

PLANNING COMMISSION AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

AGENDA TITLE: 2012 Comprehensive Plan Docket
DEPARTMENT: Planning & Community Development
PRESENTED BY: Steven Szafran, AICP, Associate Planner

Public Hearing
 Discussion

Study Session
 Update

Recommendation Only
 Other

INTRODUCTION

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

BACKGROUND

There are two exceptions to “once a year” review. One exception applies to the first time adoption of a subarea plan, such as the Town Center Subarea Plan. The second applies to amendments adopted under an “emergency” authority, as was done with the Richmond Beach Road amendment you discussed last year. The City Council is permitted to review and adopt these exceptions independent from the once a year rule.

Comprehensive Plan Amendments usually take two forms: Privately-initiated amendments and city-initiated amendments. Anyone can propose an amendment to the Comprehensive Plan. Comprehensive Plan Amendments must be submitted by the last business day of the year and there is no fee for general text amendments. This year there was one privately-initiated amendment and one city-initiated amendment. The City Council, in its review of the proposed amendments (which usually occurs near the end of the year), looks at the proposed amendments as a package in order to consider the combined impacts of the proposals.

The docketed amendments are tied to other work on functional (stand-alone) projects that the Commission will see during the year. The Comprehensive Plan Update is currently scheduled for review during the 2012 calendar year. The Shoreline Community College Master Development Plan will be before the Commission in June or July.

If you have questions about the docket process or any item on the proposed docket, please contact Steven Szafran, AICP, at sszafran@shorelinewa.gov or 206-801-2512.

Approved By:

Project Manager 

Planning Director 

PROPOSAL & ANALYSIS

This year there was one privately-initiated amendment and one city-initiated amendment.

- **Shoreline Community College:**

The college has requested a comprehensive plan amendment to add student housing as an approved use. When Council approved the Campus Land Use Designation and SCZ zoning in 2009, the uses currently on the campus were allowed and any new uses would require an amendment to the Comprehensive Plan. The college requested a similar comprehensive plan amendment in 2010 but failed to submit a comprehensive plan amendment application to the City.

Currently, the Shoreline Development Code allows dormitories in the R-18, R-24, R-48, Office, Neighborhood Business, Community Business, North City, Mixed Use and Industrial Zones if accessory to a school, college, university, or church. Dormitories are a conditional use if located in the R-8 and R-12 zoned as an accessory use to the above mentioned uses.

- **Comprehensive Plan Update**

The City of Shoreline is requesting a major update to the Comprehensive Plan in 2012. The last time the plan had a major update was in 2005. The Growth Management Act requires the City to update the Comprehensive Plan on or before June 2015 but the Council's approved work program anticipates completion by the end of 2012. Council has made the completion of the Comprehensive Plan update a priority for 2012 in order to fully integrate 2029 Vision Statement adopted in 2009. The Comprehensive Plan update will fill a big portion of the Commission's work schedule over the next year.

TIMING AND SCHEDULE

- Docket request press release and website - November 28, 2011
- Docket submittal deadline – December 30, 2011
- Planning Commission – January 5, 2012
- Council Study Session – February 6, 2012
- Council adoption of the Docket– February 27, 2012

RECOMMENDATION

Staff recommends that the Planning Commission recommend approval to the City Council on the Comprehensive Plan Amendment Docket.

ATTACHMENT

Attachment A – Proposed 2012 Docket



2012 COMPREHENSIVE PLAN AMENDMENT DOCKET

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

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

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

Estimated timeframe for Council review/adoption: December, 2012

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

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