

AGENDA
CITY OF SHORELINE PLANNING COMMISSION
REGULAR MEETING



Thursday, April 17, 2008
7:00 p.m.

Shoreline Conference Center
Mt. Rainier Room
18560 1st Avenue NE

	<u>Estimated Time</u>
1. CALL TO ORDER	7:00 p.m.
2. ROLL CALL	7:01 p.m.
3. APPROVAL OF AGENDA	7:02 p.m.
4. DIRECTOR'S REPORT	7:03 p.m.
5. APPROVAL OF MINUTES a. April 3, 2008	7:08 p.m.
6. GENERAL PUBLIC COMMENT	7:10 p.m.

The Planning Commission will take public comment on any subject which is not of a quasi-judicial nature or specifically scheduled for this agenda. Each member of the public may comment for up to two minutes. However, General Public Comment will be limited to a maximum period of twenty minutes. The Chair has discretion to limit or extend time limitations and number of people permitted to speak. In all cases, speakers are asked to come to the front of the room to have their comments recorded. Speakers must clearly state their name and city of residence.

7. REPORTS OF COMMITTEES AND COMMISSIONERS	7:20 p.m.
8. STAFF REPORTS a. Study Session on Master Plan Amendments 2008 Annual Consideration of Amendments to the Comprehensive Plan and associated Development Code Amendments	7:25 p.m.
9. PUBLIC COMMENT	8:45 p.m.
10. UNFINISHED BUSINESS	8:55 p.m.
11. NEW BUSINESS	8:56 p.m.
12. AGENDA FOR May 1, 2008 Public Hearing on Master Plan Amendments	8:57 p.m.
13. ADJOURNMENT	8:59 p.m.

The Planning Commission meeting is wheelchair accessible. Any person requiring a disability accommodation should contact the City Clerk's Office at 546-8919 in advance for more information. For TTY telephone service call 546-0457. For up-to-date information on future agendas call 546-2190.

This page intentionally blank

CITY OF SHORELINE

SHORELINE PLANNING COMMISSION SUMMARY MINUTES OF REGULAR MEETING

April 3, 2008
7:00 P.M.

Shoreline Conference Center
Mt. Rainier Room

Commissioners Present

Chair Piro
Vice Chair Kuboi
Commissioner Behrens
Commissioner Broili
Commissioner Hall
Commissioner Kaje
Commissioner Perkowski
Commissioner Pyle

Staff Present

Joe Tovar, Director, Planning & Development Services
Steve Cohn, Senior Planner, Planning & Development Services
Paul Cohen, Senior Planner, Planning & Development Services
Flannery Collins, Assistant City Attorney
Jessica Simulcik Smith, Planning Commission Clerk

Guest

Terry Scott, Deputy Mayor

Commissioners Absent

Commissioner Wagner

CALL TO ORDER

Chair Piro called the regular meeting of the Shoreline Planning Commission to order at 7:08 p.m.

ROLL CALL

Upon roll call by the Commission Clerk, the following Commissioners were present: Chair Piro, Vice Chair Kuboi, and Commissioners Behrens, Broili, Hall, Kaje, Perkowski, and Pyle. Commissioner Wagner was excused.

APPROVAL OF AGENDA

The Director's Report was divided into two segments, one before and one after the public hearing. The Commission accepted the agenda as amended.

SEATING OF NEW COMMISSIONERS

Terry Scott, Deputy Mayor, pointed out that Planning Commissioners are volunteers for the community, and their work is very important to the City. Their purpose is to provide guidance and direction for Shoreline's future growth through continued review and improvement to the City's Comprehensive Plan, Zoning Code, Shoreline Management Plan, environmental protection plans, and other related land use documents. Members serve a four-year term, and their work is very much appreciated by the City Council.

Mr. Scott conducted the swearing in ceremony for each of the following new Commissioners: John Behrens, Janne Kaje, and Ben Perkowski. He also swore in returning Planning Commissioners Will Hall and Michael Broili.

DIRECTOR'S REPORT

Mr. Tovar alerted the Commission that the City Council adopted the new Planned Area 2 Zone for the Ridgecrest Commercial District, with the accompanying text, on March 31st. He reviewed that the City Council spent six evenings considering the Planning Commission's recommendation, as well as additional information that was provided by the public and staff. He summarized that the City Council adopted Mixed-Use Zoning for Planned Area 2. There was significant discussion about Planned Area 2A and the City Council approved building forms up to six stories as recommended by the Commission. However, they did make some changes and imposed additional regulations; the most notable was the concept of an additional sloping 2:1 setback above the third level of buildings. The City Council also made some changes to the parking requirements so that 80% of the required parking must be provided on the property, another 10% must be within a block, and the final 10% must be within two blocks.

Mr. Tovar announced that also on March 31st, the City Council considered an ordinance to extend the property tax exemption program to the Ridgecrest Commercial Neighborhood. They approved 350 units that could be applied for under the property tax exemption program.

Chair Piro inquired regarding the margin for the City Council's vote for the two items. Mr. Tovar said the final vote on the whole zoning package after numerous amendments was unanimous. The property tax vote was five in favor, none against, and two abstentions.

APPROVAL OF MINUTES

The meeting minutes of March 6, 2008, March 13, 2008 and March 20, 2008 were approved as submitted.

GENERAL PUBLIC COMMENT

Susan Melville, Shoreline, expressed concern that the City does not provide adequate notice of public hearings. Most of the citizens in Shoreline do not typically read the notices that are placed in *THE SEATTLE TIMES*, and *THE ENTERPRISE* is not dependably delivered to everyone in the City. The only

printed notice that goes to everyone is in the Shoreline *CURRENTS*, but there was no mention of the hearing in the March Edition. She urged the City to be more active in getting out public notice for hearings.

Commissioner Behrens asked Ms. Melville for ideas other than *CURRENTS* and other magazine and newspaper publications to get adequate information to the public. Ms. Melville suggested they could use Channel 21, but she does not get this station. While there is a phone number you can call for information, the notice of this public hearing was not recorded on the message until just a few days ago. Commissioner Behrens invited Ms. Melville to notify the Commission of any ideas she has for better notice publication. He said he would like to see the City provide more timely notice, as well.

Commissioner Pyle explained that legislative hearings require citywide notification, whereas quasi-judicial site-specific hearings require notice to all citizens within 500 feet of a subject property. He noted that tonight's hearing is a legislative matter to consider changes to the rules and process for reviewing and approving applications city-wide. No site-specific development proposal has been submitted at this time. Ms. Melville said she understands the difference between the two types of notice requirements. However, she expressed concern that by the time the City posts notice of a development application, the project proposal is a "done deal." The citizens have a right to know about all public hearings, and it shouldn't be the neighborhood's responsibility to deliver the notices. Chair Piro said the Commission shares the citizens' concerns about adequate notice of hearings, and they are always looking for opportunities to improve communications.

Les Nelson, Shoreline, said he is also concerned that the City did not provide adequate notification of tonight's hearing. The City's information line did not provide information until just a day or two before the hearing. In addition, Channel 21 was not available to citizens over the weekend and notice was not placed in *THE ENTERPRISE*, either. He suggested the City place large notices at gathering places throughout the City, such as the bigger grocery stores.

LEGISLATIVE PUBLIC HEARING ON CODE AMENDMENTS TO REPLACE MORATORIUM IN COMMUNITY BUSINESS (CB), REGIONAL BUSINESS (RB) AND INDUSTRIAL (I) ZONES

Chair Piro explained the rules and procedures for the legislative public hearing to replace the moratorium in the CB, RB and I Zones. He opened the public hearing and invited staff to present an overview of the proposal.

Staff Overview and Presentation of Preliminary Staff Recommendation

Mr. Cohen reviewed that in October of 2007, the City Council adopted Ordinance 484, which placed a moratorium on residential development proposals in CB, RB and I zones that are located within 90 feet of R-4, R-6 and R-8 single-family residential zones. The Council later modified the moratorium to exempt proposals less than 40 feet above the average elevation of the shared property line (Ordinance 488). Based on the City Council's direction, staff identified proposed transition area requirements to address the moratorium. Mr. Cohen referred to the list of Comprehensive Plan Policies that support

transition area requirements and talked about creating effective transitions between substantially different land uses and densities.

Mr. Cohen referred to the maps that were prepared by staff to illustrate the commercial zoning districts that would be affected by the proposed transition area requirements. These areas have been defined as the RB, CB and I zones that abut or are across the street from R-4, R-6 and R-8 zones. He identified the properties that were affected by the moratorium, but would no longer be affected based on the proposed language because they are not abutting or across the street from single-family residential zones. Originally, the moratorium affected 92 parcels, and the proposed new language would affect 70.

Mr. Cohen referred to a diagram titled, "Transition Area Cross Section," which shows the cross sections between CB, RB and I zones and R-4, R-6 and R-8 zones that are both abutting and across the street. He emphasized that there are only three or four situations (along 15th Avenue in North City) where there is single-family residential zoning both abutting and across the street from an RB, CB and I Zone. Typically, it is either one or the other. Therefore, it is unlikely that a commercial building would be stepped back on both sides. Mr. Cohen noted that the moratorium only affected residential development in the CB, RB and I zones. However, staff believes the intent was more related to the intensity and size of development. Therefore, they have expanded the proposed language to include any type of development: residential, mixed-use, commercial, industrial, etc.

Again, Mr. Cohen referred to the cross section diagram and noted that it identifies both the potential size of adjacent single-family homes (up to 35 feet) and the size of common single-family homes. The diagram also identifies a minimum 15-foot setback for the single-family residential property, and a minimum 20-foot setback for the adjacent commercial or multi-family residential property. The diagram illustrates the current and potential building bulk based on the existing code language, as well as the potential building bulk based on the proposed amendment language that requires both stepbacks and setbacks.

Mr. Cohen referred to a map that was similar to the cross section diagram, but added more complexity based on questions raised by the Commission and citizens. It identifies a parcel in an RB, CB or I zone that is both across the street and abutting a single-family zone. He emphasized that the proposed language would only apply to RB, CB and I zones that are either adjacent to or across the street from single-family residential zones. He advised that in addition to the 20-foot setback requirement, an additional 20-foot setback would have to occur every 50 linear feet of property width with a minimum 20-foot dimension. This requirement would further reduce the bulk of a building.

Mr. Cohen referred to a map of the property on 152nd Street, which provides an example of how the cross section drawing would be applied to actual properties. He noted that Type I Landscaping would be required in the setback area to provide adequate screening. At the request of the Commission, additional language was added to allow a developer of a site to approach abutting property owners asking if they want different landscaping. If so, an agreement between the two parties must be filed with the City. Mr. Cohen continued to explain how the setback and other requirements of the proposed language would be applied to the subject property.

Mr. Cohen reviewed the following three questions the Commission raised on March 20th:

- ***How would transition area requirements be applied to properties that only partially abut each other?*** Mr. Cohen explained that the proposed language would apply when RB, CB and I zones are abutting or across rights-of-way from R-4, R-6 and R-8 zones. As currently proposed, any portion of the adjoining commercial property that meets this criterion would require transition area requirements radiating in from the point of property contact. He noted that this concept is further illustrated by the diagrams provided by staff. He summarized that staff does not recommend additional changes to the amendment language to address this issue.
- ***How would commercial properties be impacted if they are shallow?*** Mr. Cohen explained, that generally, commercial properties less than 80 feet in depth would not be able to attain the allowable height limit. In addition, the proposed Type I landscaping is unchanged from the current code language. However, an additional assurance for a longer lasting buffer and more setbacks into the building bulk would further impact the development potential. Staff believes it is important to maintain the proposed transition area landscaping and screening requirements even for shallow lots. Therefore, staff is not recommending a change to the proposed language to address this issue.
- ***Could a multi-building development circumvent the additional setback requirement?*** Mr. Cohen recalled that concern was raised that a development proposal with multiple buildings could circumvent the intent and language for further setbacks where facades exceed 50 linear feet. He agreed this would be possible, for example, if 40-foot facades were proposed in separate buildings with a 10-foot separation between buildings. Therefore, staff is recommending the language be changed to require that the setbacks be applied to the entire site no matter the number of buildings.

Mr. Cohen reviewed that, currently, the Development Code has one area that conflicts with the moratorium's intent and two areas where the amendment needs to be repeated since it does not have its own code section. He reviewed that the following proposed revisions would delete Exception 8 in SMC 20.50.020 which allows properties that are zoned R-48 to develop with buildings up to 60 feet with a special use permit. Staff felt this was a superfluous and never used provision that doesn't meet the spirit of the moratorium. Staff is recommending this section be deleted. Mr. Cohen said staff is also recommending that Exceptions 2 of SMC 20.50.020(2) and Exemption 4 of 20.50.230 be replaced with new language. Mr. Cohen explained that the existing language is applicable to transition area requirements for industrial zones only. He said staff felt this language was no longer useful or applicable and should be expanded to include the RB and CB zones.

Mr. Cohen clarified that the current code splits up the provisions for multi-family, commercial and mixed-use developments, but the proposed new language would appear in the code twice in order to apply to both the multi-family and commercial sections, which includes mixed-uses. He noted that, based on comments from the City Attorney and the Commission, some changes were made to the proposed language since the Commission's last review. He reviewed the updated draft proposed language as follows:

2. Development in CB, RB and I zones abutting to or across street rights-of-way from R-4, R-6 and R-8 zones shall meet the following transition area requirements:

- a. A 35-foot maximum building height at the required setback and a building envelope within a 2 horizontal to 1 vertical slope up to the maximum building height for the commercial zone.*
- b. Property abutting R-4, R-6 and R-8 zones must have additional setbacks for every 50-linear feet of abutting property. The additional setback must be a minimum of 20 feet and 800 square feet of open ground.*
- c. Type I landscaping and a solid 8-foot property line fence shall be required for transition area setbacks abutting R-4, R-6 and R-8 zones. Type II landscaping shall be required for transition area setbacks abutting right-of-ways across from R-4, R-6, and R-8 zones. Patio or outdoor recreation areas may replace up to 20% of the landscape area and be no closer than 10 feet from abutting property lines so long as Type I landscaping can be effectively grown. Required tree species shall be selected to grow a minimum height of 50 feet. A written agreement with the abutting property owners to delete or substitute tree varieties shall be offered by the developer and submitted for City approval. The landscape area shall be a recorded easement that requires plant replacement as needed to meet Type I landscaping restoration after any utility disruptions.*

Questions by the Commission to Staff and Applicant

The Commission discussed whether “shall” or “may” would be more appropriate in the second to the last sentence of Provision “c”. Ms. Collins pointed out that since this provision would be optional, “may” would be more appropriate. However, Chair Piro and Commission Pyle pointed out that the intent was to require property owners to offer to work with adjacent single-family property owners. Commissioner Hall cautioned that if a property owner is required to offer an adjacent property owner the opportunity to substitute tree varieties based on a joint agreement, adjacent property owners could refuse to sign the written agreement, thus creating a defacto moratorium. He felt they should leave it optional to seek agreement with a neighbor in order to do something different. The prescriptive option has already been established in the code. The Commission agreed to discuss this issue further during their deliberations.

Vice Chair Kuboi asked if Provision “c” would require a developer to reach an agreement with all abutting property owners or individual property owners. Mr. Cohen said the concept would be applied to individual property owners. It would be unreasonable to expect all of the residential neighbors to coordinate and enter into a collective agreement.

Commissioner Behrens asked what would happen if various neighbors all wanted different landscaping. He also asked what would happen in the case of a property owner who is selling his property and has no vested interest in what happens between his/her property and the proposed development. Mr. Cohen said the intent is that the developer would be required to approach each property owner and offer an

opportunity to change the landscaping along each individual property line. Mr. Tovar clarified that staff's intent was that the offer would be made to abutting property owners by the applicant, and mutual agreement would have to be present before a departure from the code requirement would be allowed. He cautioned against establishing code language that would allow either party to have an absolute trump over changes to the code. He emphasized that any agreement would have to be reviewed and approved by the City, and staff would look not only at the interest of the developer and the current owner, but also any future owners.

Commissioner Pyle said he understood the proposed language in Provision "c" was drafted with the intent of offering some lesser landscaping requirement due to someone's potential desire for solar access. An adjacent property owner may not want a 50-foot line of evergreens in his/her backyard if they would block the sun. He summarized that as per the proposed code language, a developer would be required to notify the neighbor of the maximum amount of landscaping required between the two properties and offer the ability to reach an agreement for a lesser amount of landscaping in order to maintain adequate solar access. The proposed language would not give the neighbor the opportunity to require the developer to provide more than Type I landscaping. Mr. Cohen said the intent is to allow for an agreement that would change the landscape materials to something else, but not increase the landscaping more than what is already required.

Commissioner Kaje suggested the language in Provision "c" related to patio and outdoor recreation areas is awkward, and he asked staff to clarify their intent. Mr. Cohen clarified, that as proposed only 20% of the 20-foot setback area and the additional setback area could be used for patios and outdoor recreation. None of it could approach closer than 10 feet to the bordering property line. The idea is to ensure there is ample room for Type I landscaping to thrive and become fully effective. The language allows some flexibility, but the Type I landscaping should not be compromised. Commissioner Kaje suggested the language could be improved to better describe the intent. The Commission agreed to discuss this issue further during their deliberations.

Commissioner Pyle inquired if the City's current Development Code allows 8-foot fences. Mr. Cohen affirmed they are allowed, but a building permit would be required. Typically under the Development Code, 8-foot fences are not exempt from the setback requirements. This would be an exception to the current provisions. The Commission agreed to consider this issue further during their deliberations.

Vice Chair Kuboi asked what would happen if five separate abutting property owners all indicate different desires for landscaping. If this were allowed, the species of landscaping would change from one abutting property to the next. Mr. Cohen agreed. Vice Chair Kuboi pointed out the landscaping would be located on the RB, CB or I zoned property. This could become onerous and look odd from a developer's perspective to have a hodgepodge of vegetation along the property line. Mr. Cohen said the developer would be required to approach the abutting property owners to discuss landscaping alternatives. This could result in different versions of landscaping. While the developer may not like the end result, the proposed language offers the clearest way to provide flexibility for the adjoining property owners. He recalled the public comments about not wanting monstrous trees looming over their residential properties, blocking their solar access. The proposed language represents the cleanest

way to provide some flexibility. Allowing a developer to determine that the alternative plans were too inconsistent would bog down the provision and make it difficult to administer.

Mr. Tovar explained that, typically, it would be in the applicant's interest to put in fewer or smaller trees than the standard would require. He agreed that requiring an applicant to create five different landscape areas could be an excessive burden. In addition, City staff could be required to adjudicate these types of issues between applicants and abutting property owners. He summarized that the purpose was to enable less material than the standard, but only if it were mutually agreeable to both parties.

Commissioner Broili said he is adamant about allowing more flexibility for adjacent property owners. In most cases, these people have lived in the area for a number of years and would be significantly impacted when a property is redeveloped. While he is not opposed to development, there should be some opportunity for developers to work with adjacent property owners and offer respite from the huge impacts. He pointed out that landscaping is not naturally constrained by property lines. Most landscapes are multi-cultures of many different plant species, and a competent landscape architect should be able to mitigate the requirements of five different property owners into a landscape that meets everyone's needs. He said he believes the provision would require a developer to be more thoughtful in the way they create a transition between the properties.

Commissioner Kaje requested clarification on the provision related to patios and recreation areas in the setbacks. Using staff's diagram, he asked if the 20% provision would be measured by calculating all of the landscape area on the total development or just 20% of the landscape area that falls under the transition area rules. He noted that if it were measured based on landscape area on the total development, a developer could construct a large patio against the abutting fence only 10 feet away. Mr. Cohen agreed the language could be tweaked to make it clear that the 20% requirement would only apply to the required setback on the abutting property line. Perhaps the language should be changed to say "may replace up to 20% of the setback area required for the transition."

Commissioner Behrens agreed with Commissioner Broili that the intent of Provision "c" is to create diversity between the property lines, which is an admirable approach. Perhaps they could come up with a system that allows for a common decision process, possibly as part of the development permit application process.

Public Testimony or Comment

Dennis Lee, Shoreline, expressed his belief that the proposed language would result in an RB zone with mega density for only small areas of the City. He said he recently read through the Comprehensive Plan, which appears to be a visionary document that is supposed to be the foundation for the City's Development Code. He agreed that the zoning map is out of compliance with the Comprehensive Plan, but the proposed language would not result in transition zoning. The Comprehensive Plan Map identifies transition zoning as moving from R-48 to R-24 and R-6 zoning. He suggested that forcing a situation where a density of over R-100 would be located next to an R-6 zone should not be considered transition zoning. He suggested staff is trying to grind the detail in order to get the concept to work, but

approving the proposed language could result in a real problem because the Comprehensive Plan would no longer be the foundation.

Les Nelson, Shoreline, referred to the handout he provided to the Commission on March 20th, in which he proposed the Commission consider a 2 to 1 setback ratio. He noted that significantly fewer properties would be impacted by the proposed language than the number that were impacted by the existing moratorium. He distributed a letter (Exhibit 1) to the Commission to identify items that he did not feel were addressed by the proposed language. For example, while a lot of detail was provided to make the amendment work, staff still seems to focus on just one development. There are many other areas along Aurora that would be impacted by the proposed amendment. He noted the proposed language would still allow an overall building height of 80 feet. He pointed out that in his neighborhood, an 80-foot building would still look bad from 500 feet away.

Mr. Nelson said that as currently proposed, the property owners that are 200 to 400 feet away would not have any say on what happens to the landscaping. He suggested that a developer could offer to pay an adjacent property owner in order to provide less landscaping. He said he would prefer to have taller trees in the landscaped areas. Mr. Nelson said the proposed language would allow deviations in what has historically been required for parking in order to provide an incentive to developers. This would result in cars parking in the residential neighborhoods. He expressed concern that traffic impacts associated with the more intense developments have not been addressed. While the proposed language represents a big improvement in addressing transition areas, he suggested it would take much more work to effectively transition between an R-8 zone and an R-240 zone.

Janet Kortlever, Shoreline, said she is appalled at the amount of time the Commission and Mr. Cohen spent discussing the issues, when they are only offering the audience two minutes each to comment. She noted they lost a few audience members because they had to wait so long to speak. She announced that during the past week, a county assessor visited each home on Ashworth Avenue and beyond onto 152nd Avenue, which has not been identified on the maps that have been presented. The assessor suggested the traffic on the street is more indicative of what would exist on an arterial street. The assessor said she talked previous with a gentleman who is in a wheelchair who indicated he no longer feels it is safe to go down the street. Ms. Kortlever said she has the same problem crossing her street to get to the mailbox on the other side. She has to walk slowly, and she is afraid that people coming fast around the corner will hit her. She said the assessor also indicated that the proposed amendment would result in a reduction in their property values. She said she recently received her new tax statement, and her property value went up significantly. She said she lives on a fixed income and doesn't know how she will be able to afford to stay in her home. She said she would also not be able to afford to live in the senior housing development that is being proposed.

Commissioner Hall pointed out that Ms. Kortlever expressed concern about property values going down and also about them going up. Ms. Kortlever said she is not concerned about her property values going up, but about her taxes going up. Commissioner Hall pointed out that property taxes are directly related to property values. Ms. Kortlever said the assessor indicated the property values would drop. Commissioner Hall asked if Ms. Kortlever wants the property values to go up or down. Ms. Kortlever said the point she was trying to make was that the senior housing development would be tax exempt,

along with many others that are now being developed. It seems the proposal would benefit the developers and not the community. It would put more strain on the single-family property owners to pay the tax revenue needed by the City to operate a good community.

Susan Melville, Shoreline, expressed that while the proposed amendment would apply to numerous properties throughout the City, it was created to address concerns raised over the proposed development at the Overland Trailer Court property, where there is only one adjacent single-family residential property owner. She noted that the proposed landscaping would include trees that grow to a maximum of 50-foot tall, but they should remember a potential building could be 80-foot tall. The adjacent neighbor of this property is not so concerned of the biomass of the 50-foot trees, but the building mass of 80 feet. She noted that the proposed language would not allow utility easements to encroach into the landscaping requirements. She noted there is a utility easement along the back portion of the Overland Trailer Court property. Would a 10-foot easement require the developer to push the development back further onto the property?

Ms. Melville referred to a picture of the proposed development for the Overland Trailer Court and the Stone Court Apartment Building. She noted that the Stone Court Apartment Building is only 20 feet from her property line, and the proposed new building would be 20 feet from her neighbor's property line. She questioned why the setbacks would be the same given that the proposed building would be much higher. She noted that the large trees are owned by the residential property owner, and they are already 50 feet tall. She also noted the 35-foot trees along the property line that were 10 feet when originally planted 15 years ago. She said she and her neighbors met with Mr. Cohen on March 13th to discuss their concerns. She also raised her issues to the Commission on March 20th. However, the property would still be allowed to develop to a significant height that would impact the neighbors.

Mr. Cohen clarified that the proposed language would not allow utility easements to encroach into the landscaped setback area. The landscape requirement would be added onto the width of the utility easement, which could possibly require a developer to move the building further back. Chair Piro asked if this requirement would apply to underground easements, as well. Mr. Cohen answered affirmatively. He explained that in most every situation, utility companies won't allow developers to put large landscaping materials on top of utility easements.

Joe Kraus, Shoreline, recalled a plan submitted by a developer of the property known as the Overland Trailer Court. The plan called for a 65-foot building, and 15 additional feet for rooftop equipment. He said Mr. Cohen indicated that the code allows for this additional 15 feet, so the potential height of a building in the proposed new zone would be 80 feet or eight stories. He questioned why the diagrams provided by staff illustrate a maximum building envelope of 65 feet in height, when an additional 15 feet would actually be allowed. He suggested this is an attempt to deceive the citizens. Although he has raised this issue on numerous occasions, it has never been addressed by City staff.

Commissioner Behrens noted that Mr. Kraus lives close to the existing Safeway Store. He asked if Mr. Kraus can see the service equipment on the roof of the Safeway Store from his home. Mr. Kraus answered that he could not. However, people who live in other locations can. Commissioner Behrens asked Mr. Kraus if the impacts associated with rooftop equipment could be partially mitigated and more

tolerable if the design process required the equipment to be shielded from view behind corners, cornices, gables, etc. Mr. Kraus said he is not only concerned about visibility. Requiring a developer to screen the equipment would likely result in a loss of units, which would be undesirable to developers. Rather than taking away from the area of the building, Commissioner Behrens said he is more interested in exploring options for designing buildings in such a way that some of the visual impacts of rooftop equipment are mitigated. Mr. Kraus said this would not address his concern since a 65-foot building with a high number of units would still have too great of an impact on the community, particularly related to traffic. He noted that, as he testified at an earlier meeting, the additional traffic impacts have not been addressed, either.

Jeff Johnson, Shoreline, said he lives in the Richmond Beach Neighborhood. He submitted his written comments to the Commission, and they were identified as Exhibit 2. Mr. Johnson noted that in all of the testimony expressed by the citizens, it is clear that they believe all R-4 and R-6 single-family residential neighborhoods are under attack. He referred to Table 20.50.020.2, which would allow apartment developments in the I zone to have a 20-foot side or rear yard setback when adjacent to R-4 and R-6 zones. At that point, their respective maximum heights would match. However, at 10-foot increments, the I zone's maximum height limit would stair step to 50 feet and 65 feet respectively, and then up to a maximum of 80 feet. He suggested that a height buffer of at least one property parcel with a 35-foot maximum height be established between the I zone and the R-4 and R-6 zones. This buffer zone should allow only neighborhood business, office or high-density residential uses. This would create a buffer that allows a greater setback and avoid the creation of a huge visual impairment for surrounding single-family residential property owners. Mr. Johnson urged the Commission to assess how the proposed language would impact traffic volumes, property values, etc. He expressed his belief that the character of the neighborhoods in Shoreline are being sacrificed to some degree by decisions to make these kinds of large developments part of the neighborhoods.

Chair Piro asked how Mr. Johnson would propose creating a buffer parcel in a scenario where there is already R-4 or R-6 zoning adjacent to R-48 zones. Mr. Johnson suggested that in these situations, the proposal put forth by the City Council is something they would have to agree to. If not, they should work to create neighborhoods that are both livable and sustainable for everybody.

Final Questions by the Commission and Commission Deliberation

Commissioner Pyle recalled that prior to the initial meeting the Commission conducted on this topic, he submitted a list of comments to staff. One issue he raised was regarding traffic. While he feels the proposed language represents a good attempt to mitigate for a larger, more intense development adjacent to a lower intense use, he is concerned that the proposed language makes no attempt to address traffic impacts. He agreed that the concept of stepping the building back and providing landscaping would help mitigate the impacts, but the Commission should keep in mind that the overarching goal should be to protect single-family neighborhoods by managing the existing zoning. He said that unless the City is willing to regulate traffic through the single-family neighborhoods, they would be unable to adequately protect them. He urged that the language be changed to require that development take access from an arterial street. The language should provide some method for determining feasibility. If it is determined unfeasible to take access from an arterial, a developer should be required to work with the City's Traffic

Engineer to develop a traffic mitigation plan for the impacted neighborhoods. Commissioner Pyle pointed out that it takes neighborhoods a significant amount of time to go through the neighborhood traffic enhancement program to mitigate traffic issues.

Commissioner Hall asked that the minutes from the March 13th and March 20th hearings be included as part of the record. Ms. Collins indicated that these two documents would be included as part of the record that is forwarded to the City Council along with the Commission's recommendation.

Mr. Kaje questioned the provision that allows rooftop equipment to extend an additional 15 feet in height. While this is already part of the code, the proposed language could be fairly straightforward and prohibit this equipment from being located on the portion of the building that is at the greater height. He recognized that this equipment is necessary, but it could be provided outside of the step up section of the building envelope. Mr. Cohen said that is the intent of the diagram showing the maximum building envelope, but perhaps the language should be changed to make it clear that nothing would be allowed an exception from the 2 to 1 slope requirement.

The Commission discussed how they would go about making changes to the proposed language before forwarding their recommendation to the City Council. Mr. Tovar advised that staff could compose alternative language for the Commission to consider. However, if they do not make a recommendation tonight, it would be difficult for the City Council to consider the language and make a decision by the time the moratorium expires on April 29th. The Commission could recommend the City Council extend the moratorium until they can complete their work.

Chair Piro noted that it would not be possible for the Commission to make a decision on the traffic mitigation component raised by Commissioner Pyle at this time. He questioned if the Commission would support advancing the proposed language and then come back with another piece that deals with traffic mitigation and other issues that require additional time. Mr. Tovar agreed they could deal with the proposed language now. Then the Commission could recommend to the City Council that this item be added to their 2008 work program. Staff could prepare a proposal for the Commission's review, but it would take a number of months to fine tune the language, take it through the SEPA process, etc. Chair Piro suggested that Commissioner Pyle's concern appears to be tied to larger areas of the City where residential and commercial properties interface.

Commissioner Hall said that while he recognizes the Commission has the option of asking the City Council to extend the moratorium, he would prefer to give the City Council the option of deciding whether to move the proposed amendment ahead or not. Given the Commission's timeline, the only reasonable way they can give the City Council the option to either extend the moratorium or replace it with new language would be for the Commission to take action now. While he recognizes that traffic and parking are huge issues for not only this proposal, but for other rezones they have considered, he would like the Commission to get a motion on the table and do their best to take action on the proposal. This would give the City Council the ability to continue the public process and either extend the moratorium or do something else.

Continued Commission Deliberations

COMMISSIONER HALL MOVED TO RECOMMEND APPROVAL OF THE PROPOSED TRANSITION AREA AMENDMENTS (TO REPLACE THE MORATORIUM IN CB, RB AND I ZONES) AS PRESENTED IN ITEM 8.1 ATTACHMENT C IN THE APRIL 3, 2008 PLANNING COMMISSION AGENDA PACKET. COMMISSIONER PYLE SECONDED THE MOTION.

Commissioner Hall pointed out the Commission has held several work session discussions with staff, and they have taken public testimony on three occasions. While he understands the concerns about public notice, he noted that when the moratorium was put in place there was a number of people aware of the issue. However, they have not received a significant amount of public comment during their hearings. He reminded the Commission that the proposal is intended to be an interim patch to protect the neighborhoods and streets while allowing some development to move forward. As per the current moratorium, development is not allowed in these areas at this time. He recommended that as the Commission's final recommendation progresses, it would be appropriate to make amendments to improve the language based on comments received from the public and Commission concerns. For example, he said he likes the concept of forcing a 2 to 1 setback to apply to all rooftop equipment, etc.

Commissioner Pyle agreed with Commissioner Hall that the proposed language was intended to be a patch that would work in the interim as the Commission moves forward with real fixes to the Development Code. He recalled that one of the initial reasons for the moratorium was that the scale of development that could occur directly adjacent to a single-family neighborhood might not be appropriate. While some members of the public may argue that elements of the proposed language are not appropriate, the staff and Commission have worked hard to put in place mitigation measures that would ensure some sort of sustained separation so these two types of developments could coexist. The proposed language is a step in that direction, but he would propose amendments as the discussion moves forward.

COMMISSIONER PYLE MOVED TO AMEND THE MAIN MOTION TO ADD A SUBSECTION "d" TO 20.50.020(2) THAT WOULD READ AS FOLLOWS:

d. ALL PRIMARY ACCESS TO DEVELOPMENTS SUBJECT TO TRANSITION AREA REQUIREMENTS SHALL BE TAKEN FROM AN ARTERIAL STREET UNLESS DETERMINED TO BE NOT TECHNICALLY FEASIBLE. DETERMINATION OF TECHNICAL FEASIBILITY SHALL BE MADE BY THE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES. DEVELOPMENTS DETERMINED BY THE DIRECTOR AS UNABLE TO TAKE ACCESS FROM AN ARTERIAL STREET SHALL WORK WITH THE CITY'S TRAFFIC ENGINEER TO DEVELOP AND IMPLEMENT A TRAFFIC MITIGATION PLAN TO PROTECT THE ADJACENT SINGLE-FAMILY COMMUNITY.

COMMISSIONER BROILI SECONDED THE MOTION.

Commissioner Pyle explained his rationale for proposing the amendment. He felt that while the form is addressed in the draft amendment, the unintended consequences associated with traffic impacts have not

been adequately addressed to protect the residential neighborhoods. He pointed out that people would make decisions in their day-to-day commute to cut time. If that means going through a single-family neighborhood, that's what they'll do if allowed. Therefore, it is important to provide traffic calming measures to make the situation tolerable for the community.

Commissioner Behrens expressed his belief that Commissioner Pyle's proposed amendment would go a long way in solving some of the problems that have been raised by the citizens. However, he suggested the language be amended further to address both the entrance and exit points to the property. The Commission agreed that the term "access" would cover both exist and entrance points.

Commissioner Hall said he plans to support the proposed amendment because protecting the single-family neighborhoods is important. He recalled they discussed at a previous meeting that there might be situations where it wouldn't really be feasible to implement the concept put forth in Commissioner Pyle's initial proposal, but he is satisfied that the new proposed amendment would provide a satisfactory alternative.

THE MOTION TO AMEND THE MAIN MOTION WAS APPROVED 8-0.

COMMISSIONER HALL MOVED TO AMEND THE MAIN MOTION TO CHANGE THE FOLLOWING SUBSECTIONS OF 20.50.020(2) TO READ AS FOLLOWS:

- 2. DEVELOPMENT IN CB, RB, OR I ZONES ABUTTING OR ACROSS STREET RIGHTS-OF-WAY FROM R-4, R-6 OR R-8 ZONES SHALL MEET THE FOLLOWING TRANSITION AREA REQUIREMENTS:**
 - b. PROPERTY ABUTTING R-4, R-6, AND R-8 ZONES MUST HAVE ADDITIONAL SETBACKS FOR EVERY LINEAR FEET OF ABUTTING PROPERTY. THE ADDITIONAL SETBACK MUST BE A MINIMUM OF 20 FEET AND 800 SQUARE FEET OF OPEN GROUND.**
 - c. TYPE I LANDSCAPING AND A SOLID 8-FOOT PROPERTY LINE FENCE SHALL BE REQUIRED FOR TRANSITION AREA SETBACKS ABUTTING R-4, R-6, AND R-8 ZONES. TYPE II LANDSCAPING SHALL BE REQUIRED FOR TRANSITION AREA SETBACKS ABUTTING RIGHTS-OF-WAY ACROSS FROM R-4, R-6 AND R-8 ZONES.**

COMMISSIONER BROILI SECONDED THE MOTION. THE MOTION CARRIED 8-0.

COMMISSIONER HALL MOVED TO AMEND THE MAIN MOTION TO HAVE SUBSECTION "a" OF 20.50.020(2) READ AS FOLLOWS:

- a. A 35-FOOT MAXIMUM BUILDING HEIGHT AT THE REQUIRED SETBACK AND A BUILDING ENVELOPE WITHIN A 2 HORIZONTAL TO 1 VERTICAL SLOPE UP TO THE MAXIMUM BUILDING HEIGHT, INCLUDING ANY ROOFTOP EQUIPMENT AND APPURTENANCES FOR THE COMMERCIAL ZONE.**

Commissioner Hall said the intent of his proposed amendment is for the 2 to 1 setback line to continue beyond the height of the livable structure; and that any elevators, stairwells, etc. would have to fit within that same 2 to 1 slope. If the property is not wide enough, the developer could end up losing one story.

COMMISSIONER PYLE SECONDED THE MOTION.

Commissioner Behrens said that when he raised a concern regarding rooftop equipment, he was visualizing buildings he had seen where the outside top railing on the building is created in such a way to hide the rooftop equipment. But Commissioner Hall's proposal would be a much more honest way of addressing the concern.

Commissioner Pyle asked if the current Development Code allows a developer to place mechanical equipment at the ground level. Mr. Cohen answered affirmatively, but said developers rarely propose this option. Commissioner Pyle asked if the mechanical equipment would be allowed in the required setbacks. Mr. Cohen answered that it would be allowed within the setback if it is located below ground, but above equipment would be considered a structure and have to meet the setback requirements. Commissioner Pyle asked if the City allows cell phone antennas to be placed on the top of buildings. Mr. Cohen said the current Development Code allows cell phone antennas up to 15 feet above the existing building height. Commissioner Pyle noted that as per Commissioner Hall's proposal to amend, cell phone towers would have to fit within the triangle of the 2 to 1 setback. Commissioner Hall agreed that is the intent of his motion. He emphasized that as proposed, no rooftop equipment or appurtenances would be allowed to extend beyond the building envelope.

Mr. Cohen said a different section of the code states that a cell phone antenna can only be 15 feet higher than any existing building. They can be constructed up to 15 feet above the maximum height allowed in the zone. On a building that is 65 feet from the flat of the roof, a cell phone antenna could go an additional 15 feet. Commissioner Broili noted antennas would not be allowed to extend 15 feet above the mechanical equipment. Commissioner Pyle noted that the proposed new language would push the mechanical equipment to the center of the building, which is good design that would lower the perceived height of a building.

THE MOTION TO AMEND THE MAIN MOTION WAS APPROVED 8-0.

COMMISSIONER KAJE MOVED TO AMEND THE MAIN MOTION TO CHANGE A PORTION OF SUBSECTION "c" OF 20.50.020(2) TO READ AS FOLLOWS:

PATIO OR OUTDOOR RECREATION AREAS MAY REPLACE UP TO 20% OF THE LANDSCAPE AREA THAT IS REQUIRED IN THE TRANSITION AREA SETBACK SO LONG AS TYPE I LANDSCAPING CAN STILL BE EFFECTIVELY GROWN. NO PATIO OR OUTDOOR RECREATION AREA IN THE TRANSITION AREA SETBACK MAY BE SITUATED CLOSER THAN 10 FEET FROM ABUTTING PROPERTY LINES.

COMMISSIONER HALL SECONDED THE MOTION. THE MOTION TO AMEND THE MAIN MOTION CARRIED 8-0.

The Commission discussed the concern raised earlier about the last section of Subsection “c”, which would require a developer to approach abutting property owners with an offer of alternative landscaping in the setback area. As currently proposed, a developer would have the option of offering to enter into an agreement with abutting property owners regarding landscaping. Concern was expressed that perhaps this should be a requirement rather than optional.

COMMISSIONER BROILI MOVED TO AMEND THE MAIN MOTION TO CHANGE A PORTION OF SUBSECTION “c” OF 20.50.020(2) TO READ AS FOLLOWS:

A DEVELOPER SHALL REVIEW WITH ABUTTING PROPERTY OWNERS THE PROPOSED TYPE I LANDSCAPE MATERIALS AND SPACING. IF THE DEVELOPER AND ANY ABUTTING PROPERTY OWNER MUTUALLY AGREE, THE CITY MAY APPROVE AN ALTERNATIVE LANDSCAPING BUFFER WITH SUBSTITUTE TREE VARIETY, SPACING OR SIZE.

Commissioner Kaje said the proposed language should make it clear that a developer could enter into an agreement with one or all abutting property owners. Mr. Tovar said the agreements could be different for each property.

COMMISSIONER PYLE SECONDED THE MOTION.

Commissioner Behrens questioned if they should use the word “every” instead of “any.” Commissioner Hall said he would prefer an approach that makes it mandatory for a developer to offer an agreement to every property owner. Where they reach mutual agreement, the concept could move forward.

THE MOTION TO AMEND THE MAIN MOTION CARRIED 8-0.

Commissioner Hall referred to the last sentence of Subsection “c” and noted there are many kinds of easements. He expressed that a utility that is put in to serve the property may have an easement. For example, an easement might be required in order to connect with utilities that are provided within the right-of-way. He asked if this could create unintended consequences by making the utilities impenetrable? Mr. Tovar pointed out that the intent of this sentence is to ensure that vegetation in the setback areas remains viable. Perhaps the standard should be refined to make it clear that if the Planning and Development Services Department concludes an easement would interfere with the viability of plant materials and the function of the buffer, it would not be allowed. But if the easement would not interfere with the plantings, it could be allowed.

COMMISSIONER HALL MOVED TO AMEND THE MAIN MOTION TO HAVE A PORTION OF SUBSECTION “c” OF 20.50.020(2) CHANGED TO READ:

NO UTILITY EASEMENTS SHALL ENCROACH INTO THE LANDSCAPING REQUIREMENTS IF IT IS DETERMINED THAT THEY WOULD IMPAIR THE VIABILITY OF THE BUFFER.

COMMISSIONER BROILI SECONDED THE MOTION.

Commissioner Kaje questioned if the intent of the second to the last sentence in Subsection c is to say replacement of plants would only have to occur if they were lost due to utility disruption, or would a developer be required to maintain Type I Landscaping, period. Commissioner Hall noted that the words that are highlighted would be deleted, making it clear that a developer would be required to maintain Type I Landscaping.

THE MOTION TO AMEND THE MAIN MOTION CARRIED 8-0.

Commissioner Hall recalled that several people who testified raised the issue of consistency between the Comprehensive Plan and the Zoning Ordinance. He agreed this is a confusing matter that should be further clarified by staff in the future. However, he is comfortable moving the proposed amendment forward with a recommendation that it replace the current moratorium. As they revisit these areas through the subarea planning process, they can consider revisions to both the zoning and land use designations in order to achieve consistency of vision.

Commissioner Hall recalled Mr. Nelson's previous suggestion that they downzone all of the RB, CB and I zones to R-24. He said this may work in some areas, but not others. The question of how to create a transition through zoning is interesting. Would it be better to up zone the adjacent residential properties or down zone the adjacent commercial properties? These are the types of questions that should be handled at the community level through the subarea planning process.

Commissioner Hall recalled that Mr. Spillsbury pointed out the need to limit height, and the changes proposed by the Commission would improve this situation. He reminded the Commission that the more they limit height, the more development gets spread out. The community must make a decision if they want to grow up or see sprawl. They must face issues such as climate change, air quality, commute distances, sustainability, runoff, etc. By and large, housing twice as many people above a foundation would have less of an impact on earth. Height versus sprawl is a balance between protecting neighborhoods and meeting other needs. He said he is comfortable with the proposed language, since before the moratorium the code allowed 65 feet in height with no upper floor setbacks. The proposed language represents an improvement over the existing regulations. Commissioner Hall noted that virtually all the testimony the Commission heard was focused on one development; and he agreed with Mr. Nelson that they need to do a more comprehensive review of this issue. However, this cannot be done before the moratorium expires. He said he plans to support the motion, as amended.

Commissioner Pyle asked if the City would be subject to any potential litigation associated with taking if they were to propose an action to downzone a property that was still consistent with the Comprehensive Plan land use designation. Commissioner Hall pointed out that downzones happen all

the time in communities. Ms. Collins agreed with Commissioner Hall that downzoning would be legally possible, as long as it is consistent with the Comprehensive Plan.

Commissioner Behrens recalled that parking was the most difficult issue the City Council dealt with as part of the Ridgecrest Commercial Neighborhood Rezone. He suggested that it would be false to pretend this is not an important element. He urged the Commission to address this concern even though it may take a lot of work. He pointed out that parking impacts associated with the proposed amendment would have a significant and direct impact on surrounding residential properties. The City must establish parking standards to adequately protect the neighborhood from impacts associated with large developments. He suggested they consider sticking with the strict construction of the existing parking restrictions in the Development Code and not allow the parking requirements to be altered. Parking is the only way to control the size and impact of a building. Parking is part of the market forces that determine the success of a building, and waiving the parking requirement would unfairly burden the neighborhood and empower a developer. Commissioner Behrens recognized that the Commission would not be able to address all of the concerns now, but he suggested that perhaps they are exercising an optimism that would probably not work. The Council would hear from all the citizens in the neighborhood about their parking problems. Unless they have a way to address this concern, they are not really offering help to the City Council.

Chair Piro noted that one secondary impact associated with the proposal is that creating more of a transition and lessening the bulk may translate into a less intense development from what would have been allowed under the existing code before the moratorium was put in place. He emphasized that the proposed language would not waive the parking requirements, and the language may even lessen the intensity of potential development. The subsequent result could also be less parking demand. He reminded the Commission that they passed a second action, after their vote on the Ridgecrest Commercial Neighborhood zoning proposal, to suggest the City Council provide guidance and direction for taking these types of issues up in the near future. He noted that parking issues are not unique to any one development in the City, and the majority of the Commissioners agree that parking must be addressed in a comprehensive, citywide manner.

Vote to Recommend Approval or Denial or Modification

THE MAIN MOTION TO APPROVE THE PROPOSED TRANSITION AREA AMENDMENTS AS AMENDED WAS APPROVED 7-0-1, WITH COMMISSIONER BEHRENS ABSTAINING.

Closure of Public Hearing

COMMISSIONER BROILI MOVED TO CLOSE THE PUBLIC HEARING. COMMISSIONER PYLE SECONDED THE MOTION. THE MOTION CARRIED UNANIMOUSLY.

REPORTS OF COMMITTEES AND COMMISSIONERS

Chair Piro announced that Mr. Tovar, the City's Planning Director, is showcased in the April Edition of Planning Magazine. He will receive a national award at the American Planning Association Conference

later in April. Chair Piro congratulated Mr. Tovar and agreed to make the magazine available for the Commissioners to view after the meeting.

UNFINISHED BUSINESS

Continued Director's Report

Mr. Tovar reminded the Commission of the joint City Council/Planning Commission Meeting scheduled for April 7th. He referred to the packet the Commissioners already received for the joint meeting. He reported that Chair Piro, Vice Chair Kuboi and Commissioner Pyle met with the Mayor and Deputy Mayor to prepare for the meeting. He said he expects there would be some discussion about the vision for Shoreline. He noted that the City Council's annual goal setting retreat is scheduled for the end of April, and they may want to discuss the issue in that forum, as well. He noted there is a difference between talking about a vision as a preamble to updating the Comprehensive Plan as opposed to starting a new Comprehensive Plan. He agreed that important things have happened since the City's Comprehensive Plan was adopted in 2005, and they should be considered as part of the City's vision. For example, the Comprehensive Housing Strategy has been adopted and Environmental Sustainability Strategy is about to be adopted. In addition, the Regional Growth Strategy would be adopted in three weeks, and this would project population forecast out for the next 35 years. They may also want to update the vision to reflect the Legislature's recent action on the Evergreen Cities Bill, which talks about tree canopy, tree retention, natural systems, etc. In addition, several bills were passed to deal with climate change, green house gas emission, etc. He summarized that a discussion regarding Shoreline's vision may be a process of making the City's Comprehensive Plan current with these other initiatives. This could be identified as a work program task in the future.

Chair Piro said the meeting with the Mayor and Deputy Mayor went well. The Mayor and Deputy Mayor talked about having these meetings regularly throughout the course of the year rather than just in preparation for joint meetings. Regarding the issue of visioning, the group talked about subarea planning and how that would play into the City's existing Comprehensive Plan. The option of using visual preference surveys was discussed as a way to get at some of the issues related to design. He noted that the agenda for the joint meeting would likely spend a great deal of time on design related issues and the concept of creating a design review function for the City. He said they also had a frank discussion on the City Council and Commission processes and how things could happen more efficiently and effectively. They discussed ways the City Council could better use the record created through the Planning Commission Process, as well as how the Commission could make the City Council's job more efficient. Commissioner Pyle said they also talked about how the Commission could structure their record so the City Council could more readily access specific points of topic.

Commissioner Pyle requested staff let the Commission know in advance when the design review issue would come up. He said he would like to invite someone he works with who not only serves on a design review board for the City of Redmond, but also works as an architect and design reviewer for the City of Bellevue. She sees the issue from both sides and would be more than happy to talk to the Commission.

Vice Chair Kuboi expressed concern that there would be a desire to jump in and try to solve issues during the joint meeting. He suggested it would be important to spend the joint meeting time identifying the problems that needs to be resolved. It is important for both groups to come away from the meeting with a clear understanding of what they are trying to accomplish and parameters for determining if the solution that staff comes up with is a success or not.

NEW BUSINESS

Election of Chair and Vice Chair

Ms. Simulcik Smith opened the floor for nominations for Chair of the Planning Commission.

COMMISSIONER PYLE NOMINATED COMMISSIONER KUBOI AS CHAIR OF THE PLANNING COMMISSION.

There were no other nominations, so Ms. Simulcik Smith closed the floor for nominations.

COMMISSIONER KUBOI WAS ELECTED CHAIR OF THE COMMISSION.

Chair Kuboi opened the floor for nominations for Vice Chair of the Planning Commission.

COMMISSIONER PYLE NOMINATED COMMISSIONER HALL FOR VICE CHAIR OF THE PLANNING COMMISSION. He said he values Commissioner Hall's ability to put together a concise summary for the Commission to act on at the end of their discussion. He would hate to lose this asset. Commissioner Piro agreed that sometimes the Vice Chair and Chair are busy handling the logistics of a meeting and are not able to put together language for the Commission to take action on.

COMMISSIONER PIRO NOMINATED COMMISSIONER WAGNER FOR VICE CHAIR OF THE PLANNING COMMISSION.

There were no other nominations, so Chair Kuboi closed the nomination process.

COMMISSIONER HALL WAS ELECTED VICE CHAIR OF THE PLANNING COMMISSION BY A VOTE OF 4-3.

Group Photograph

The Commission agreed to postpone the group photograph until all of the Commissioners were present.

Appointment of a Commissioner to the Economic Development Advisory Board

Mr. Cohn explained that the group has not started their meetings yet, but the plan is for them to meet on a once-a-month basis to discuss economic vitality questions and issues. The Commission agreed to consider this assignment and report back to Chair Kuboi at the next meeting.

ANNOUNCEMENTS

There were no announcements.

AGENDA FOR NEXT MEETING

Chair Kuboi announced that the April 17th meeting agenda would include the Comprehensive Housing Strategy Update and a study session on master plan amendments. Mr. Cohn said staff would recommend the Commission designate a number of planned areas on the future land use map, including Planned Area I for the Shoreline Community College Campus and Planned Area 2 for the Ridgecrest Commercial Area. He reminded the Commission that the City Council recently approved Planned Area 2 for Ridgecrest, but the current land use map identifies the property as mixed-use. Staff believes it would be less confusing if the zoning and land use maps were consistent. He advised that a number of other plan amendments would also be presented to the Commission on April 17th, including the master plan process and how it relates to other permits, the underlying zoning, and the Comprehensive Plan map and text.

ADJOURNMENT

The meeting was adjourned at 10:03 P.M.

Rocky Piro
Chair, Planning Commission

Jessica Simulcik Smith
Clerk, Planning Commission

This page intentionally blank

PLANNING COMMISSION AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

<p>AGENDA TITLE: 2008 Annual Consideration of Amendments to the Comprehensive Plan and Associated Development Code Amendments</p> <p>DEPARTMENT: Planning and Development Services</p> <p>PRESENTED BY: Rachael Markle, AICP Asst. Director of Planning and Development Services</p>

PROBLEM/ISSUE STATEMENT:

The State Growth Management Act permits amendments to a city's Comprehensive Plan, but the review cannot occur more than once a year with a few exceptions such as the adoption of a subarea plan. The Planning Commission, during its review, looks at the proposed amendments as a package, in order to consider the combined impacts of the proposal.

For the year 2007, the City received no public initiated amendments to the Comprehensive Plan. Staff have proposed several amendments to the Comprehensive Plan Land Use chapter for inclusion on the 2008 "docket" (the list of amendments to be considered by the Planning Commission). These amendments are proposed in order to:

- ⇒ Create a definition for Planned Areas;
- ⇒ Differentiate Planned Areas from Subareas;
- ⇒ Create a definition and complete the development of a process for Master Plan permits;
- ⇒ Enable those entities that the Comprehensive Plan calls out as being encouraged to Master Plan to be able apply for and receive Master Plan permits outside of the annual review cycle (proposed to be referred to as Master Plan permits because in essence these plans do not alter the Comprehensive Plan goals and policies, but focus on use and development standards); and
- ⇒ Require Shoreline Community College to apply for a Master Plan permit.

RECOMMENDATION

Staff recommends the approval of the proposed amendments to the Comprehensive Plan and Development Code.

Approved By: City Manager _____ City Attorney _____

INTRODUCTION

The proposed Comprehensive Plan amendments include:

- Amending the subarea plan definition;
- Adding a definition for Master plan permit;
- Amending land use Figure LU-1 (Comprehensive Plan Land Use Map) to designate future Planned Areas;
- Replacing the term Master Plan with Planned Area when Master Plan refers to information in the Comprehensive Plan and master plan permit when the term refers to specific development standards;
- Clarifying that if a parcel(s) is identified as a Planned Area or Essential Public Facility in the Comprehensive Plan then a master plan permit can be approved without amending the Comprehensive Plan;
- Adding a definition of Planned Area; and
- Deleting Land Use Policies 76 and 77 regarding the general requirements of a master plan and the process for permitting a master plan. Insert this type of information in the Development Code.

The proposed Development Code Amendments include:

- Adding a definition for Master Plan Permit in SMC Chapter 20.20;
- Amending Planned Area (PA) in SMC Chapter 20.40;
- Adding Planned Area as a type of Special District under 20.40.050;
- Adding Master Plan Permit as a Type C permit to Table 20.30.060;
- Creating a purpose statement, decision criteria and vesting rules for Master Plan Permits in SMC Chapter 20.30;
- Adding Shoreline Community College on the zoning map as Planned Area 1 with a limited scope and permitted uses section;
- Moving Ridgecrest Planned Area 2 from 20.91 to 20.100 Special Districts;
- Adding CRISTA as Planned Area 3 on the zoning map with a limited scope and permitted use section; and
- Adding Fircrest Planned Area 4 on the zoning map with a limited scope and permitted use section.

BACKGROUND

Discussion of Proposed Comprehensive Plan Amendments

Please see Attachment A Proposed Comprehensive Plan Amendments for specific changes. Attachment C Amendment Matrix also provides information on each amendment.

The main purposes for the amendments proposed to the Comprehensive Plan in this report are as follows:

- A. Define and differentiate subarea plans and planned areas;
- B. To streamline Master Planning for Essential Public facilities by eliminating the need to amend the Comprehensive Plan in order to adopt a Master Plan (Master Plan permit);

- C. Assign a new land use designation called Planned Area to replace Single Family Institution;
- D. To identify a public process for private property owners to prepare comprehensive long range site specific plans for the use of property ; and
- E. To relocate Master Plan (Master Plan permit) processes and standards from the Comprehensive Plan to the Development Code.

A. Define and differentiate subarea plans and planned areas.

The City has employed the use of subarea planning and planned areas to develop site specific policies and regulations for designated areas. Although subarea plans are defined in the Comprehensive Plan, planned areas are not. Amendments have been proposed in order to define and differentiate subarea plans from planned areas. The main differences as proposed are: subarea plans can only be initiated by the City and can occur at any time during the year; planned areas can be initiated by the City or private property owner(s) and can only be considered as part of an annual review of the Comprehensive Plan. Also, a planned area may be a subset of a subarea plan. Please see Attachment D: Planning Tools and Processes Table.

B. Streamlining Master Planning for Essential Public Facilities

The Comprehensive Plan encourages Single Family Institutions and Essential Public Facilities to develop Master Plans. However, the Comprehensive Plan states that the Comprehensive Plan needs to be amended to approve a Master Plan. This is problematic due to the fact that the GMA limits Comprehensive Plan amendments to once a year. The annual review may not coincide with desired timing of a Single Family Institution or Essential Public Facility to adopt a Master Plan.

Since the Comprehensive Plan encourages Master Planning for essential public facilities, it is appropriate to facilitate changes to the Comprehensive Plan and Development Code to streamline the process. By streamlining the process, these sites may be encouraged to apply for Master Plan permits ending the piecemeal approach of allowing expansion, development and redevelopment through the Conditional Use and/or Special Use process. This practice does not holistically address such facets of development as parking, traffic and environmental systems.

C. Assign a new land use designation called Planned Area to replace Single Family Institution

The Comprehensive Plan designates three sites as Single Family Institutions: Shoreline Community College, CRISTA and Fircrest. This designation does not accurately address the current and likely future uses for the sites. The vast majority of the property at all three locations is zoned low density residential (single family), but the existing and future uses are not single family. All of the sites are surrounded by or adjacent to single family uses. This warrants master planning as encouraged by the Comprehensive Plan to holistically address such issues as transition between the campuses and adjacent low density uses, traffic, critical areas and stormwater.

The proposed definition for planned area land use designation is designed to encompass the intent of the single family institution land use designation and the planned area concept to other areas that the City Council may approve as part of an annual review of the Comprehensive Plan. As proposed, planned areas are specific

geographic areas that are unique based on natural, economic or historic attributes; subject to problems from transition in land uses; or contain essential public facilities. This level of planning seeks to engage area residents, property owners and businesses to clarify and apply existing Comprehensive Plan policies to better reflect changing circumstances, problems, and opportunities. Planned Area designations may be initiated by property owner(s) or the City. Staff proposes the use of the planned area tool instead of creating a new process to streamline master planning for essential public facilities.

D. Identify a Public Process for Private Property Owners to Prepare Comprehensive Long Range Plans

The question has arisen on several occasions, “what if a private property owner (or owners) was interested in developing a master plan or development agreement with the City to facilitate development or redevelopment of a property in a way that is not specifically permitted?” One answer to this question is – NO, that proposal is not permitted. However, this answer could be short sighted. Sometimes the property owner(s) wants to do something that responds to important goals and policies in the Comprehensive Plan, but does not meet all of the standards in the Development Code. Staff would like the public to have the opportunity to hear about these proposals and the City Council to be able to determine if additional planning and perhaps a change in the regulations would be beneficial.

Staff recommends the planned area process to consider these requests. The planned area process would allow either the City or a private property owner to initiate a site specific Comprehensive Plan amendment during the annual review of the Comprehensive Plan. The Planning Commission would then be able to review the merits of the proposal and make a recommendation to the City Council as to whether a Planned Area land use designation should be approved. If a Planned Area land use designation and zoning is approved, a private property owner(s) can apply for a Master Plan permit. The Master Plan permit is the tool the property owner(s) would use to seek Council approval of site specific development regulations.

E. Relocate Master Plan processes from Comprehensive Plan to Development Code

The Comprehensive Plan was adopted in 1998. By 1998, the City had not yet adopted its own Development Code. When the City incorporated it adopted King County’s Development Code. As a result, the Comprehensive Plan includes some policies that are very specific perhaps in an effort to ensure that the future City of Shoreline development regulations reflected the citizens longer range vision for development and redevelopment.

The City adopted its locally drafted Development Code in 2000. Many of the policies in the Comprehensive Plan were then converted to development standards. A few of the policies, including those regarding master planning, have not yet been translated from the policy document to the Development Code.

The Development Code does not include any provisions for master planning. The only references to master planning are in the Comprehensive Plan. Comprehensive Plan

Land Use policies LU 76 and LU 77 outline the basic content of a master plan application and general application processing procedures. It is more appropriate to have such standards in the Development Code. LU 76 and LU 77 are more akin to development standards than policy statements.

Discussion of Proposed Development Code Amendments

Please see Attachment B Proposed Development Code Amendments for specific changes. Attachment C Amendment Matrix also provides information on each amendment.

1. Adding a definition for Master Plan Permit in SMC Chapter 20.20

Master Plan is not defined in the Comprehensive Plan or the Development Code. The proposed definition is: A permit issued by the City that establishes site specific permitted uses and development standards for certain planned areas or essential public facilities. Master Plan permits incorporate proposed new development, redevelopment and/or expansion of an existing development.

2. Amending the description of a Planned Area (PA) zone in SMC Chapter 20.40

The current description for Planned Area was adopted with the amendments for the Ridgecrest Planned Area 2. Staff is proposing to change the description of a Planned Area zone to also apply to essential public facilities.

3. Adding Planned Area as a type of Special District under 20.40.050

In terms of organization, it seemed intuitive to locate Planned Areas in the Special District section of the Code.

4. Adding Master Plan Permit as a Type C permit to Table 20.30.060 and Creating a purpose statement, decision criteria and vesting rules for Master Plan Permits in SMC Chapter 20.30

The Comprehensive Plan states that essential public facilities are encouraged to Master Plan. Comprehensive Plan Land Use Policies 76 and 77 outline what a Master Plan should address. The Development Code does not contain provisions for Master Planning.

The First Northeast Transfer Station is the only approved Master Plan in the City. This Master Plan was reviewed as a legislative item. There were no changes made to the Comprehensive Plan. The approval of this Master Plan only required changes to the Development Code. The City attorney advises that future Master Plan permits be processed as quasi-judicial actions.

The City has been working with CRISTA, Fircrest and Shoreline Community College on the development of Master Plans for many years. During this time we have identified the need to further define the process for Master Planning and develop more detailed review criteria.

Staff is proposing seven criteria to be used in the review of Master Plan permit applications. If the applicant meets the criteria, then a Master Plan permit can be recommended by staff and the Planning Commission for approval by the City Council.

(Remember, only those areas designated as Planned Areas during the annual review of the Comprehensive Plan can apply for Master Plan permits). The criteria is designed to ensure that the Master Plan permit identifies and addresses on and off site impacts. Note: currently there is no criteria by which to review a Master Plan permit. Master Plan permits would be reviewed using the Comprehensive Plan and/or Development Code Amendment criteria.

Over the years there has been a lot of confusion as to whether a Master Plan should be a policy document or a regulatory document. Staff is proposing that a Master Plan as described in the Comprehensive Plan is more regulatory in nature. Therefore, Master Plans should take the form of a permit, as opposed to a policy document. Through the permitting process, specific development standards, mitigation and design can be established.

5. Moving Ridgecrest Planned Area 2 from 20.91 to 20.100 Special Districts

This is an administrative change. In terms of organizing information in the Development Code, it seemed intuitive to locate all Planned Areas in the Special Districts section of the Code.

6. Adding Shoreline Community College, CRISTA, and Fircrest as Planned Areas 1, 3 and 4 on the zoning map with a limited scope and permitted uses section;

The Development Code does not require Master Planning (Master Plan permitting) for development or redevelopment on any of the three areas designated as Single Family Institutions: Shoreline Community College, CRISTA and Fircrest. The sites all contain nonconforming uses and the code allows expansion through the Conditional Use permit process. The Comprehensive Plan Land Use Policy 43 states:

The Single Family Institution land use designation applies to a number of institutions within the community that serve a regional clientele on a large campus. It is anticipated that the underlying zoning for this designation shall remain the same unless a master plan is adopted as an amendment to the Comprehensive Plan creating a special district.

The proposed amendments are designed to facilitate master planning and end the piecemeal, incremental development at Shoreline Community College, CRISTA and Fircrest. The purpose of a Master Plan permit is to incorporate and illustrate all proposed new development, redevelopment and/or expansion of an existing institutional campus into a comprehensive long range site plan that identifies and addresses both onsite and offsite impacts. The Master Plan may also include narrative and timetables to guide and phase growth and development in a way that serves the facility and benefits the community.

This City- initiated action seeks to change Shoreline Community College's land use and zoning to Planned Area 1: Shoreline Community College; CRISTA's land use and zoning designation to Planned Area 3: CRISTA; and Fircrest's land use and zoning designation to Planned Area 4: Fircrest.

Also proposed is text for the new Planned Areas in SMC Chapter 20.100. The purpose of this new Section is to:

- define the permitted and prohibited uses in each Planned Area; and
- limit expansion or redevelopment of existing nonconforming uses and development of any uses that are not permitted in a Planned Area unless the expansion, redevelopment or development is allowed through the nonconforming use process or a Master Plan permit process.

Note: CRISTA submitted a Master Plan application for City review in February 2008. This application is currently being reviewed for completeness.

7. Specific to Planned Area 1: Shoreline Community College

Staff recommends that a Master Plan permit be obtained prior to any further expansion, development or redevelopment at Shoreline Community College. This is consistent with the Planning Commission’s and City Council’s expressed desires. In addition, since 2000 the City has been expecting the submission of a Master Plan permit to address expansion, development and redevelopment at Shoreline Community College.

Shoreline Community College has not yet applied for a Master Plan permit and has instead been using the Conditional Use and Special Use processes for expansion, development and redevelopment. Therefore, in the proposed text for Planned Area 1, Shoreline Community College is prohibited from expanding nonconforming uses under 20.30.80(d) whereas the same restriction is not proposed for CRISTA and Fircrest.

Shoreline Community College has been kept informed about the proposed changes.

RECOMMENDATION

Staff recommends the approval of the proposed amendments to the Comprehensive Plan and Development Code.

ATTACHMENTS

- Attachment A Proposed Comprehensive Plan Amendments
- Attachment B Proposed Development Code Amendments
- Attachment C Matrix of Amendments
- Attachment D Planning Tools Process Table

This page intentionally blank

Attachment A

Proposed Amendments to the Comprehensive Plan 2008

GLOSSARY

Subarea Plans – Subarea plans are meant to provide detailed land use plans for *defined* geographic areas. *Development regulations may be adopted as part of the subarea plan or after the adoption of a subarea plan using a legislative review process. This level of planning seeks to engage area residents, property owners and businesses to clarify and apply existing Comprehensive Plan policies to better reflect changing circumstances, problems, and opportunities. Subarea planning may only be initiated by the City.*

Deleted: and development regulations

Deleted: local

Deleted: This level of planning brings the policy direction of the Comprehensive Plan

Deleted: to a smaller geographic area. These plans are meant to implement the Comprehensive Plan and be consistent with the Comprehensive Plan’s policies, development regulations, and Land Use Map, when adopted.

Master Plan Permit - *A permit issued by the City that establishes site specific permitted uses and development standards for planned areas or essential public facilities. Master Plan Permits incorporate proposed new development, redevelopment and/or expansion of an existing development.*

Planned Area Land Use Designation – *pertains to specific geographic areas that are: unique based on natural, economic or historic attributes; subject to problems from transition in land uses; or contain essential public facilities. This level of planning seeks to engage area residents, property owners and businesses to clarify and apply existing Comprehensive Plan policies to better reflect changing circumstances, problems, and opportunities. Planned Area designations may be initiated by property owner(s) or the City during the annual review of amendments to the Comprehensive Plan.*

Planned Area Zoning Designation: *Planned Area zoning is meant to provide detailed land use regulations and development standards to implement the Planned Area Land Use designations.*

Item 8.a - Attachment A

DRAFT Comprehensive Plan Amendments to Streamline Master Planning Process

Amend Figure LU-1: Comprehensive Plan Land Use

- Add Planned Area to Legend
- Change Shoreline Community College parcel(s) from Single Family Institution to Planned Area 1
- Change parcel(s) associated with Ridgecrest Study Area from Mixed Use to Planned Area 2
- Change parcel(s) associated with the Crista Campus from Single Family Institution to Planned Area 3
- Change parcel(s) associated with the Fircrest Campus from Single Family Institution to Planned Area 4

LU3: Provide incentives for land uses that enhance the City's vitality through a variety of regulatory and financial strategies including, but not limited to:

- Priority permit review
- Road system reclassification
- Property valuation based on current use
- Reduced impact fees
- Tax abatement
- Methods similar to tax increment financing
- Provision of infrastructure through a private-public partnership
- Transfer of development rights
- *City initiated subarea planning for sites with clustering of development to preserve open space*
- *Property owner or City initiated planned area planning for sites with clustering of development to preserve open space*
- Flexibility of site and building design if performance standards are met which give equal or better design and protection than the zone

Deleted: Master

Deleted: plans

Deleted: large

LU 9: The Low Density Residential land use designation is intended for areas currently developed with predominantly single family detached dwellings. Single family dwelling units will be allowed and other dwelling types, such as duplexes, single family attached, cottage housing and accessory dwellings, may be allowed under certain circumstances.

Appropriate zoning for this designation is R-4 or R-6 Residential, unless a neighborhood plan, subarea plan or special district overlay plan/zone has been approved.

LU 12: The Medium Density Residential land use designation is intended for areas currently developed with medium density residential dwelling uses; and to areas where single family detached dwelling units might be redeveloped at slightly higher densities; and to areas currently zoned medium density residential. Single family dwelling units, duplexes, triplexes, zero lot line houses, townhouses and cottage housing will be permitted. Apartments will be allowed under certain conditions.

The permitted base density for this designation may not exceed 12 dwelling units per acre *and* appropriate zoning for this designation is R-8 or R-12 Residential *unless a subarea plan, neighborhood plan or special overlay plan/zone has been approved.*

Deleted: unless a neighborhood plan, subarea plan or special district overlay plan/zone has been approved.

LU14: The High Density Residential designation is intended for areas near employment

Deleted: A

Item 8.a - Attachment A

and commercial areas; where high levels of transit service are present or likely; and areas currently zoned high density residential. This designation creates a transition between high intensity uses, including commercial uses, to lower intensity residential uses. All residential housing types are permitted.

The permitted base density for this designation will not exceed 48 dwelling units per acre unless a ~~subarea plan~~ or special district overlay plan has been approved.

Appropriate zoning for this designation is R-12, R-18, R-24, ~~R-48 Residential~~ *unless a subarea plan, neighborhood plan or special district overlay plan/zone has been approved.*

Deleted: neighborhood plan,

Deleted: ¶
or

LU 17: The Mixed Use designation applies to a number of stable or developing areas and to the potential annexation area at Point Wells. This designation is intended to encourage the development of pedestrian oriented places, with architectural interest, that integrate a wide variety of retail, office and service uses with residential uses.

Appropriate zoning designations for the area include, Neighborhood Business, Community Business, Office, Regional Business, Industrial, R-8, R-12, R-18, R-24, ~~R-48~~ *unless a subarea plan or special district overlay plan/zone has been approved.*

Deleted: and/or

LU18: The Community Business designation applies to areas within the Aurora Corridor, North City and along Ballinger Road. This designation provides for retail, office and service uses and high density residential uses. Significant pedestrian connection and amenities are anticipated. Some limited industrial uses might be allowed under certain circumstances. Appropriate zoning designations for this area might include the Neighborhood Business, Community Business, Regional Business, Office, R-12, R-18, R-24, ~~R-48~~ *unless a subarea plan or special district overlay plan/zone has been approved.*

Deleted: or

LU19: the Regional Business designation applies to an area within the Aurora Corridor north of 185th St. and south of N 192nd St. This designation provides for retail, office, service, high density residential and some industrial uses. Significant pedestrian connection and amenities are anticipated. Appropriate zoning designations for this area include Community Business, Office, Regional Business, Industrial, R-12, R-18, R-24, ~~R-48~~ *unless a subarea plan or special district overlay plan/zone has been approved.*

Deleted: or

LU40: ~~Create subarea plans or planned areas for~~ the Aurora Corridor to include smaller city blocks, a park/plaza in the Seattle City Light Right-of-Way, a transit center, and large public areas for a mix of city activities.

Deleted: Master Plan areas

Deleted: of

LU42: The Public Facilities land use designation applies to a number of current or proposed facilities within the community. It is anticipated that the underlying zoning for public facilities shall remain unless adjusted by a formal amendment to this plan.

LU43: Planned Areas *designate distinctive geographic areas that are unique based on natural, economic or historic attributes; subject to problems from transition in land uses; or contain essential public facilities for additional planning. This level of planning seeks to engage area residents, property owners and businesses to clarify and apply existing Comprehensive Plan policies to better reflect changing circumstances, problems, and*

opportunities. Planned Area designations may be initiated by property owner(s) or the City during the annual review of the Comprehensive Plan.

LU 43.1: *Planned Area 1- Shoreline Community College: Shoreline Community College is an approximately 79 acre state operated community college surrounded by single family residential development and City parks. The College meets the definition of an essential public facility. Essential public facilities are encouraged to undergo additional planning and the development of site specific standards in order to holistically address future development and redevelopment.*

Shoreline Community College is a unique site within the City. There is a need to look inward to plan for all aspects of the on campus environment; and there is a need to look outward to carefully consider and plan for the offsite impacts triggered by the intensity of the on campus activities. Although the City is interested in the planning and development of on campus uses, the City is especially interested in identifying and addressing offsite impacts such as traffic, transition between uses, stormwater and critical area protection.

LU 43.2: *Planned Area 2 – Ridgecrest: Ridgecrest Planned Area 2 comprises approximately 6.6 acres located within the neighborhood's commercial center, east of Interstate 5, at the corner of NE 165th and 5th Avenue NE. The unique economic opportunity and the need to address the transition from commercial development to adjacent single family residential development was the impetus for this Planned Area.*

LU 43.3: *Planned Area 3 – CRISTA: CRISTA Ministries is a 55 acre campus devoted to education, senior care and housing, broadcasting, humanitarian missions, relief and aid to those in need and specialized camps.*

CRISTA Ministries is a unique site within the City. Although the services that are provided are not public, the campus provides housing for nearly 700 senior citizens, education for 1,200 Pre-K to High School students and employment for nearly 900 people (based on 2007 estimates). There is a need to look inward to plan for all aspects of the on campus environment; and there is a need to look outward to carefully consider and plan for the offsite impacts triggered by the intensity of the on campus activities. Although the City is interested in the planning and development of on campus uses, the City is especially interested in identifying and addressing offsite impacts such as traffic, transition between uses, stormwater and critical area protection.

LU 43.4: *Planned Area 4 – Fircrest: Fircrest is an approximately 92 acre state operated residential facility that serves the needs of persons with developmental disabilities. In addition, the Fircrest campus is home to the Food Lifeline warehouse, the Washington State Health Labs and a Sheltered Workshop which employs persons with disabilities. The campus is surrounded by a mix of uses: single family residential development, multi family residential, office, commercial and City parks. Fircrest meets the definition of an essential public facility. Essential public facilities are encouraged to undergo additional planning and the development of site specific standards in order to holistically address future development and redevelopment.*

← - - - Formatted: Indent: Left: 0.5"

Item 8.a - Attachment A

Fircrest is a unique site within the City. There is a need to look inward to plan for all aspects of the on campus environment; and there is a need to look outward to carefully consider and plan for the offsite impacts triggered by the intensity of the on campus activities. Although the City is interested in the planning and development of on campus uses, the City is especially interested in identifying and addressing offsite impacts such as traffic, transition between uses, stormwater and critical area protection.

LU74: All new Essential Public Facilities and substantial modifications to existing Essential Public Facilities shall be required to undergo a siting process by the City of Shoreline except that where site-specific standards *such as a planned area with an approved master plan permit or subarea plan* are in place for the proposed Essential Public Facilities, those specific standards will apply to development. Facility siting shall consider:

- consistency with locations identified as appropriate for public purposes on the Land Use Element Map;
- compatibility with adjacent land uses;
- fair distribution of public facilities throughout the City;
- reduction of sprawl development;
- promotion of economic development and employment opportunities;
- protection of the environment;
- positive fiscal impact and on-going benefit to the host jurisdiction;
- consistency with City of Shoreline Comprehensive Plan (e.g. Capital Facilities, Utilities, Transportation, Housing, Economic Development, the Environment and Community Design);
- ability to meet zoning criteria for Special Use Permits as defined in the Shoreline Municipal Code;
- public health and safety;
- forecasted regional or state-wide need;
- ability of existing facilities to meet that need;
- compatibility with this Comprehensive Plan;
- evaluation in context of agency or district plan (and consistency with this agency or district plan);
- analysis of alternative sites; and
- provide a public review process that includes, at a minimum, public notice and a public comment period. Special *use permits* and *master plan permits*, may require public meetings and/or a public hearing process.

The siting process for Essential Public Facilities shall be coordinated with neighboring jurisdictions and with King and Snohomish counties by participating in the interjurisdictional process developed by the King County Growth Management Planning Council and the process adopted by Snohomish County (where appropriate). Specific siting processes will be established in Comprehensive Plan implementing regulations.

LU 75: All new Essential Public Facilities and redevelopment, expansion of a use and/or change of a use of an existing Essential Public Facility shall be required to undergo development review by the City of Shoreline. *A master plan permit is encouraged for Essential Public Facilities.* Development standards and review criteria shall consider:

- the types of facility uses and operations and their impacts;

Deleted: P

Deleted: M

Deleted: P

Deleted: s

Item 8.a - Attachment A

- compatibility of the proposed development, expansion or change of use, with the development site, with neighboring properties and with the community as a whole;
- environmental review pursuant to State Environmental Policy Act (SEPA Rules WAC 197-11); and
- development standards to mitigate aesthetic and functional impacts to the development site and to neighboring properties.

H10: Provide opportunities and incentives through the Planned Unit Development (PUD) or master plan permit process for a variety of housing types and site plan concepts that can achieve the maximum housing potential of a large site.

Comment: Remove LU 76 & 77 from Comp Plan and include as a regulation in the Development Code.

Deleted: LU 76: A Master Plan is encouraged for Essential Public Facilities. The purpose of the Master Plan is to incorporate all proposed new development, redevelopment and/or expansion of an existing development. A Master Plan is a comprehensive long-range plan for the use of the property. Its purpose is to guide the growth and development of the facility so that they serve their users and benefit the community.¶

¶
A Master Plan shall include:¶
<#>a Statement of Justification for the proposed development;¶
<#>a narrative description and drawings of uses existing on the site (including historic sites and environmentally critical areas);¶
<#>uses to be developed on site;¶
<#>location of existing/proposed uses;¶
<#>bulk and scale of existing/proposed uses;¶
<#>conceptual architectural design of proposed structures/integration of new and existing uses OR a process by which the applicant will submit a specific architectural design at the time when a specific development is proposed;¶
<#>existing/conceptual proposed landscaping (native vegetation and decorative plantings) OR a process by which the applicant will submit a specific architectural design at the time when a specific development is proposed;¶
<#>existing/conceptual proposed access, parking plans;¶
<#>buffers, as appropriate, between on-site uses;¶
<#>buffers between the site and surrounding properties; and ¶
<#>an environmental analysis including impacts and proposed mitigation for noise, light, glare, and any other environmental impacts to be expected from the use.¶

¶
A Master Plan may be revised for proposed new development subject to Master Plan regulations. Master Plan amendments should occur concurrently with the City's process for amending the Comprehensive Plan, and should include a public participation process. ¶

¶
LU77: When a Master Plan is accepted by the City, an overlay designation will be placed upon the property, indicating that the Master Plan is the governing document. ... [1]

Deleted: Master Plan

LU 76: A Master Plan is encouraged for Essential Public Facilities. The purpose of the Master Plan is to incorporate all proposed new development, redevelopment and/or expansion of an existing development. A Master Plan is a comprehensive long-range plan for the use of the property. Its purpose is to guide the growth and development of the facility so that they serve their users and benefit the community.

A Master Plan shall include:

- a Statement of Justification for the proposed development;
- a narrative description and drawings of uses existing on the site (including historic sites and environmentally critical areas);
- uses to be developed on site;
- location of existing/proposed uses;
- bulk and scale of existing/proposed uses;
- conceptual architectural design of proposed structures/integration of new and existing uses OR a process by which the applicant will submit a specific architectural design at the time when a specific development is proposed;
- existing/conceptual proposed landscaping (native vegetation and decorative plantings) OR a process by which the applicant will submit a specific architectural design at the time when a specific development is proposed;
- existing/conceptual proposed access, parking plans;
- buffers, as appropriate, between on-site uses;
- buffers between the site and surrounding properties; and
- an environmental analysis including impacts and proposed mitigation for noise, light, glare, and any other environmental impacts to be expected from the use.

A Master Plan may be revised for proposed new development subject to Master Plan regulations. Master Plan amendments should occur concurrently with the City's process for amending the Comprehensive Plan, and should include a public participation process.

LU77: When a Master Plan is accepted by the City, an overlay designation will be placed upon the property, indicating that the Master Plan is the governing document for new development or redevelopment. Specific project applications under an approved conceptual Master Plan may require site plan review. This review would ensure that the specific projects are consistent with the Master Plan and conform to applicable implementation regulations. Building permits will be required for all new construction. Any proposed development that is not in the approved Master Plan will be considered under a Development Permit Application or a Special Use Permit and will be reviewed through the underlying Land Use Designation/Zoning regulations.

**Point Wells
Potential
Annexation
Area**

Woodway

Edmonds

Lake
Ballinger

Mountlake Terrace

**City of Shoreline
COMPREHENSIVE PLAN**

Representation of Official
Land Use Map Adopted By
City Ordinance No. 292 and 388.

Legend

- Outside Shoreline
- Interstate
- Principal Arterial
- Minor Arterial
- Collector Arterial
- Neighborhood Collector
- Local Street
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Mixed Use
- Community Business
- Regional Business
- Public Facilities
- Single Family Institution
- Planned Area
- Special Study Area
- Ballinger Special Study Area
- Briarcrest Special Study Area
- North City Business District
- Paramount Special Study Area
- Private Open Space
- Public Open Space

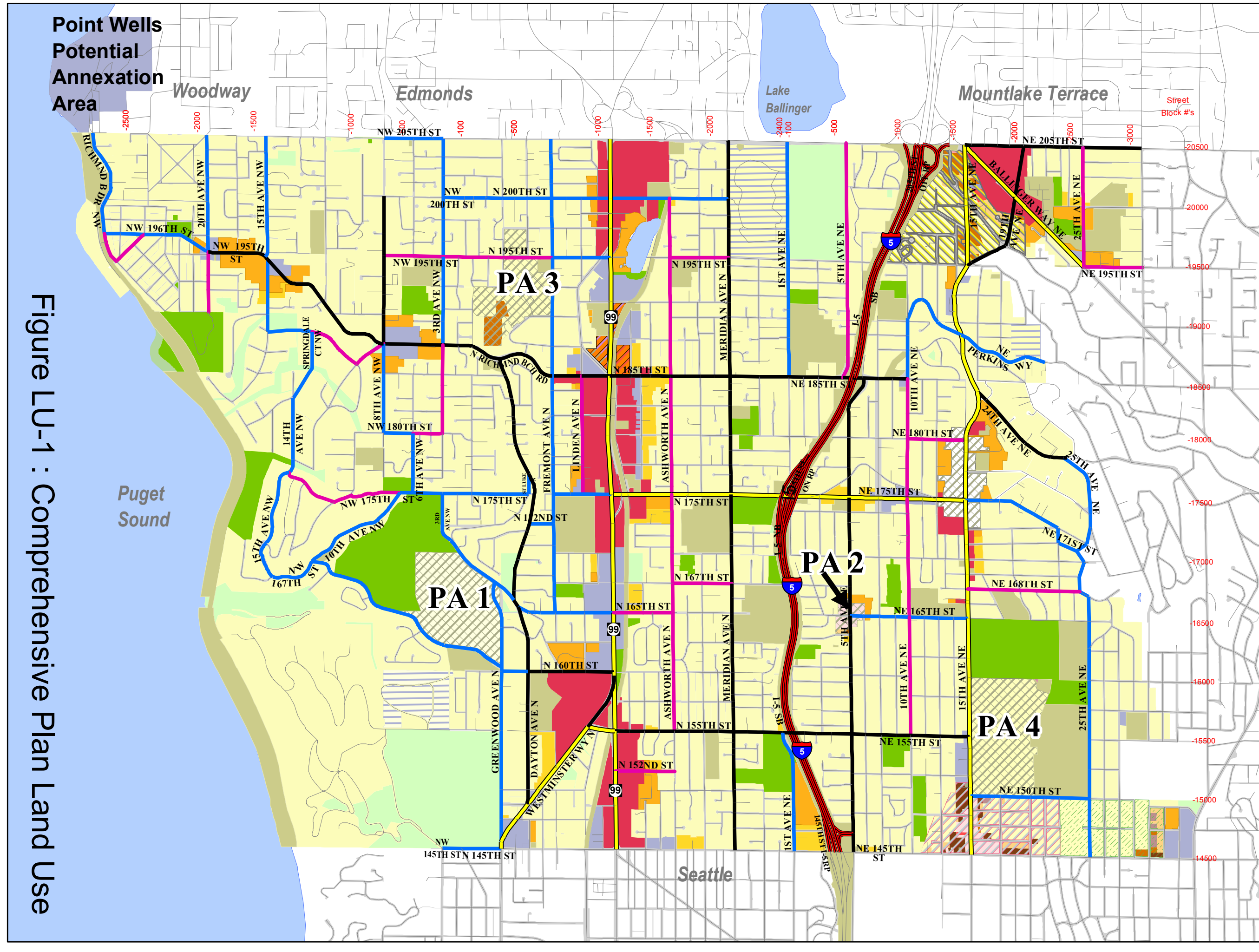


This map is NOT an official map. No warranty is made concerning the accuracy, currency, or completeness of data depicted on this map.

Filename: t:\paramount\data\GISUsers\lsj\dark\compplan_update\LandUse.mxd 8/4/12 AM

**Comprehensive Plan
Land Use**

Figure LU-1 : Comprehensive Plan Land Use



This page intentionally blank

Attachment B

Proposed Development Code Amendments

***associated with proposed
2008 Amendments to the
Comprehensive Plan***

Item 8.a - Attachment B

Amend Ordinance 292: Official Zoning Map

- Change Shoreline Community College parcel(s) from R-4 and R-6 zones to Planned Area 1
- Add overlay of Planned Area 3 over parcel(s) associated with the CRISTA underlying zoning remains the same
- Change parcel(s) associated with the Fircrest from R-6 to Planned Area 4

20.20 Definitions

20.20.036

Master Plan Permit

A permit issued by the City that establishes site specific permitted uses and development standards for certain planned areas or essential public facilities. Master Plan Permits incorporate proposed new development, redevelopment and/or expansion of an existing development.

Table 20.30.060 – Summary of Type C Actions, Notice Requirements, Review Authority, Decision Making Authority, and Target Time Limits for Decisions

Action	Notice Requirements for Application and Decision (5), (6)	Review Authority, Open Record Public Hearing (1)	Decision Making Authority (Public Meeting)	Target Time Limits for Decisions	Section
Type C:					
1. Preliminary Formal Subdivision	Mail, Post Site, Newspaper	PC (3)	City Council	120 days	20.30.410
2. Rezone of Property(2) and Zoning Map Change	Mail, Post Site, Newspaper	PC (3)	City Council	120 days	20.30.320
3. Special Use Permit (SUP)	Mail, Post Site, Newspaper	PC (3)	City Council	120 days	20.30.330
4. Critical Areas Special Use Permit	Mail, Post Site, Newspaper	HE (4)		120 days	20.30.333
5. Critical Areas Reasonable Use Permit	Mail, Post Site, Newspaper	HE (4)		120 days	20.30.336
6. Final Formal Plat	None	Review by the Director – no hearing	City Council	30 days	20.30.450
7. SCTF – Special Use Permit	Mail, Post Site, Newspaper (7)	PC (3)	City Council	120 days	20.40.505
8. Street Vacation	PC (3)	PC (3)	City Council	120 days	Chapter 12.17 SMC

Item 8.a - Attachment B

9. Master Plan Permit	Mail, Post Site, Newspaper	PC (3)	City Council	120 days	20.30.337
-----------------------	----------------------------	-----------	-----------------	-------------	-----------

- (1) Including consolidated SEPA threshold determination appeal.
 - (2) The rezone must be consistent with the adopted Comprehensive Plan.
 - (3) PC = Planning Commission
 - (4) HE = Hearing Examiner
 - (5) Notice of application requirements are specified in SMC [20.30.120](#).
 - (6) Notice of decision requirements are specified in SMC [20.30.150](#).
 - (7) Notice of application shall be mailed to residents and property owners within one-half mile of the proposed site.
- (Ord. 406 § 1, 2006; Ord. 324 § 1, 2003; Ord. 309 § 3, 2002; Ord. 299 § 1, 2002; Ord. 238 Ch. III § 3(c), 2000).

20.30.337 Master Plan Permit

A. Purpose. The purpose of a Master Plan Permit is to address concerns unique to an area through a public process when other zoning mechanisms cannot achieve the desired results. An area may be unique based on natural, economic or historic attributes; be subject to problems from transition in land uses; or contain essential public facilities that require specific land use regulations for their efficient operation. Master Plan Permits provide a means to modify zoning regulations for specific areas defined in the Comprehensive Plan.

B. Decision Criteria. A Master Plan Permit shall be granted by the City, only if the applicant demonstrates that:

1. The Master Plan meets or exceeds the current regulations for Critical Areas if critical areas are present.
2. Requested modifications to standards are limited to those which will mitigate impacts in a manner equal or greater than the standards of all applicable codes;
3. The proposed development demonstrates the use of innovative, aesthetic, energy efficient and environmentally sustainable architecture and site design;
4. The Master Plan Permit demonstrates that there is either sufficient capacity in the transportation system (motorized and nonmotorized) to safely support the development proposed in all future phases or there will be adequate capacity by the time each phase of development is completed;

Item 8.a - Attachment B

5. The Master Plan Permit demonstrates that there is either sufficient capacity within public services such as water, police, fire, sewer and stormwater to adequately serve the development proposal in all future phases, or there will be adequate capacity available by the time each phase of development is completed;
6. The Master Plan Permit contains design, landscaping, parking/traffic management and multi modal transportation elements that limit conflicts between the Master Plan property and adjacent uses; and
7. All significant off site impacts associated with the implementation of the Master Plan Permit including but not limited to noise, shading, glare, surface water and traffic, will be identified and mitigated by the applicant.

C. Vesting.

- a. Applicability. A Master Plan Permit shall be reviewed under this Chapter and all other local, state and Federal land use regulations in effect on the date the Master Plan Permit application has been deemed complete by the City.
- b. Subsequent Regulations. An applicant may have the option of subjecting its development to any subsequently enacted land use regulations. However, should an applicant choose to subject its development to a subsequently enacted land use regulation, this shall have the effect of subjecting the development to all land use regulations enacted after the application is vested.
- c. Master Plan Permits may be amended using the process for approving an initial Master Plan.

20.40.050 Special districts.

A. Special Overlay District. The purpose of the special overlay (SO) district is to apply supplemental regulations as specified in this Code to a development of any site, which is in whole or in part located in a special overlay district (Chapter [20.100](#) SMC, Special Districts). Any such development must comply with both the supplemental SO and the underlying zone regulations.

B. North City Business District (NCBD). The purpose of the NCBD is to implement the vision contained in the North City Subarea Plan. Any development in the NCBD must comply with the standards specified in Chapter [20.90](#) SMC. (Ord. 338 § 3, 2003; Ord. 281 § 5, 2001; Ord. 238 Ch. IV § 1(E), 2000).

C. Planned Area (PA) zone. The purpose of the PA zone is to develop allow unique zones with regulations tailored to the specific circumstances, public priorities, or opportunities of a particular area that may not be appropriate in a city-wide land use district-site specific use and development standards for areas designated in the Comprehensive Plan as planned areas or essential public facilities.

20.91.Ridgecrest Commercial Planned Area 2 (move to 20.100.100)

Item 8.a - Attachment B

Chapter 20.100 Special Overlay Districts and Planned Area Zones

Sections

Subchapter 1. First Northeast Transfer Station Master Plan.

20.100.010 First Northeast Transfer Station Master Plan, given Clerk's Receiving Number 2346, is adopted herein by reference (Ord. 338 § 2, 2003).

Subchapter 2. Planned Area 1: Shoreline Community College

20.100.020 Purpose and Scope

A. The purpose of this chapter is to define the permitted and prohibited uses in Shoreline Community College Planned Area 1.

B. With the exception of those uses and standards contained in this subchapter, all other aspects of development, redevelopment or expansion will be regulated as prescribed in Title 20 and other applicable codes for all uses that are permitted in the R-4-R-6 zones.

20.100.030 Planned Area Zones and Permitted/Prohibited Uses

C. All uses provided for under SMC Chapter 20.40 that are permitted in the R4-R6 zones shall be allowed in Shoreline Community College: Planned Area 1 pursuant to compliance with all applicable codes and regulations.

C. Any use listed in SMC Chapter 20.40 that is allowed through the conditional use or special use process in the R4-R6 zones may be allowed in Shoreline Community College: Planned Area 1 upon obtaining the required use permit.

C. Expansion of a nonconforming use is prohibited unless it is approved as part of a Master Plan permit.

Subchapter 3. Planned Area 2: Ridgecrest

20.100.100

(move 20.91 here)

Subchapter 4. Planned Area 3: CRISTA

20.100.200

A. The purpose of this chapter is to define the permitted and prohibited uses in CRISTA Planned Area 3.

B. With the exception of those uses and standards contained in this subchapter, all other aspects of development, redevelopment or expansion will be regulated as prescribed in Title 20 and other applicable codes for all uses that are permitted in the underlying zoning.

20.100.210 Planned Area Zones and Permitted/Prohibited Uses

A. All uses provided for under SMC Chapter 20.40 that are permitted by the underlying zoning for CRISTA: Planned Area 3 shall be allowed pursuant to compliance with all applicable codes and regulations.

B. Any use listed in SMC Chapter 20.40 that is allowed through the conditional use or special use process by the underlying zoning in CRISTA: Planned

Item 8.a - Attachment B

Area 3 may be allowed upon obtaining the required use permit.

- C. Expansion of a nonconforming use shall be regulated per 20.30.280 (D) or as part of a Master Plan permit.

Subchapter 5. Planned Area 4: Fircrest

20.100.300 Purpose and Scope

A. The purpose of this chapter is to define the permitted and prohibited uses in Fircrest Planned Area 4.

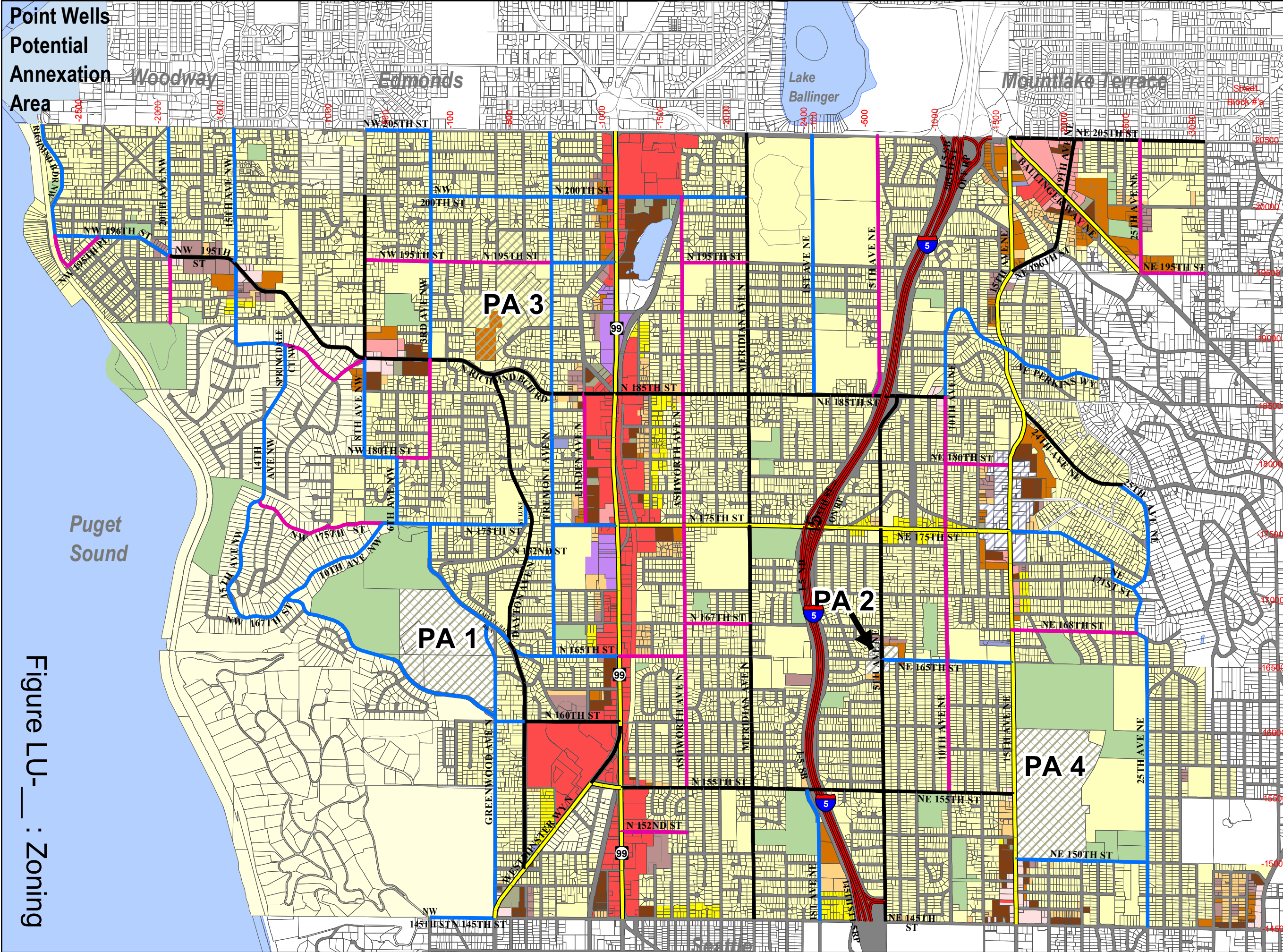
B. With the exception of those uses and standards contained in this subchapter, all other aspects of development, redevelopment or expansion will be regulated as prescribed in Title 20 and other applicable codes for all uses that are permitted in the R-6 zone.

20.100.310 Planned Area Zones and Permitted/Prohibited Uses

A. All uses provided for under SMC Chapter 20.40 that are permitted in the R6 zone shall be allowed in Fircrest: Planned Area 4 pursuant to compliance with all applicable codes and regulations.

B. Any use listed in SMC Chapter 20.40 that is allowed through the conditional use or special use process in the R6 zones may be allowed in Fircrest: Planned Area 4 upon obtaining the required use permit.

C. Expansion of a nonconforming use shall be regulated per 20.30.280 (D) or as part of a Master Plan permit.

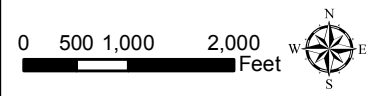


City of Shoreline
COMPREHENSIVE PLAN

Representation of Official Zoning Map Adopted By City Ordinance No. 292.

Shows amendments through February 18, 2003.

- R-4; Residential, 4 units/acre
- R-6; Residential, 6 units/acre
- R-8; Residential, 8 units/acre
- R-12; Residential, 12 units/acre
- R-18; Residential, 18 units/acre
- R-24; Residential, 24 units/acre
- R-48; Residential, 48 units/acre
- Planned Area
- O; Office
- NB; Neighborhood Business
- CB; Community Business
- NCBD; North City Business District
- RB; Regional Business
- I; Industrial
- CZ; Contract Zone
- Unclassified Right of Way



This map is NOT an official map. No warranty is made concerning the accuracy, currency, or completeness of data depicted on this map.

Filename: g:\paramount\data\GIS\user\is\dark\complan_update\zoning.mxd 8:49:34 AM

Zoning

Figure LU-___: Zoning

This page intentionally blank

Attachment C

Matrix of Proposed Development Code Amendments

PROPOSED DEVELOPMENT CODE AMENDMENTS			
Chapter 20.20 Definitions			
	SMC Section	Proposed Amendments	Rationale for Amendment
1	20.20.036	Adds a definition for Master Plan permits	Currently there is no definition
Chapter 20.30 Procedures and Administration			
2	Table 20.30.060	Add Master Plan Permit as a Type C permit type	The Code does not specify the requirements for noticing, review & decision making authority for a Master Plan. Master Plans have been processed as legislative or quasi judicial actions. Current direction is that master plans are quasi judicial, yet the Code does not directly specify.
3	20.30.337 (A) & (B)	Add review and decision criteria for Master Plan permitting (master planning)	Currently master plan applications are reviewed using the criteria for Development Code &/or Comprehensive Plan Amendments. This criteria is very broad, whereas a master plan application is very specific.
4	20.30.337(C)	Add information on how a Master Plan permit is vested	The Code does not specify how a master plan is vested.
Chapter 20.40 Zoning and Use Provisions			
5	20.40.050(C)	Amend Planned Areas to include essential public facilities.	In order to use the Planned Area tool for master planning essential public facilities, staff recommends amending the description of the newly adopted Planned Area zone to more specifically define which properties can be zoned Planned Areas.
Chapter 20.91 Ridgecrest Planned Area 2			
6	20.91	Move Ridgecrest from this chapter to 20.100.100	Non substantive change. Organizationally, Ridgecrest should be located with future Planned Areas in the Special Overlay District and Planned Areas Zone chapter.

Item 8.a - Attachment C

Chapter 20.100 Special Districts			
	SMC Section	Proposed Amendments	Rationale for Amendment
7	20.100.010	Reformat title and number placement	Non substantive change
8	20.100.020	Add Planned Area 1: Shoreline Community College	Create an abbreviated Planned Area zone for SCC that limits development/redevelopment to the same standards and uses as allowed in the R-4/R-6 zones unless a Master Plan permit is approved; and alleviates the use of the conditional use or special use permit process to expand non conforming uses.
9	20.100.100	Move Planned Area 2: Ridgecrest from 20.91 to 20.100	Non substantive change. Organizationally, Ridgecrest should be located with future Planned Areas in the Special Overlay District and Planned Areas Zone chapter.
10	20.100.200	Add Planned Area 3: CRISTA	Create an abbreviated Planned Area zone for CRISTA that limits development/redevelopment to the same standards and uses as allowed in the underlying zones unless a Master Plan permit is approved.
11	20.100.300	Add Planned Area 4: Fircrest	Create an abbreviated Planned Area zone for Fircrest that limits development/redevelopment to the same standards and uses as allowed in the R-6 unless a Master Plan permit is approved.
12	Ordinance 292 – Zoning Map	Amend the official zoning map to change Shoreline Community College from R-4 zoning to Planned Area zone (PA1); add an overlay zone of PA3 to CRISTA; and change the zoning at Fircrest from R-6 to PA4.	Create an abbreviated Planned Area zone for SCC that limits development/redevelopment to the same standards and uses as allowed in the R-4/R-6 zones unless a Master Plan permit is approved; and alleviates the use of the conditional use or special use permit process to expand non conforming uses.

PROPOSED COMPREHENSIVE PLAN AMENDMENTS			
	Comprehensive Plan Policy/ Figure	Proposed Amendments	Rationale for Amendment
1	Figure LU-1	Amend the Comprehensive Plan Land Use Map to add “Planned Area” to the legend; change Shoreline Community College, Fircrest and CRISTA from the Single Family Institution designation to Planned Area 1, 3 & 4; Change Ridgecrest from Mixed Use to Planned Area 2.	<p>To allow for essential public facilities to submit Master Plan permits using the Planned Area tool. Changing the designation from Single Family Institution to Planned Area sets the stage for essential public facilities to apply for Master Plan permits without having to amend the Comprehensive Plan. This creates flexibility in terms of the timing for the review of the permit.</p> <p>Changing Ridgecrest from Mixed Use to Planned Area is administrative. The only reason to make this change is to be consistent with proposed process.</p>
2	LU 3	Replace the term master plan with planned area and add subarea planning as one of the strategies for enhancing the City’s vitality	Master planning as described in the Comprehensive Planning is more a regulatory tool than a policy tool. Therefore, staff is proposing to change the term “Master Plan” to Master Plan Permit; and replace the term master plan in the Comprehensive Plan with planned area where ever it seems the Comprehensive Plan was referring to long range land use.

Item 8.a - Attachment C

	Comprehensive Plan Policy/ Figure	Proposed Amendments	Rationale for the Amendment
3	LU 12, 14, 17, 18 & 19	Add subarea plan as a tool to change zoning for parcels designated as Mixed Use, Community Business or Regional Business	Subarea plans seem to be as appropriate a process to use to change zoning as special overlays, planned areas, master plans and neighborhood plans. This is the tool we have most often employed.
4	LU 40	Replace the term Master Plan with Planned Area and add Subarea Plans	Subarea plans seem to be as appropriate a process to use to change zoning as special overlays, planned areas, master plans and neighborhood plans. This is the tool we have most often employed.
5	LU 43	Delete Single Family Institution as a land use designation and replace with Planned Areas.	To allow for essential public facilities to submit Master Plan permits using the Planned Area tool. Changing the designation from Single Family Institution to Planned Area sets the stage for essential public facilities to apply for Master Plan permits without having to amend the Comprehensive Plan. This creates flexibility in terms of the timing for the review of the permit.
6	LU 43.1	Add Planned Area 1: Shoreline Community College	Add text to briefly describe proposed Planned Area 1: SCC. This area is being designated because it is an essential public facility and requires additional planning. The form additional planning will take is a Master Plan permit.
7	LU 43.2	Add Planned Area 2: Ridgecrest	Designate Ridgecrest as a Planned Area to be consistent with the three proposed Planned Areas.
8	LU 43.3	Add Planned Area 3: CRISTA	Add text to briefly describe proposed Planned Area 3: CRISTA. This area is being designated because it is a large and unique use in the City surrounded by single family development. This creates issues related to transition between uses that warrants additional planning. The form additional planning will take is a Master Plan permit.

Item 8.a - Attachment C

	Comprehensive Plan Policy/ Figure	Proposed Amendments	Notes
9	LU 43.4	Add Planned Area 4: Fircrest	Add text to briefly describe proposed Planned Area 4: Fircrest. This area is being designated because it is an essential public facility and requires additional planning. The form additional planning will take is a Master Plan permit.
10	LU 74	Specify that the site specific standards could include subarea plans or planned areas with a master plan permit; Clarify that “Special Permits” is referring to a Special Use Permit; and change Master Plan to Master Plan permit.	Site specific standards are not defined – subarea plans, planned areas and master plan permitting would all be defined. These amendments seek to replace the term Master Plan with Master Plan permit throughout the Comprehensive Plan. The form of the adopted and in progress Master Plans has been that of a development plan verse a policy document. Therefore, it is more like a development permit.
11	LU 75	Insert that “a master plan (change to master plan permit) is encouraged for Essential Public facilities” from LU 76.	This is an important policy statement. The rest of LU 76 is important, but too specific to be a policy and belongs in the Development Code.
12	LU 76 & 77	Delete LU 76 & 77 from the Comprehensive Plan and translate information into the Development Code.	LU 76 & 77 describes the purpose of a Master Plan, what a Master Plan needs to include (submittal items) and some elements of the process required to adopt & amend a Master Plan. This type of information is more akin to processes and standards found in the Development Code.
13	H 10	Replace master plan with master plan permit as a tool for developing a variety of housing types.	The City will have a defined process for master plan permitting assuming these amendments are approved.

Item 8.a - Attachment C

	Comprehensive Plan Policy/ Figure	Proposed Amendments	Notes
GLOSSARY			
14		Amend definition of a subarea plan	Adds what a subarea plan includes (policies and/or regulations); how a subarea plan is processed (legislatively); who can apply (City); and the general purpose of a subarea plan.
15		Add definition of a master plan permit	A Master Plan permit is proposed to replace the term Master Plan. There is no definition of Master Plan in the Comprehensive Plan or the Development Code. However, LU 76 & 77 in the Comprehensive Plan generally describes what should be included in a Master Plan. This description is the basis of the proposed definition for master plan permit.
16		Add definition for Planned Area Land Use Designation	Planned areas are not defined in the Comprehensive Plan or Development Code.
17		Add definition for Planned Area Zoning Designation	Planned Areas are proposed to be Land Use designations and Zoning designations.

This page intentionally blank

Attachment D

Planning Tools Process Table

Initiating and Processing Subarea Planning, Planned Areas and Master Plan Permits

Planning Tools	Who can use the tool?	How is this tool implemented?	When can the tool be used?	What process is used to review the plans or permit?
<p>Subarea Plan: provides detailed land use plans for defined geographic areas. Development regulations may be adopted as part of the subarea plan or after the adoption of a subarea plan. This level of planning seeks to engage area residents, property owners and businesses to clarify and apply existing Comprehensive Plan policies to better reflect changing circumstances, problems, and opportunities.</p>	<p>City</p>	<p>Council provides direction such as Council Goal setting; budgeting; approval of Planning Commission or Department Work Plan</p>	<p>Anytime</p>	<p>Legislative</p>
<p>Planned Area Land Use Designation: pertains to specific geographic areas that are unique based on natural, economic or historic attributes; subject to problems from transition in land uses; or contain essential public facilities. This level of planning seeks to engage area residents, property owners and businesses to clarify and apply existing Comprehensive Plan policies to better reflect changing circumstances, problems, and opportunities.</p>	<p>City or Property owner(s)</p>	<p>Staff or property owner(s) submit a site specific Comprehensive Plan Amendment (amends the Future Land Use map & the Zoning map) application to the City</p>	<p>Once a year in conjunction with the Annual Review of proposed amendments to the Comprehensive Plan (applications are accepted year round)</p>	<p>Legislative for City/Quasi Judicial for Property Owner(s)</p>

Item 8.a - Attachment D

Planning Tools	Who can use the tool?	How is this tool implemented?	When can the tool be used?	What process is used to review the plans or permit?
<p>Planned Area Zoning Designation: Planned Area zoning is meant to provide detailed land use regulations and development standards to implement the Planned Area Land Use designations.</p>	<p>City or Property owner(s)</p>	<p>Staff or property owner(s) submit a site specific Comprehensive Plan Amendment (amends the Future Land Use map & the Zoning map) application to the City</p>	<p>Once a year in conjunction with the Annual Review of proposed amendments to the Comprehensive Plan (applications are accepted year round)</p>	<p>Legislative for City/Quasi Judicial for Property Owner(s)</p>
<p>Master Plan Permit: A permit issued by the City that establishes site specific permitted uses and development standards for planned areas or essential public facilities. Master Plan Permits incorporate proposed new development, redevelopment and/or expansion of an existing development.</p>	<p>Property owners of parcels designated as Planned Areas in the Comprehensive Plan and on the Zoning Map</p>	<p>Applicable property Owner(s) submit a Master Plan Permit Application to the City for review</p>	<p>Anytime</p>	<p>Quasi Judicial</p>