

AGENDA  
 CITY OF SHORELINE PLANNING COMMISSION  
 REGULAR MEETING



Thursday, February 19, 2009  
 7:00 p.m.

Shoreline Conference Center  
 Mt. Rainier Room  
 18560 1<sup>st</sup> Avenue NE

	<u>Estimated Time</u>
1. <b>CALL TO ORDER</b>	7:00 p.m.
2. <b>ROLL CALL</b>	7:01 p.m.
3. <b>APPROVAL OF AGENDA</b>	7:02 p.m.
4. <b>DIRECTOR'S COMMENTS</b>	7:03 p.m.
5. <b>APPROVAL OF MINUTES</b> a.   February 5, 2009	7:08 p.m.
6. <b>GENERAL PUBLIC COMMENT</b>	7:10 p.m.
<p><i>During the General Public Comment period, the Planning Commission will take public comment on any subject which is not of a quasi-judicial nature or specifically scheduled later on the agenda. Each member of the public may comment for up to two minutes. However, the General Public Comment period will generally be limited to twenty minutes. The Chair has discretion to limit or extend time limitations and the number of people permitted to speak. Speakers are asked to come to the front of the room to have their comments recorded and must clearly state their first and last name, and city of residence.</i></p>	
7. <b>RECESS</b> <b>Continue Small Group Workshop on drafting a Vision Statement                and Framework Goals</b> <i>the public is invited to observe workshop session</i>	7:15 p.m.
8. <b>COMMISSION RECONVENE</b>	9:15 p.m.
9. <b>PUBLIC COMMENT</b>	9:20 p.m.
10. <b>UNFINISHED BUSINESS</b>	9:25 p.m.
11. <b>NEW BUSINESS</b>	9:30 p.m.
12. <b>REPORTS OF COMMITTEES &amp; COMMISSONERS/ANNOUNCEMENTS</b>	9:35 p.m.
13. <b>AGENDA FOR</b> Special Meeting on February 26, 2009	9:44 p.m.
14. <b>ADJOURNMENT</b>	9:45 p.m.

*The Planning Commission meeting is wheelchair accessible. Any person requiring a disability accommodation should contact the City Clerk's Office at 801-2230 in advance for more information. For TTY telephone service call 546-0457. For up-to-date information on future agendas call 801-2236.*

This page intentionally blank

# CITY OF SHORELINE

## SHORELINE PLANNING COMMISSION SUMMARY MINUTES OF REGULAR MEETING

February 5, 2009  
7:00 P.M.

Shoreline Conference Center  
Mt. Rainier Room

---

### Commissioners Present

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

### Staff Present

Joe Tovar, Director, Planning & Development Services  
Steve Cohn, Senior Planner, Planning & Development Services  
David Levitan, Associate Planner, Planning & Development Services  
Jessica Simulcik Smith, Planning Commission Clerk

### CALL TO ORDER

Chair Kuboi called the regular meeting of the Shoreline Planning Commission to order at 7:09 p.m.

### ROLL CALL

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

### APPROVAL OF AGENDA

The agenda was accepted as proposed.

### DIRECTOR'S COMMENTS

Mr. Tovar reported on a couple items before the City Council that the Planning Commission previously dealt with. The first is the 2009 Planning Commission Work Program. He recalled that the Commission discussed the work program at an earlier meeting and forwarded a recommendation on it to the City Council. The Council held a study session to discuss the scope and timeline of projects and made a couple revisions to the schedule. He advised that the work program is scheduled to be adopted on

February 23. Included in the work program are two items that the Council will have to scope. On February 9 the Council will determine the scope of what needs to be in the tree regulations that the Planning Commission will be asked to review. How much time the Commission will have to review the regulations will come out of how much time will be allocated to other tasks on the work program.

Mr. Tovar reported that the other item before City Council is determining how soon the City can get to crafting permanent regulations for the Regional Business (RB) zone. Staff had a discussion with Council last Monday night and the decision at that time was to wait until the Vision is finished and adopted. The Council will extend the moratorium for six more months, finish the Vision, and then queue up a discussion of the scope of changes to the RB regulations.

Commissioner Behrens asked if the RB process is going to have an effect on the new zoning designation staff was thinking about proposing. Mr. Tovar answered that all that will be put off until the Visioning process is finished. Changes to the RB zone will be coordinated with the Town Center planning process.

### **APPROVAL OF MINUTES**

The minutes of January 15, 2009 were approved as amended.

### **GENERAL PUBLIC COMMENT**

**Les Nelson** stated that when he looked at tonight's meeting agenda, he interpreted the word "recess" to mean the small group workshop was a private discussion that the public was not invited to listen in on. He said he wanted to hear what was being said so he called Ms. Simulcik Smith for clarification and she informed him that the public was invited to attend. Mr. Nelson voiced his concern that this was not clear to other members of the public and he suggested that next time staff note that the public is welcome to attend.

Mr. Nelson commented that his understanding is that the Vision process is a lead-in to doing a new Comprehensive Plan, but the City is only advertising the main focus to be coming up with a new Vision for Shoreline. He reminded the Commission that the Growth Management Act (GMA) states that a City must widely disseminate to the public the process for updating a Comprehensive Plan. He expressed that the main focus should be the plan update and the visioning process is how we get there.

Commissioner Pyle asked staff if the City will be updating the Comprehensive Plan. Mr. Tovar responded that it must be updated by 2011. Commissioner Pyle stated that a Vision is something that elected officials use when they are tasked with adopting codes and ordinances and want to consider regulations that complement the community's vision for the City. This would occur whether the Vision statement is part of the Comprehensive Plan or not.

Mr. Tovar recalled that the Council started using the word vision a couple years ago when they were encountering difficult land use questions and on several occasions people would ask "what's the vision", "does it fit the vision", "does the vision need to be updated"? The City would be revisiting the Vision

regardless of the 2011 deadline to adopt Comprehensive Plan updates. Mr. Tovar noted that after the Vision is adopted the Planning Commission will be dealing with RB and tree regulations and the Vision is intended to help inform that process.

Mr. Tovar mentioned that the Comprehensive Plan's current vision statement and framework goals are found starting on pg. 3. He noted that the GMA does not require that a City have a vision statement but it's a good idea and most cities have one. He further explained that a vision statement is used as a preamble, a long term preference and priority illustrating the City's direction and the balance of the Comprehensive Plan and development regulations look to language in the Vision and Framework Goals for guidance. Since it is in the Comprehensive Plan, the new Vision statement will require an amendment to the Comprehensive Plan to remove the existing text and replace it with the new.

Commissioner Broili confirmed that the Commission had been advocating a review of the Vision to assist them in understanding the big picture goals so they know where they are going. Commissioner Hall concurred and added that he believes it's been a comprehensive process involving the public and he is looking forward to getting into the substance and getting it done because that's what the community demands.

### **RECESS AT 7:40 P.M.**

Mr. Cohn explained that the group workshop would initially have the Commission break into two groups. The first group of three Commissioners would work on the narrative of the Vision statement using Commissioner Perkowski's piece as a framework, and the second group of six Commissioners would work on crafting the Framework Goals using the list of themes that came out of the Town Hall meetings. At the end of the workshop the Commission would reconvene and report on each group's progress.

### **Small Group Workshop on drafting Vision Statement and Framework Goals**

#### **Vision Group**

Commissioners Kaje, Piro, and Perkowski spent the two hour recess session working on the "aspirational" narrative portion of the Vision statement. The group started with the draft that Commissioner Perkowski had prepared and distributed to the Commission on February 1. Following some discussion, the group decided that this would serve as the introductory section of the narrative, and that they would incorporate Commissioner Kaje's idea that Shoreline has three distinct geographic locations - neighborhoods, neighborhood commercial, and the commercial core (Aurora) - and dedicate a few paragraphs in the narrative to each location. Each section would discuss major themes and categories (land use, transportation, sustainability, etc) in the context of the individual locations. Commissioner Kaje had previously drafted a section describing a vision for neighborhood commercial areas, so the group worked on sections about neighborhoods and the commercial core. In addition, they decided that the narrative should include a final community-themed section, which would focus on issues such as human services, schools, community health, diversity, and other topics.

While many portions of the narrative were in paragraph form, several portions still consisted of bullet points or major ideas. With that in mind, the group decided that each commissioner should work on a section prior to the next meeting on February 19. Commissioner Kaje was tasked with working on the neighborhood commercial and community-themed sections, Commissioner Piro with the commercial core section, and Commissioner Perkowski with the neighborhoods section. Once a complete draft of the narrative is complete, it would be circulated to the entire Planning Commission in preparation of the February 19 meeting.

### **Framework Goal Group**

Commissioners Behrens, Broili, Kuboi, Hall, Pyle and Wagner worked together for an hour to develop the list of themes that they expected to use as a basis for Framework Goals. Using the list of themes raised during the Visioning process to this point, they considered adding ideas from the Framework Goals in the existing Comprehensive Plan along with a few additional thoughts that weren't reflected in the previously identified themes. Then the group divided into two groups of three Commissioners, each handling half the themes. Each group of three Commissioners (Group 1: Hall, Pyle, Wagner; Group 2: Behrens, Broili, Kuboi) worked to develop the individual themes into framework goals by adding other considerations and refining the proposed language. At the end of the meeting the two groups discussed their interim work and agreed to work on it individually during the upcoming week.

### **COMMISSION RECONVENE AT 9:35 P.M.**

### **PUBLIC COMMENT**

**Les Nelson** said he had time to read through the City of Corvallis' Vision statement. It is different because it is an older city with defined areas. He would like to see the City of Shoreline define some of its own areas, like a downtown, living areas, and main business districts. He mentioned that the City has some of that already like Sears, Costco and Home Depot, Shoreline government and he identified Spiro's Pizza, the Highland Ice Arena, Central Market, and the Community College as the City's cultural centers. Mr. Nelson suggested the City focus on finding out where these places are instead of spending so much time on planning individual developments.

Commissioner Kaje informed Mr. Nelson that the narrative his group is drafting for the Vision statement is intentionally not naming places or intersections but rather talks about the City as three categories of different places: neighborhoods, neighborhoods with commercial centers in them, and the Aurora corridor (nature and function of this as a place). Since a Vision statement is projecting 20 years into the future it would probably not be useful to name individual businesses.

### **UNFINISHED BUSINESS**

Commissioner Hall announced that he was struck by Mayor Ryu's comments last week about getting involved with the King County Regional Transit Committee with the Suburban Cities Association Caucus as an alternate. She was bringing up an issue that she thought people should look at technological integration among the transit providers. Commissioner Hall said he thought it was a great idea and he thinks the City could take it a step further. He reminded the Commission of City Council's

Resolution 273 adopted on February 25, 2008 which was brought on because Sound, Metro, and Community Transit are proposing to run Bus Rapid Transit (BRT) along the Aurora Corridor that would turn off Aurora, require a person to exit the coach, board a different bus, and go back to Aurora introducing a 15 to 20 minute delay. Commissioner Hall believes this type of BRT would not be viewed as a time-saving alternative to someone in Edmonds looking to go to Central Market or a commercial establishment up north.

He recalled that the Commission drafted this resolution which is related to some of the things the Mayor is working on. The Resolution says some great things like it should be possible for Community Transit, Metro Transit, and Sound Transit to work together to create a single integrated system that allows passengers to make continuous trips on bus rapid transit between any two points along the Aurora Avenue/SR 99 corridor between the cities of Everett and Seattle. The Resolution also contains specific direction in the findings like recommending to the transit agencies that they create a single integrated continuous bus rapid system and to direct staff to contact adjacent communities along the corridor. Commissioner Hall said he supports Mayor Ryu's agenda and encouraged the Commission to strengthen it. He asked the Commission if they concur.

Commissioner Piro requested that staff follow up on any work done on section two of the Resolution and if there is satisfaction with any decisions made subsequently to that. The Commission would use this information to consider whether or not some follow up steps or additional work is needed and bring a recommendation forward to the City Council.

## **NEW BUSINESS**

Mr. Tovar reported that the Shoreline School District is having the second of two public workshops for the new Shorewood High School on March 19. He went to the first one three weeks ago which was quite interesting. The School District is interested in demolishing the old high school and building a new high school on the same site. The meeting is on the 19<sup>th</sup> so it conflicts with a regularly scheduled Commission meeting. Mr. Tovar said he will be at the school meeting and will report back to the Commission on what some of the thinking is and where they seem to be headed. He informed the Commission that when they review the Town Center subarea plan they'll be talking about a lot of the things the School District will need to know about. Staff will be sharing with the design team the framework goals for town center. Mr. Tovar also reported that the City Council might be asked to consider an interim regulation in the near future to deal with building height. The current high school is in a single family zone, with a 35 ft. maximum building height. There was interest from the public, school officials and architects at the first workshop to construct a three or four story school, which has the benefit of being energy efficient, but would be more than 35 feet tall. Mr. Tovar informed the Commission of the opportunity to give input for early design process to influence their thinking.

**COMMISSIONER HALL MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE CITY COUNCIL AND CITY STAFF THAT REGULATIONS BE DEVELOPED THAT WOULD ENCOURAGE ANY REDEVELOPMENT OF ANY HIGH SCHOOLS IN THE CITY OF SHORELINE TO BE DONE IN A WAY THAT EFFICIENTLY USES LAND THROUGH EXCEPTIONS TO HEIGHT AND BULK REGULATIONS AND OTHER EXCEPTIONS AS**

**APPROPRIATE TO MEET THE INTENT. COMMISSIONER WAGNER SECONDED THE MOTION.**

Commissioner Hall said he believes an extraordinary opportunity exists here. He’s watched people come in front of the Commission to ask for a special exception to make their project work. If the Commission can’t make it work for a school they can’t make it work for anything. This motion makes it clear to the City Council and staff that whatever the City can do to make this work is worthwhile.

Commissioner Piro questioned if the Commission should delay passing this particular motion to have more time to work on it. Mr. Tovar advised the Commission that the School District was looking to move forward quickly.

**COMMISSIONER KAJE OFFERED A FRIENDLY AMENDMENT TO ADD THE WORD “PUBLIC” IN FRONT OF HIGH SCHOOL. COMMISSION HALL ACCEPTED THE FRIENDLY AMENDMENT.**

Commissioner Pyle moved the question. Commissioner Behrens suggested the Commission include other vacant School District properties as part of this process, and recommended that the City Council think about creating a committee to work with the School District to figure out what to do with the land. Mr. Tovar suggested this be a separate recommendation.

**THE MOTION PASSED UNANIMOUSLY 9-0.**

**REPORTS OF COMMITTEES AND COMMISSIONERS/ANNOUNCEMENTS**

None of the Commissioners provided reports during this portion of the meeting.

**AGENDA FOR NEXT MEETING**

Mr. Cohn advised that the February 19<sup>th</sup> agenda would have the Commission continuing its work on drafting a Vision statement and Framework Goals. Ms. Simulcik Smith reminded the Commission of a special meeting scheduled for a public hearing on February 26.

**ADJOURNMENT**

The meeting was adjourned at 10:14 P.M.

\_\_\_\_\_  
Sid Kuboi  
Chair, Planning Commission

\_\_\_\_\_  
Jessica Simulcik Smith  
Clerk, Planning Commission





## Memorandum

**DATE:** February 12, 2009

**TO:** Chair Kuboi and Shoreline Planning Commission

**FROM:** Joseph W. Tovar, FAICP, Director, PDS Department  
Steven M. Cohn, Senior Planner, 801-2511  
David Levitan, Associate Planner, 801-2554

**RE:** Next Steps in Visioning Process

---

---

As we send this out on Friday, February 13, we have not received any final draft versions of the Vision or Framework Goals to show to you or the public. As we receive final drafts from your small working groups, we will send them to you electronically. We will bring hard copies to distribute to you and the public at the February 19 meeting.

We hope that you will have time to review your colleague's work prior to your next meeting. At that meeting, you will divide into smaller groups again, probably two groups this time; with one group focusing on the vision statement/narrative and the other group focusing on the Framework Goals and their accompanying narrative. The goal of the next meeting is to have a draft ready for Council review at its February 23 meeting and to the public for their comment on March 2 at a Town Hall meeting at Meridian Park Elementary School.

### **An additional task**

As you consider development of the Vision and the Framework Goals, staff asks that you spend some time thinking about and ultimately crafting a vision for redevelopment along the Aurora Corridor. Do you want to see "pearls on a necklace", a refined vision of the "Vision Map" on page 5 of the Comprehensive Plan? Should there be some portions of Aurora where more land-intensive development (taller mixed use buildings with multifamily or offices) should be encouraged, and other parts of Aurora where less land-intensive development (one or two story big box stores and other retail shops, auto dealerships, or light industrial uses) might be directed since these uses tend to have conflicts with residential uses? You might want to consider your long-term vision for sites along Aurora are small, with not much depth, and abut single-family neighborhoods.

The addition of this perspective to the Vision will be beneficial not only to short term goal of refining the Vision, but also to the longer term goal of re-defining the RB zone or its successor. Since Aurora is a main artery through Shoreline and each end acts as a gateway to the City, the time spent in crafting a more specific Vision for development along the Aurora Corridor will pay dividends in the future.

As always, if you have questions or comments, please call one of us before your next meeting. And don't forget about your extra meeting this month on February 26.