

---

---

**Planning Commission Meeting Date: January 17, 2008**

---

---

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

<p><b>AGENDA TITLE:</b> Planning Commission Work Program for 2008 <b>DEPARTMENT:</b> Planning and Development Services <b>PRESENTED BY:</b> Joseph W. Tovar, FAICP, Director</p>
--

At your next meeting I would like to continue the discussion of the 2008 Planning Work Program, update you on some additional items that have landed on your agenda planner, and review a refinement to the staff proposal to temporarily re-assign the hearing responsibility for certain quasi-judicial items to the hearing examiner.

**I. Planning Work Program**

The draft that staff presented to you at the last meeting has not changed. Significantly, when the staff drafted this work program, we did not factor in an unknown and ultimately unknowable number of quasi-judicial hearing items such as Special Use Permits, Subdivisions, quasi-judicial rezones, and street vacations. These tend to pop up with only a few months lead-time (i.e., too short a horizon to accurately depict on a year-long work program) and usually have some schedule urgency (e.g., a city council initiated street vacation or a statutory mandate to complete city review within 120 days).

Consequently, although most of such quasi-judicial items deal with very small areas (e.g., a six lot subdivision) their timing urgency frequently “trumps and bumps” Commission consideration of legislative items that have a greater and longer-term scope of impact (e.g., subarea plans and development code amendments).

As noted below, the staff continues to believe that the legislative items shown on the Planning Work Program are of a high rank order City Council priority, and are items that can only be addressed by the Planning Commission. If no action is taken soon by Council to re-assign most quasi-judicial items to the hearing examiner, we would expect that consideration of the priorities shown in the 2008 Work Program will be needlessly delayed by three or four months per year.

**II. Additional items on the Planning Commission Agenda Planner**

Since last you saw it, several items have been added. (See Attachment 1.) The City Council has initiated a street vacation of a portion of Midvale Avenue that appears on your February 7 agenda. Note that the Town Center Vision and Sustainable Design

workshop has been moved back from January 24 to January 30. I will tell you more about the purpose and scope of that workshop at your meeting next week.

We have also added two more quasi-judicial rezones to your agendas of February 21 and March 6, added a second bundle of development code amendments in June, your joint meeting with the City Council on April 7 (their meeting night) and your annual Planning Commission retreat. Also, we are showing the first draft of our next three speakers series events dealing with “complete streets,” “managing the urban forest,” and “street graphics/signs”. While these latter items are not shown on dates for your regular meetings, I would strongly suggest your attendance at these sessions and would like to discuss with you whether you would like to be the host for these talks.

### **III. Revised staff recommendation regarding Planning Commission role as quasi-judicial hearing body**

The staff continues to believe that the timely consideration of items on the 2008 Planning Work Program is a high City priority and that it is therefore imperative to unburden Planning Commission agenda of many quasi-judicial items. Such items have consumed an average of over three months of agenda time per year. In 2006, 8 quasi-judicial items took 7 meetings to process; and in 2007, 5 quasi-judicial items took 7 meetings. See Attachment 2.

In my assessment, we simply don't have the luxury of having the Planning Commission as our default “quasi-judicial” hearing body as well as the policy advising body on the legislative items on the Planning Work Program. Something's got to give. In my view, that means some quasi-judicial hearing responsibilities have to be re-assigned to the hearing examiner.

From last week's discussion, I understand that some Planning Commissioners are reluctant to “leg go” of the quasi-judicial hearing role. Several reasons were cited, and I would like to address those.

One of the concerns was that, until we have more definitive land use policies in place in “special study areas,” it would be difficult for a hearing examiner to render a recommendation to the City Council. The suggestion was made that quasi-judicial rezones in such areas (e.g., Ballinger) should continue to be heard by the Planning Commission. I have no problem with keeping quasi-judicial rezones in “special study areas” with the Planning Commission.

Another sentiment expressed was that in areas where the City (including the Planning Commission) is working on updating an area plan, such as Town Center, it would be more appropriate for the Commission to conduct quasi-judicial rezone hearings. This would also apply to the “Southbridge” subarea plan area and those portions of the Paramount and Briarcrest neighborhoods that are included within the “Southeast Shoreline Subarea Plan.” I think that this, too, would be a good item to keep with the Commission.

I continue to believe that large master plans, like Crista, Shoreline Community College, and Fircrest, should be heard by the Planning Commission rather than the examiner.

### **Recommendation**

The 2008 Planning Work program items that can only be heard by the Planning Commission are too important to delay by three or four months.

The staff recommends that the Planning Commission recommend to the City Council that: (1) the Council adopt by resolution the 2008 Planning Work Program as shown in Attachment "A", and (2) adopt the necessary ordinance to direct that, for calendar year 2008, all quasi-judicial hearing items will be heard by the Hearing Examiner, with the exception of Master Plans and rezones in "special study" and Subarea Plan study areas on the adopted Planning Work Program.

### Attachments

1. Recommended 2008 Agenda Planner
2. Summary of Quasi-Judicial items heard by the Planning Commission in 2006/2007

## 2008 PLANNING COMMISSION AGENDA PLANNER

**To Be Scheduled:** Point Wells

<b>Date:</b> 17-Jan-08	<b>Location:</b> Mt. Rainier Room <b>Time:</b> 6:00 PM
<b>Dinner Meeting:</b> cont. discussion on 2008 Planning Work Program	
<b>Public Hearing:</b> Catalina Company, #201677, 14727-14549 32nd Ave NE, Rezone Request	
<b>Public Hearing:</b> Revised Proposal for Housing Density in CB Zones	
Planned Absences:	
<b>Date:</b> 30-Jan-08	<b>Location:</b> Fire Station HQ <b>Time:</b> 7:00 PM
<b>Charrette:</b> Town Center Vision and Sustainable Design Workshop	
<b>Date:</b> 7-Feb-08	<b>Location:</b> Mt. Rainier Room <b>Time:</b> 7:00 PM
<b>Discussion:</b> Discussion on seamless Transit on Aurora	
<b>Public Hearing:</b> Midvale Street Vacation	
<b>Study Session:</b> 2008 Comprehensive Plan Docket	
Planned Absences:	
<b>Date:</b> 21-Feb-08	<b>Location:</b> Mt. Rainier Room <b>Time:</b> 7:00 PM
<b>Study Session:</b> Review Planning Commission Hearing Rules and Bylaws	
<b>Staff Report:</b> Southeast Shoreline Subarea Plan Update	
<b>Public Hearing:</b> CB Amendment, <i>if needed</i>	
<b>Public Hearing:</b> Hart, #201680, 17562 12th Ave NE, Rezone Request	
Planned Absences:	
<b>Date:</b> 6-Mar-08	<b>Location:</b> Mt. Rainier Room <b>Time:</b> 7:00 PM
<b>Study Session:</b> Transition regulations to replace moratorium	
<b>Public Hearing:</b> Matulovich, #201699, 16526 - 16538 Linden Ave N, Rezone Request	
Planned Absences:	
<b>Date:</b> 20-Mar-08	<b>Location:</b> Mt. Rainier Room <b>Time:</b> 7:00 PM
<b>Study Session:</b> Prepare for joint meeting with City Council	
<b>Public Hearing:</b> Transition regulations to replace moratorium	
Planned Absences:	

## 2008 PLANNING COMMISSION AGENDA PLANNER

<b>Date:</b> 27-Mar-08	<b>Location:</b> TBA
<b>JOINT MEETING with Park Board</b>	
<b>Time:</b> 7:00 PM	
<b>Discussion:</b> Environmentally Sustainable Community Strategy	
Planned Absences:	
<b>Date:</b> 3-Apr-08	<b>Location:</b> Mt. Rainier Room
<b>Time:</b> 7:00 PM	
<b>Study Session:</b> Transition Regulations	
<b>Study Session:</b> Crista Master Plan	
<b>Other Business:</b> New Planning Commissioners take office & Officer Elections	
Planned Absences:	
<b>Date:</b> 7-Apr-08	<b>Location:</b> Mt. Rainier Room
<b>JOINT MEETING with City Council</b>	
<b>Time:</b> 7:00 PM	
<b>Topics:</b>	
Planned Absences:	
<b>Date:</b> 17-Apr-08	<b>Location:</b> Mt. Rainier Room
<b>Time:</b> 7:00 PM	
<b>Staff Report:</b> Housing Strategy Update	
<b>Study Session:</b> Planned Area Regulations for Institutional Districts	
<b>Study Session:</b> Miscellaneous Development code Amendments - Bundle #1	
<b>Public Hearing:</b> Crista Master Plan	
Planned Absences:	
<b>Date:</b> Monday, 4/24/2008	<b>Location:</b>
<b>Time:</b> 7:00 PM	
<b>Speaker Series</b> Complete Streets	
<b>Date:</b> 1-May-08	<b>Location:</b> Mt. Rainier Room
<b>Time:</b> 7:00 PM	
<b>Staff Report:</b> Town Center Update	
<b>Public Hearing:</b> Planned Area Regulations for Institutional Districts	
Planned Absences:	
<b>Date:</b> 15-May-08	<b>Location:</b> Mt. Rainier Room
<b>Time:</b> 7:00 PM	
<b>Public Hearing:</b> Miscellaneous Development code Amendments - Bundle #1	
<b>Study Session:</b> Planned Area Regulations for Institutional Districts	
Planned Absences:	
<b>Date:</b> Thursday, 5/29/2008	<b>Location:</b>
<b>Time:</b> 7:00 PM	
<b>Speaker Series</b> Managing the Urban Forest	

## 2008 PLANNING COMMISSION AGENDA PLANNER

Date: **5-Jun-08**Location: Mt. Rainier Room  
Time: 7:00 PM

Study Session: Shoreline Community College Master Plan

Study Session: Miscellaneous Development Code Amendments - Bundle #2

Planned Absences:

Date: **19-Jun-08**Location: Mt. Rainier Room  
Time: 7:00 PM

Staff Report: Southbridge Planned Area (expanded SAT area) update

Public Hearing: Shoreline Community College Master Plan

Public Hearing: Miscellaneous Development Code Amendments - Bundle #2

Planned Absences:

Date: **Thursday, 6/26/2008**Location:  
Time: 7:00 PM

Speaker Series Street Graphics/Signs

Date: **3-Jul-08**Location: Mt. Rainier Room  
Time: 7:00 PM

No meeting

Date: **10-Jul-08**Location: TBA  
Time: 6:00 PM

2008 Planning Commission Retreat

Date: **17-Jul-08**Location: Mt. Rainier Room  
Time: 7:00 PM

Staff Report: SE Shoreline Subarea Plan Update

Study Session: Shoreline Community College Master Plan, *if needed*

Planned Absences:

Date: **7-Aug-08**Location: Mt. Rainier Room  
Time: 7:00 PM

Staff Report: Town Center Update

Study Session: Goal 6 implementation

Planned Absences:

Date: **21-Aug-08**Location: Mt. Rainier Room  
Time: 7:00 PM

No meeting

## 2008 PLANNING COMMISSION AGENDA PLANNER

**Date:** 4-Sep-08

**Location:** Mt. Rainier Room  
**Time:** 7:00 PM

**Public Hearing:** Goal 6 implementation

Planned Absences:

**Date:** 18-Sep-08

**Location:** Mt. Rainier Room  
**Time:** 7:00 PM

**Staff Report:** Low Impact Development Regulations

**Study Session:** Develop more definitive Comprehensive Plan designations/MU discussion

Planned Absences:

**Date:** 2-Oct-08

**Location:** Mt. Rainier Room  
**Time:** 7:00 PM

**Study Session:** Develop more definitive Comprehensive Plan designations/MU discussion

**Study Session:** Is Shoreline's Vision still valid?

Planned Absences:

**Date:** 16-Oct-08

**Location:** Mt. Rainier Room  
**Time:** 7:00 PM

**Study Session:** Town Center Subarea Plan

Planned Absences:

**Date:** 6-Nov-08

**Location:** Mt. Rainier Room  
**Time:** 7:00 PM

**Public Hearing:** Town Center Subarea Plan

Planned Absences:

**Date:** 20-Nov-08

**Location:** Mt. Rainier Room  
**Time:** 7:00 PM

**Study Session:** Town Center Subarea Plan

Planned Absences:

**2008 PLANNING COMMISSION AGENDA PLANNER**

**Date:** 4-Dec-08

**Location:** Mt. Rainier Room  
**Time:** 7:00 PM

**Study Session:** SE Shoreline Subarea Plan

Planned Absences:

**Date:** 18-Dec-08

**Location:** Mt. Rainier Room  
**Time:** 7:00 PM

No meeting

**Date:** 8-Jan-09

**Location:** Mt. Rainier Room  
**Time:** 7:00 PM

**Public Hearing:** SE Shoreline Subarea Plan

**To be scheduled in 2007-08 "Frontburner" Item**

- Is Shoreline's Vision still valid?
- Low Impact Development regulation and code
- Mixed Use Designation
- Design Review
- Full report on SAT

**Planning Commission "Backburner"**

<b>Date added</b>	<b>Item</b>
07 Retreat	Adult Family Homes and Emergency Planning
07 Retreat	Open Space / Habitat Connectivity
07 Retreat	Sign Code Amendments
07 Retreat	Central Shoreline Sub-area Plan Assessment
07 Retreat	Transit



**QUASI-JUDICIAL ITEMS HEARD BY THE  
PLANNING COMMISSION IN 2006 AND 2007**

**2006**

March 2

Shoreline Community College Pagoda Building SUP

March 16

Shoreline Townhomes Preliminary Formal Subdivision

April 6

20060 15th Ave NE Site Specific Rezone/Comp Plan Amendment

June 15

Jay Finney Site Specific Rezone

Becker Site Specific Rezone

July 6

19201 15th Avenue NW Burt Site-Specific Rezone

August 3

930 N 199th Street Sundquist Rezone

September 21

17503 10th Ave. NE Lancaster Site-Specific Rezone

**2007**

January 4

18501 Linden Ave. Site-Specific Rezone

February 1

20309 8th Ave. NW Site-Specific Rezone

18501 Linden Ave. Site-Specific Rezone **Continued**

May 3

416 and 422 N. 145th St. Leiser Site-Specific Rezone/Comp Plan Amendment

June 7

14727 32nd Ave NE Site-Specific Rezone

September 20

Plateau at Jackson joint hearing with Hearing Examiner

November 15

Plateau at Jackson Preliminary Formal Subdivision **Continued**

December 6

Plateau at Jackson Preliminary Formal Subdivision **Continued**