



Memorandum

DATE: January 31, 2008

TO: Shoreline Planning Commission

FROM: Steven Cohn, Senior Planner

RE: 2008 Comprehensive Plan Docket

BACKGROUND

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

The City Council, during its review, looks at the proposed amendments as a package, in order to consider the combined impacts of the proposals.

There is an exception for the “once a year” review. The exception applies to the adoption of subarea plans. The City Council is permitted to review these when they are completed.

Comprehensive Plan Amendments usually take two forms: Privately initiated amendments and city initiated amendments. For 2008, Shoreline received no privately initiated proposals.

PROPOSED DOCKET

There is only one CPA that the city is scheduled to initiate this year:

- Developing, organizing, and modifying policies for Master Plan permits, Single Family Institution designations, and Planned Areas. This will involve modifications to policies in the Land Use Element including, but not limited to LU-3, LU-14, LU-40, LU-42, LU-43, H-10, LU 74, LU-75, LU-76 and LU-77.

Staff will propose adoption of Development Code regulations for Master Planned areas, removal of the quasi-regulatory language from LU-76 and adoption of a different method to identify Master Planned Areas in the Comprehensive Plan. Also changes to the Figure LU-1: Comprehensive Plan Land Use map are also being

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proposed as part of the renaming of the Single Family Institution zone to Institution or other suitable designation.

- In addition, the Commission may work on developing modified definitions for some of the Comprehensive Plan designations focusing on, but not limited to, the commercial designations. As staff and the Commission have discussed, some of the existing definitions overlap which makes it difficult to distinguish the differences between the designations (CB and RB for example). It is likely that the discussions of transition areas and the Town Center Subarea will result in follow-up work to modify some of the designations to remove the ambiguity that is inherent in the existing definitions. Commission discussion of this item is scheduled to begin in the 3rd quarter, 2008; staff does not expect a recommendation for City Council review until 2009.

WORK PROGRAM ITEMS NOT ON THE DOCKET

In addition to the docket, staff is listing subarea studies that may result in proposed modifications to the Comprehensive Plan. Since the studies will result in the initial adoption of subarea plans, they will be forwarded to the Commission and Council throughout the year as they are completed and are not bound by the “once a year review” rule. Staff believes that it is appropriate to identify subarea studies on the staff work program so that the public, Commission, and City Council realize that additional CPAs may be forthcoming. The work program items include:

- The Southeast Shoreline Subarea Plan, which includes the Briarcrest and Paramount Special Study Areas as well as the properties east of the Briarcrest Special Study area to Bothell Way.
- The Town Center Subarea Plan, which currently has a “study area” defined (from NE 170th to NE 195th). The proposed amendments will likely affect a smaller geographic area. The extent of the final proposal will be defined as the plan is developed.
- The Southbridge Subarea Plan, covering both sides of Aurora between the NE 145th and approximately 157th (the pedestrian bridge). This study will begin late in the year and will not likely be concluded this year.

In addition, staff is beginning its review of a Master Plan for the CRISTA site. It is possible that a Master Plan may be submitted in 2008 for Shoreline Community College as well. Depending on the decisions made for the first item on the docket, these may (or may not) result in development of subarea plans.

NEXT STEPS

Staff will review the proposed docket with the Planning Commission. After discussion, the Commission will be asked to refer the docket to the City Council for its approval.

If you have questions about the docket process or any item on the proposed docket, please contact Steve Cohn, Senior Planner, 206-546-1418 or email him at scohn@ci.shoreline.wa.us.