

PLANNING COMMISSION AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

AGENDA TITLE: Comprehensive Plan Update: Amendments to the Point Wells Subarea Plan including Natural Environment Supporting Analysis and General Map Updates
DEPARTMENT: Planning & Community Development
PRESENTED BY: Steven Szafran, AICP, Senior Planner
Rachael Markle, AICP, Director P&CD

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| <input checked="" type="checkbox"/> Public Hearing | <input type="checkbox"/> Study Session | <input type="checkbox"/> Recommendation Only |
| <input type="checkbox"/> Discussion | <input type="checkbox"/> Update | <input type="checkbox"/> Other |

INTRODUCTION & BACKGROUND

Planning staff presented the 2012 Comprehensive Plan Amendment Docket to the Planning Commission on January 5, 2012. The proposed docket included 6 amendments with four of the amendments directly related to the Point Wells Subarea Plan. Council ultimately approved two of those requests for inclusion on the docket. The Commission then held a study session on the two proposed changes. First, adding language to the Point Wells Subarea Plan and adding additional language to the Natural Environment Supporting Analysis regarding Point Wells on July 19, 2012.

At the October 18, 2012 public hearing on the Draft Comprehensive Plan, staff inadvertently failed to bring the changes to the Point Wells Subarea Plan and changes to the Natural Environment Supporting Analysis regarding Point Wells to the Commission's attention. The purpose of tonight's public hearing is to consider the changes related to Point Wells so Council may have an opportunity to consider these changes along with the rest of the 2012 Comprehensive Plan.

In 2009, the Shoreline City Council adopted Resolution 285 which opposed the Snohomish County designation of Point Wells as an "Urban Center". In response to Snohomish County's actions, the Shoreline City Council adopted the Point Wells Subarea Plan on April 19, 2010. Prior to the Subarea Plan, Point Wells was designated as a Potential Annexation Area (PAA) on Shoreline's Comprehensive Plan Land Use Designation Map. The town of Woodway, and Snohomish County, has previously identified the entire Point Wells unincorporated island as within the Woodway "Municipal Urban Growth Area" (MUGA). Shoreline's 2010 Subarea Plan reduced the total Potential Annexation Area by approximately 37 acres of upland area adjacent to the Town of Woodway.

DISCUSSION

The Save Richmond Beach group proposed four Comprehensive Plan Amendments that apply to the Point Wells Subarea Plan and Point Wells in general. The Council voted to include two of the four Comprehensive Plan Amendments proposed by Save Richmond Beach on this year's

Approved By: Project Manager _____

Planning Director _____

docket (**Attachment A**). The first amendment adds language to the Point Wells Subarea Plan concerning alternative access through Woodway, impacts to other roadways throughout Richmond Beach if secondary access is provided, and coordinating with Edmonds and Woodway to improve north-south mobility. The proposed text changes are shown in **Attachment B**.

The second amendment will add Point Wells to the seismic hazards section of the Natural Environment Supporting Analysis. Point Wells is identified as having a high susceptibility to liquefaction on the Snohomish County Liquefaction Susceptibility Map. This amendment will identify Point Wells into the seismic hazard section of the Comprehensive Plan. Proposed language is located in **Attachment C**

Staff does not believe the proposed changes to the Point Wells Subarea Plan will cause any significant impacts. In fact, if north-south access is provided, traffic pressures may be relieved on the primary access point of Richmond Beach Road. When and if a Corridor study is completed and an implementation plan is submitted to the City, staff will evaluate the impacts to the roadway system at that time.

Map Updates

At the October 18 Meeting, the Planning Commission noted that the Point Wells Annexation Area on the maps in the 2012 Comprehensive Plan had not been updated to match the geographic location of the Point Wells Subarea Plan. Staff has researched the language in the Point Wells Subarea Plan and has revised all of the maps in which the Point Wells Future Service Annexation Area (FSAA) occurs. **Attachment D** shows how the Point Wells Future Service Annexation Area will look on the Comprehensive Plan Land Use Map. All other maps in the 2012 Comprehensive Plan will depict the Point Wells FSAA in this way. In addition, the geological hazards map has been revised to show Point Wells and a new Landslide Map will replace Figure NEA-1 in the Natural Environment Supporting Analysis. **Attachment E** shows the revised Geological Hazards Map and **Attachment F** shows the new Landslide Map.

Text Changes

The Point Wells area is referred to as a Potential Annexation Area (PAA) throughout the Comprehensive Plan. The Subarea Plan that was adopted in 2010 actually changed the designation to Future Service Annexation Area (FSAA). The text in **Attachment G** shows where PAA needs to change to FSAA.

DECISION CRITERIA

Criteria for amending the Comprehensive Plan are delineated in SMC 20.30.340- Amendment and review of the Comprehensive Plan (legislative action). The regulation is included below in *italics*, with staff response immediately following.

A. Purpose. A Comprehensive Plan amendment or review is a mechanism by which the City may modify the text or map of the Comprehensive Plan in accordance with the provisions of the Growth Management Act, in order to respond to changing circumstances or needs of the City, and to review the Comprehensive Plan on a regular basis.

B. Decision Criteria. The Planning Commission may recommend and the City Council may approve, or approve with modifications an amendment to the Comprehensive Plan if:

1. *The amendment is consistent with the Growth Management Act and not inconsistent with the Countywide Planning Policies, and the other provisions of the Comprehensive Plan and City policies; or*

- ❖ Staff reviewed the subject amendments for consistency with the Growth Management Act and Countywide Planning Policies, and for internal consistency with other Plan elements and City policies, and determined that the new language in the Point Wells Subarea Plan, new language in the Natural Environment Supporting Analysis, and revised maps meets this requirement.

2. *The amendment addresses changing circumstances, changing community values, incorporates a sub area plan consistent with the Comprehensive Plan vision or corrects information contained in the Comprehensive Plan; or*

- ❖ The proposed amendments to the Point Wells Subarea Plan address community values with regards to studying alternative access to Point Wells and corrects information contained in the Comprehensive Plan by adding Point Wells to the Geological and Landslide hazard maps and mentioning Point Wells in the Natural Environments Supporting Analysis as being in a seismic hazard area..

3. *The amendment will benefit the community as a whole, will not adversely affect community facilities, the public health, safety or general welfare.*

- ❖ Changes to the Point Wells Subarea Plan, the Natural Environment Section, Policies, changes to the Point Wells Future Service and Annexation Area on all maps in the Comprehensive Plan, and the removal of Figures NEA-1 and NEA-3 and the addition of a new Landslide Map are intended to benefit the community, and promote public health, safety, and general welfare. By adding language to the Point Wells Subarea Plan and adding Point Wells to the City's Geological and Landslide maps, future residents will be aware of potential hazards that may occur at the Point Wells Site. Studying alternate ways of access to the Point Wells site not only benefits future residents of the Point Wells site, but also benefits current and future residents of Shoreline by potentially diverting traffic to the north or east instead of the total of the traffic heading south through Shoreline's streets.

Following the public hearing, if the Commission believes these criteria have been met, they may make a recommendation to Council. Staff would then present these amendments together with the entire Comprehensive Plan to Council, with the goal of adoption on December 10, 2012.

If you have questions or comments prior to the meeting, please contact Steven Szafran at (206) 801-2512 or by email at sszafran@shorelinewa.gov.

RECOMMENDATION

Staff recommends that the Planning Commission approve the discussed changes to the Point Wells Subarea Plan, the Natural Environment Supporting Analysis, the changes to the Point Wells Future Service and Annexation Area on all maps in the Comprehensive Plan, and the removal of Figures NEA-1 and NEA-3 which will be replaced by a new Landslide Map.

ATTACHMENTS

- Attachment A – Council Docketed Save Richmond Beach Amendments
- Attachment B – Point Wells Subarea Plan
- Attachment C – Comprehensive Plan Natural Environment Supporting Analysis
- Attachment D – Comprehensive Plan Future Land Use Map
- Attachment E – Geological Hazards Map
- Attachment F – Landslide Map

Attachment G – FSAA Text Changes