amendment** - Explain the need for the amendment. Why is it being proposed? How does the amendment address changing circumstances or values in Shoreline? Describe how the amendment is consistent with the current Shoreline Comprehensive Plan, if inconsistent, explain why. How will this amendment benefit the citizens of Shoreline? Include any data, research, or reasonings that supports the proposed amendment. (A copy of the Shoreline Comprehensive Plan is available for use at the Planning & Community Development department, Shoreline Neighborhood Police Centers, and the Shoreline and Richmond Beach libraries).

It is well known that sea levels are projected to rise significantly in the future.

It would be wrong and harmful to the environment, the public, and proposed developments along the shoreline, to allow development at a location which, due to sea level rise, the best science projects will be within a critical areas buffer or the 200-foot shoreline management zone (measured from the ordinary high water mark).

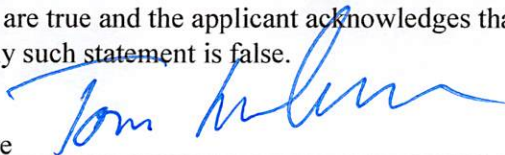
Not only does this policy provide protections for critical areas and their associated buffers within the shoreline jurisdiction consistent with the goals and policies of the SMA, it also protects the public and proposed developments from the affects of future sea level rise.

The proposed amendment is consistent with, and expands upon, EP/P Policy 2 and EP/P Policy 3 of the Point Wells Subarea Plan, to provide greater protections than currently found in the Comprehensive Plan, the Shoreline Master Program, and the Point Wells Subarea Plan.

---

**Signature** - An amendment application can not be accepted unless the signature block below has been completed. The applicant certifies that all of the aforementioned statements in this application, any exhibits and/or maps transmitted herewith are true and the applicant acknowledges that any amendment granted based on this application may be revoked if any such statement is false.

Application Signature \_\_\_\_\_



Date December 1, 2022

---

**PROPOSED AMENDMENTS WITHOUT THE REQUIRED APPLICATION INFORMATION MAY BE REJECTED OR RETURNED FOR ADDITIONAL INFORMATION.**



**City of Shoreline**  
**Planning & Community Development**  
17500 Midvale Avenue North Shoreline, WA 98133-4905  
Phone: (206) 801-2500 Fax: (206) 801-2788  
Email: [pcd@shorelinewa.gov](mailto:pcd@shorelinewa.gov) Web: [www.shorelinewa.gov](http://www.shorelinewa.gov)  
Permit Hours – M, T, TH, F: 8:00 a.m. to 4:00 p.m. | W: 1:00 to 4:00 p.m.

**COMPREHENSIVE PLAN  
GENERAL AMENDMENT  
APPLICATION**

---

**Amendment proposals may be submitted at any time, however if it is not submitted prior to the deadline for consideration during that annual amendment cycle, ending on December 1st, the amendment proposal will not be considered until the next annual amendment cycle.**

Please attach additional pages to this form, as needed.

---

**Contact Information** - If the proposal is from a group, please provide a contact name.

Applicant Name Tom McCormick  
Address 2444 NW 201st Place City Shoreline State WA Zip 98177  
Phone (206) 915-7755 Fax \_\_\_\_\_ Email tommccormick@mac.com

---

**Proposed General Amendment** - This can be either conceptual: a thought or idea; or specific changes to wording in the Comprehensive Plan, but please be as specific as possible so that your proposal can be adequately considered. If specific wording changes are proposed please use underline to indicate proposed additions and strikethrough to indicate proposed deletions. **Please note that each proposed amendment requires a separate application.**

Under the Housing Element's subsection entitled "Maintain and Enhance Neighborhood Quality," Amend Housing Policy H23 by adding the following underlined sentence:

"H23: Assure that site, landscaping, building, and design regulations create effective transitions between different land uses and densities. For zones which allow 70-foot buildings, provide in development regulations meaningful horizontal setbacks with height restrictions, significant tree preservation, and other transitions between buildings in such zones and abutting and across-the-street property designated on the Comprehensive Plan Land Use map as Public Open Space, Public Facility, Low Density Residential, Medium Density Residential, and High Density Residential."

Also, add the above underlined sentence as a separate policy under the Land Use Element.

---

**Reference Element of the Shoreline Comprehensive Plan (required) and page number (if applicable)** - (e.g. Land Use, Transportation, Capital Facilities, Housing, etc.)

Housing Element and Land Use Element. See above.



**Support for the Amendment** - Explain the need for the amendment. Why is it being proposed? How does the amendment address changing circumstances or values in Shoreline? Describe how the amendment is consistent with the current Shoreline Comprehensive Plan, if inconsistent, explain why. How will this amendment benefit the citizens of Shoreline? Include any data, research, or reasonings that supports the proposed amendment. (A copy of the Shoreline Comprehensive Plan is available for use at the Planning & Community Development department, Shoreline Neighborhood Police Centers, and the Shoreline and Richmond Beach libraries).

Throughout the Comprehensive Plan, there is a theme that adequate buffers or transitions should be provided between high-density uses and lower-density uses. See, for example: Community Design Policy CD4 ("Buffer the visual impact on residential areas of commercial, office, industrial, and institutional development."); Community Design Policy CD23 ("Utilize landscaping buffers between different uses to provide for natural transition, noise reduction, and delineation of space while maintaining visual connection to the public amenity."); Land Use Policy L32 ("Create and apply innovative methods and tools to address land use transitions in order to manage impacts on residents and businesses in a way that respects individual property rights."); Housing Goal H.V. ("Integrate new development with consideration to design and scale that complements existing neighborhoods, and provides effective transitions between different uses and intensities."); Housing Policy H23 ("Assure that site, landscaping, building, and design regulations create effective transitions between different land uses and densities."); and Community Design Supporting Analysis, page 92 ("For residential neighborhoods to co-exist with commercial development, it is important to transition between these two land uses.").

Though the Comprehensive Plan, and its policies and goals, speak of transitions, it inappropriately ignores the Comprehensive Plan's Land Use Map in doing so.

The proposed amendment addresses this shortcoming by setting a policy for transitions between areas in the City based on land use designations in the Comprehensive Plan's Land Use Map. Further, the proposed amendment recognizes that the Comprehensive Plan fails to provide a clear policy for transitions to public open spaces and public facilities; the proposed amendment addresses that inadequacy by providing a policy for transitions between high-rise commercial and residential buildings and areas identified on the Comprehensive Plan's Land Use Map as Public Open Space and Public Facility. Further, the proposed amendment adds clarity by employing the Comprehensive Plan's Land Use Map, setting policy for transitions between high-rise commercial and residential buildings and Low Density Residential, Medium Density Residential, and High Density Residential.

The proposed amendment benefits the citizens of Shoreline by providing clarity regarding the City's policy on the buffers and transitions that citizens demand--not just buffers and transitions between high-rises and residential areas, but also between high-rises and parks, and other public open spaces and facilities.

---

**Signature** - An amendment application can not be accepted unless the signature block below has been completed. The applicant certifies that all of the aforementioned statements in this application, any exhibits and/or maps transmitted herewith are true and the applicant acknowledges that any amendment granted based on this application may be revoked if any such statement is false.

Application Signature Tommy McBratney Date December 1, 2022

---

**PROPOSED AMENDMENTS WITHOUT THE REQUIRED APPLICATION INFORMATION MAY BE REJECTED OR RETURNED FOR ADDITIONAL INFORMATION.**

**Comprehensive Plan General Amendment Application**

Submitted Dec. 1, 2022



**Applicant name:** Save Shoreline Trees

**Address:** Save Shoreline Trees, c/o 16069 Dayton Ave N,  
Shoreline, WA 98133

**Phone:** Kathleen Russell, 510-599-7135

**Submitted by:** Kathleen Russell, Save Shoreline Trees Board

**Email:** [krussell@russell-gordon.com](mailto:krussell@russell-gordon.com)

**Proposed amendment:**

**Goal:** *Citizen participation is critical at the initial design phase of capital and major development projects.*

**Reference:** Element 1 Land Use

**Why is this being proposed?**

As adopted in 1990, the State of Washington Growth Management Act (GMA) supports the involvement of citizens as one of its statutory goals, “Encourage the participation of citizens in the planning process.”<sup>1</sup> [Comprehensive Plan](#), page 2. As a requirement of the GMA, the City of Shoreline Comprehensive Plan has evolved over the years as a foundation and guiding document to City planning and development.

The Comprehensive Plan aligns with the GMA in confirming that the larger Community has an interest and right to participate in the planning process of City capital and major private development projects that will impact citizens. This principle also applies to projects in neighborhoods. As stated on page 5, “Community involvement in planning and opportunities for input are vital to shaping the future, particularly at the neighborhood scale, and its decision-making processes reflect that belief.”

*“This is precisely how the legislative process was designed to work. It is based on a close, open and positive relationship between elected officials and the citizens whom they represent.”* [WA State Legislature, Citizen’s Guide](#)



**How does the amendment address changing circumstances or values in Shoreline?**

With acknowledgement that development is rapidly progressing in Shoreline, it is appropriate that the proposed amendment be added as a goal to Element 1 Land Use -- that citizens should be involved in capital projects and private projects affecting citizens from the initial phase of design. The proposed amendment emphasizes the importance of citizen involvement.

“Vision 2040 is an integrated, long-range vision for maintaining a healthy region – promoting the well-being of people and communities, economic vitality, and a healthy environment.” ([Comprehensive Plan](#), page 2)

Vision 2040, in design and planning for more than a decade, is now apparent and very visible to residents and property owners in Shoreline. There are multi-family residential projects currently under construction in designated development zones, housing projects in neighborhoods, and major capital transportation projects in planning and under construction. Many citizens are surprised by these changes, some are disturbed, some ask for compromises.

As supported by GMA principles and stipulated repeatedly in the Comprehensive Plan, citizens have the right to dialogue with City planners and developers at the initial design stage. Unfortunately, there is often division that impedes dialogue. While the voice of residents is guided by City planners and consultants in a cooperative direction, questions by concerned citizens are sometimes dismissed or unanswered. Such rapid growth requires time and effort by the City to respond to concerns from citizens.

As cited above, Vision 2040 is for the “well-being of people and communities”. The proposed amendment reinforces the opportunity for citizens, the right of citizens, to be involved in the primary and basic element of land use.

**Describe how the amendment is consistent with the [current Shoreline Comprehensive Plan](#)**

There are numerous supporting statements in the Comprehensive Plan confirming citizens should have the ability to participate in the development of capital projects and private projects affecting citizens. Mention of citizenship involvement is lacking in critical Element 1 Land Use.

Principles in the current Shoreline Comprehensive Plan support citizen involvement:

- **Framework Goal 10:** Respect neighborhood character and engage the community in decisions that affect them.

- **Framework Goal 11:** Make timely and transparent decisions that respect community input...
- **Introduction** to the Comprehensive Plan Community Participation, page 8: *CP2: Consider the interests of the entire community, and the goals and policies of this Plan before making planning decisions. Proponents of change in planning guidelines should demonstrate that the proposed change responds to the interests and changing needs of the entire city, balanced with the interests of the neighborhoods most directly impacted by the project.*
- **Introduction: Community Participation CP7.** *Educate residents about various planning and development processes...*
- **Element 4 Transportation T5.** *Communicate with and involve residents and businesses in the development and implementation of transportation projects.*
- **Element 6 Natural Environment NE7.** *Coordinate with other governmental agencies, adjacent communities, and non-profit organizations to protect and enhance the environment.*
- **Element 7 Parks, Recreation, and Open Spaces**
  - **Policy 3.1.** *Determine the community's need by conducting need assessments.*
  - **Policy 5.1.** *Encourage consistent and effective public involvement in the short and long-range park planning process.*
- **Element 8 Capital Facilities CF19.** *Provide opportunities for public participation in the development or improvement of capital facilities.*

The singular mention of citizen involvement in Element 1 Land Use is in the sub-category of “Transit and Parking”, TP5: *“Encourage and solicit the input of stakeholders, including residents; property and business owners; non-motorized transportation advocates; environmental preservation organizations; and transit, affordable housing, and public health agencies.”*

The proposed amendment is consistent with the intention of Shoreline’s Comprehensive Plan.

#### **How will this amendment benefit the citizens of Shoreline?**

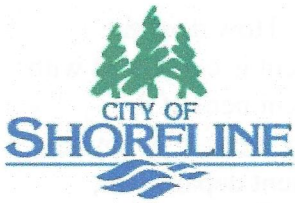
This amendment communicates to citizens, developers, property owners, and City planners, that citizens have the right to information along with the option to provide feedback to the City regarding design and construction of projects under development in the City, at the initial design phase, and receive response. It is of importance that this amendment be included in Element 1 Land Use as a reminder to all, that citizens have this right under the direction of the Comprehensive Plan, and the WA State Growth Management Act (GMA).

**Include any data, research or reasonings that support the proposed amendment.**

1. [City Council Goals 2022-2024](#)  
Goal 2. "...stewardship of the natural environment". "Sustainable environment – preserving our environmental assets and enhancing our built environment so that it protects our natural resources."
2. **City Council meeting on February 7, 2022.** Councilmembers confirmed citizens participation at the beginning of a public project. As reported in [meeting minutes](#), item 8(a): "Councilmembers emphasized the importance of listening to the opinions of the public early in the process..."
3. [City Code of Ethics](#) "**Accountability.** Officials and staff shall assure that government is conducted openly, efficiently, equitably and honorably in a manner that permits the citizenry to make informed judgments and hold city officials accountable."
4. [SMC 20.30.085](#). "**Early community input meeting.** Applicants are encouraged to develop a community and stakeholders consensus-based master development plan. Community input is required to include soliciting input from stakeholders, community members and any other interested parties with bubble diagrams, diagrammatic site plans, or conceptual site plans."

*(Note: Early community input meeting is not a requirement. Underlining is by author to show the intent that "Community input is required to include soliciting input from...community members...")*

5. Washington State Legislature: [A Citizen's Guide to Effective Legislative Participation](#) (as quoted below; underlining is that of the author)
  - a. We have chosen representatives to carry out the difficult task of determining which laws and policies will best serve these interests. However, to effectively perform their job, legislators rely heavily on input from many different sources.
  - b. They receive a great deal of technical information from their staffs, state agency personnel and professional lobbyists. Yet, much of what they actually decide depends on the views, interests and preferences of the citizens who elect them.
  - c. This is precisely how the legislative process was designed to work. It is based on a close, open and positive relationship between elected officials and the citizens whom they represent.



**City of Shoreline**

**Planning & Community Development**

17500 Midvale Avenue North Shoreline, WA 98133-4905

Phone: (206) 801-2500 Fax: (206) 801-2788

Email: [pcd@shorelinewa.gov](mailto:pcd@shorelinewa.gov) Web: [www.shorelinewa.gov](http://www.shorelinewa.gov)

Permit Hours – M, T, TH, F: 8:00 a.m. to 4:00 p.m. | W: 1:00 to 4:00 p.m.

**Attachment H**

**COMPREHENSIVE PLAN  
GENERAL AMENDMENT  
APPLICATION**

---

**Amendment proposals may be submitted at any time, however if it is not submitted prior to the deadline for consideration during that annual amendment cycle, ending on December 1st, the amendment proposal will not be considered until the next annual amendment cycle.**

Please attach additional pages to this form, as needed.

---

**Contact Information** - If the proposal is from a group, please provide a contact name.

Applicant Name Save Shoreline Trees

Address Save Shoreline Trees, 16069 Dayton Ave N City Shoreline State WA Zip 98133

Phone 206-546-3503 (Susanne Tsoming) Fax N/A Email tsoming@frontier.com

---

**Proposed General Amendment** - This can be either conceptual: a thought or idea; or specific changes to wording in the Comprehensive Plan, but please be as specific as possible so that your proposal can be adequately considered. If specific wording changes are proposed please use underline to indicate proposed additions and strikethrough to indicate proposed deletions. **Please note that each proposed amendment requires a separate application.**

See attached Proposed Goal NE 1.

---

**Reference Element of the Shoreline Comprehensive Plan (required) and page number (if applicable)** - (e.g. Land Use, Transportation, Capital Facilities, Housing, etc.)

See attached Proposed Goal NE 1.

**Support for the Amendment** - Explain the need for the amendment. Why is it being proposed? How does the amendment address changing circumstances or values in Shoreline? Describe how the amendment is consistent with the current Shoreline Comprehensive Plan, if inconsistent, explain why. How will this amendment benefit the citizens of Shoreline? Include any data, research, or reasonings that supports the proposed amendment. (A copy of the Shoreline Comprehensive Plan is available for use at the Planning & Community Development department, Shoreline Neighborhood Police Centers, and the Shoreline and Richmond Beach libraries).

See attached Proposed Goal NE 1.

---

**Signature** - An amendment application can not be accepted unless the signature block below has been completed. The applicant certifies that all of the aforementioned statements in this application, any exhibits and/or maps transmitted herewith are true and the applicant acknowledges that any amendment granted based on this application may be revoked if any such statement is false.

Application Signature *Ausarae Fleming* Date *Dec. 1, 2022*

---

**PROPOSED AMENDMENTS WITHOUT THE REQUIRED APPLICATION INFORMATION MAY BE REJECTED OR RETURNED FOR ADDITIONAL INFORMATION.**



**Comprehensive Plan General Amendment Application  
Submitted on 12-01-22**

**Applicant name:** Save Shoreline Trees

**Address:** Save Shoreline Trees, 16069 Dayton Ave N, Shoreline, WA 98133

**Phone:** 206-546-3503 (Susanne Tsoming)

**Submitted by:** Susanne Tsoming, Save Shoreline Trees Board Member

**Email:** stsoming@frontier.com

**Proposed amendment:**

2012 Goal NE 1. Minimize adverse impacts on the natural environment through leadership, policy, and regulation, address impacts of past practices where feasible.

Proposed Goal NE 1. Minimize adverse impacts on the natural environment through leadership, policy, and regulation, ~~and~~ address impacts of past practices where feasible, implement and promote best management practices under current conditions.

**Reference Element:** Element 6 - Natural Environment Goal NE 1

**Why is this being proposed?**

The objective of this proposal is to mitigate the impacts of incremental tree canopy loss due to development. At this time, Shoreline's public trees are not given equal protection from removal as privately held trees. This proposed amendment adds the recommendation that best management practices be implemented and considered during the planning and design of new development.

**How does the amendment address changing circumstances or values in Shoreline?**

This amendment addresses the unprecedented rapid housing development and related-transportation improvement projects occurring in the next 5-10 years, which will result in the cumulative removal of hundreds of tall conifers and other native trees in public rights-of-way, streets and parks and traffic corridors. For the foreseeable future adverse Climate Change conditions exist and will persist so it is important to keep the current Comprehensive Plan updated. At this time, the SMC

does not provide for retention of established trees in public rights-of-way, streets and parks. For example, capital transportation improvement projects will remove established healthy trees along major arterial corridors in favor of wider, multi-user sidewalks. As a consequence, it will diminish our City's tree canopy, and create or exacerbate more heat islands within the City, a health issue as well as an inequity one.<sup>1</sup>

**Describe how the amendment is consistent with the current Shoreline Comprehensive Plan?**

The current Shoreline Comprehensive Plan mentions the importance of trees in several Elements. In the Introduction, Land Use, Community Design, and Natural Environment, there are many supportive statements regarding trees and the urban tree canopy. This proposed amendment is consistent with Goal NE1, particularly the reference to best management practices (BMPs) because City planners and policymakers will seek the best solutions to fulfill its duty to the citizens of Shoreline.

In the current Comprehensive Plan, there are many references to Shoreline's urban tree canopy as listed in the following Elements in Goals or Policies:

- **Land Use:** Policy LU6: "Allow flexibility in regulations to protect existing stands of trees."
- **Community Design:** Policy CD37: "Minimize the removal of existing vegetation, especially mature trees, when improving streets or developing property."
- **Economic Development** Goal ED IX: "Incorporate environmental quality and social equity into economic development as part of a triple bottom line approach to sustainability."
- **Natural Environment:** Goal NE X: "Maintain and improve the city's tree canopy."
- **Natural Environment:** Policy NE 19: "Minimize removal of healthy trees, and encourage planting of native species in appropriate locations."

**How will this amendment benefit the citizens of Shoreline?**

Collectively, private and public trees create the urban forest, and are major capital assets just as streets, sidewalks, public buildings and recreational facilities are a part of a community's infrastructure. The care and maintenance of the urban forest is more than a city expense; it contributes intrinsic and extrinsic value to a city's worth and livability.

---

<sup>1</sup> "A Shady Divide" by Alejandra Borunda, *National Geographic* 07-2021 issue "Beating the Heat", pgs. 66-83

There are several key documents prepared for the City that focus on public trees. They can be found at the City's website tab, "Our City → Environment → Sustainable Shoreline → resilient communities → trees, parks and ecosystems". Under the Shoreline's "2020 Green Shoreline" publication, it states: "Protecting, enhancing, and maintaining the trees that comprise Shoreline's urban forest – in neighborhoods, urban areas and parks - is critical to the health and welfare of the citizens of Shoreline and will have a positive impact on the entire region."

The inclusion of the BMPs will require City planners and policymakers to review and explore the use of non-traditional, alternative strategies. For example, it would require research into other ways to manage trees as a natural asset. As stated in "[Tree Asset Management in Portland, Oregon](#)"<sup>2</sup> (TAM), a study prepared for the Portland Bureau of Environmental Services in June 2011, it states the reason and need for managing a municipality's tree canopy as a natural asset as follows:

#### **"Introduction**

The urban tree canopy has gained broad recognition in recent decades for its contributions to municipalities' ecological and social well-being. The tree canopy delivers benefits to regional stormwater management, urban cooling, air quality, property value, and community livability. However, securing investment dollars to sustain the long-term infrastructure value of urban trees has proved challenging. To recognize trees' infrastructure value, cities must be able to quantify the performance of trees based on the various services they deliver, as well as relating the trees' performance to that of adjacent conventional infrastructure. To harness funding that supports and expands tree canopy's infrastructure service, cities can translate that performance into long-term asset valuation."

Furthermore, the TAM "would be rooted in operational information management, the linkage to infrastructure service valuation connects this approach to capital investment, enhancement of city services, community engagement, and quality of life".<sup>3</sup>

**Include any data, research or reasonings that support the proposed amendment.**

#### **Additional sources:**

- 1. Why retention of public trees is necessary.**

<sup>2</sup> [https://cnt.org/sites/default/files/publications/CNT\\_PDXTreeAssetMgmt.pdf](https://cnt.org/sites/default/files/publications/CNT_PDXTreeAssetMgmt.pdf)

<sup>3</sup> *ibid.* pg. 7



- Provides green stormwater infrastructure for community: <https://epa.gov/system/files/documents/2021-11/bmp-urban-forestry.pdf>;
- Adds flow control of stormwater runoff: Washington Dept. of Ecology, 2019 Stormwater Management Manual for Western Washington, Publication No. 19-10-021, BMP T5.16 Tree Retention and Tree Planting, pgs. 933-943;
- Supports retention of the City's urban canopy: In City's 2020 Climate Vulnerability Assessment: it calls for "[e]nhancing tree canopy in developed areas to naturally lower indoor temperatures by providing valuable shade and mitigating the urban heat island effect", pg. 4; and
- Provides important shade and neighborhood equity: "A Shady Divide" by Alejandra Borunda, *National Geographic* 07-2021 issue "Beating the Heat", pgs. 66-83;

## 2. Importance of urban trees.

- Loss of urban trees occurs every day: US Cities Losing Millions of Trees, CNN Sept. 18, 2019 <https://www.cnn.com/2019/07/20/health/iyw-cities-losing-36-million-trees-how-to-help-trnd/index.html>;
- Trees are capital assets: <https://www.treepeople.org/22-benefits-of-trees/>
- Green Shoreline 20-Year (from 2019-2038) Forest Management Plan recognized that "[t]he high proportion of deciduous trees in Shoreline's urban forest indicates that there will be a pronounced decline in tree canopy in the near future. Many of the deciduous trees—both native and non-native—are nearing the end of their natural life spans." (pg. 14)
- The Benefits of Trees for Livable and Sustainable Communities: <https://doi.org/10.1002/ppp3.39>
- Heat Island Effect in cities and how urban trees can lower temperatures: <<https://www.epa.gov/heatislands/learn-about-heat-islands>>