

AMENDED AGENDA  
CITY OF SHORELINE PLANNING COMMISSION  
SPECIAL MEETING – BEGINS AT 7:30 P.M



Thursday, March 26, 2009  
7:30 p.m.

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

	<u>Estimated Time</u>
<b>1. CALL TO ORDER</b>	7:30 p.m.
<b>2. ROLL CALL</b>	7:31 p.m.
<b>3. APPROVAL OF AGENDA</b>	7:32 p.m.
<b>4. DIRECTOR'S COMMENTS</b>	7:33 p.m.
<b>5. APPROVAL OF MINUTES</b> a. None	7:38 p.m.
<b>6. GENERAL PUBLIC COMMENT</b>	7:40 p.m.
<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>	
<b>7. STAFF REPORTS</b> a. Point Wells Comprehensive Plan Amendment Study Session b. GMA Targets Background Update	7:45 p.m. 8:45 p.m.
<b>8. PUBLIC COMMENT</b>	9:00 p.m.
<b>9. DIRECTOR'S REPORT</b>	9:05 p.m.
<b>10. UNFINISHED BUSINESS</b> a. Finalize recommendation on Vision Statement and Framework Goals	9:10 p.m.
<b>11. NEW BUSINESS</b>	9:30 p.m.
<b>12. REPORTS OF COMMITTEES &amp; COMMISSONERS/ANNOUNCEMENTS</b>	9:35 p.m.
<b>13. AGENDA FOR April 2, 2009</b>	9:40 p.m.
<b>14. 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.*

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## **Memorandum**

**DATE:** March 19, 2009

**TO:** Shoreline Planning Commission

**FROM:** Joseph W. Tovar, FAICP, PDS Director  
Steven Cohn, Senior Planner

**RE:** Point Wells Subarea Plan CPA Study Session

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As staff reviewed Shoreline's Comprehensive Plan, we determined that the vision for development of the Point Wells site was virtually non-existent. With upcoming discussions in Snohomish County about the Point Wells development, we concluded that it would be prudent for Shoreline's plan and policies to provide additional direction.

To provide more direction, we developed a draft Subarea Plan for Pt. Wells. It is specific enough to provide background to our thinking and general guidance for development of the area, but is not too specific because some things are still unknown.

We are attaching the proposed language of the Subarea Plan for your review. Staff will present more of our background thinking at your next meeting and respond to your questions about the draft document. A public hearing for the Subarea Plan is scheduled for April 16, 2009.

If you have questions or comments prior to the study session, please contact Steve Cohn at 206-801-2511 or [scohn@shorelinewa.gov](mailto:scohn@shorelinewa.gov).

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## Point Wells Subarea Plan

Point Wells is an unincorporated island of approximately 100 acres in the southwesternmost corner of Snohomish County, bordered on the west by Puget Sound, on the east by the Town of Woodway (shown in yellow on Fig. 1), and on the south by the town of Woodway and the City of Shoreline (shown in blue on Fig. 1). The island is bisected roughly north-south by the Burlington Northern Railroad (B.N.R.R.) right-of-way.

The lowland portion of this island (shown in purple on Fig. 1) is approximately 61 acres in size. The only vehicular access to the lowland portion is to Richmond Beach Road and the regional road network via the City of Shoreline. There is a small segment of Richmond Beach Road within the corporate limits of the Town of Woodway, however, that segment does not connect to any other public road in Woodway.

The upland portion of the Point Wells Island (shown in white on Fig. 1) is approximately 40 acres in size. The upland does not have access to Richmond Beach Road due to very steep environmentally sensitive slopes that separate the upland portion from the lowland portion. However, the upland portion does have potential easterly access through the Town of Woodway via 238<sup>th</sup> St. SW.

All of the Point Wells Island was previously designated by the City of Shoreline as a "Potential Annexation Area" (PAA). The Town of Woodway, and Snohomish County, have previously identified all of the Point Wells unincorporated island as within the Woodway "Municipal Urban Growth Area" (MUGA). The Washington State Court of Appeals, in a 2004 decision, determined that the overlap of Shoreline's PAA and Woodway's MUGA does not violate the provisions of the Growth Management Act.

Upon a review of the topography and access options for Point Wells documented in the Draft Supplemental Environmental Impact Statement issued by Snohomish County in 2009, the City of Shoreline no longer wishes to include the upland portion of this unincorporated island within its designated urban growth area. Because of the upland portion's geographic proximity and potential for direct vehicular access to the Town of Woodway, the City of Shoreline concludes that the upland portion should be exclusively within the Town of Woodway's future urban growth area. Any people living in future developments in the upland portion of the Point Wells Island would feel a part of the Woodway community because they would share parks, schools, and other associations facilitated by a shared street grid.

Applying the same rationale to the lowland portion of the Point Wells Island, the City of Shoreline wishes to reiterate and clarify its policies. These lands all presently connect to the regional road network only via Richmond Beach Road in the City of Shoreline. Any enhanced governmental services to future redevelopment of this area could only be provided by the City of Shoreline and its public safety partners, the Shoreline Fire Department and Shoreline Police Department. Neither Snohomish County nor the Town of Woodway now provide vehicular access, police, fire, emergency medical services, parks, code compliance, or sewer service to the lowland areas, nor have they indicated their ability to provide such urban services or facilities in the future.

The City of Shoreline therefore opposes the designation by Snohomish County of Point Wells as an "Urban Center." Consistent with this policy, the City will not issue street cut, right-of-way or any other permits to any general or special purpose local government to increase the capacity of sewer lines to unincorporated urban development north of the city limits. This fact, together with the statements by the Shoreline Police Department and Shoreline Fire Department that they will not provide urban governmental services to more intensive development outside the Shoreline city limits, constrains more intensive land use at Point Wells. Snohomish County has not identified other police, fire or emergency medical resources to meet the public safety demands of an "Urban Center." Therefore, the designation of Point Wells as an Urban Center would not comply with Goal 1 of the Growth Management Act which states "Encourage development in urban areas where adequate public facilities exist or can be provided in an efficient manner."

The City no longer wishes to use the term "Potential Annexation Area" to describe its interests in lands north of the county line. Instead, the City now designates the Lowland Portion of the Point Wells Island shown on Figure 1 as the City of Shoreline's proposed future service and annexation area. At such future time that the lowland portion of the Point Wells Island annexes to the City of Shoreline, the necessary public services and facilities would be provided, including police from the Shoreline police department and emergency medical services and fire protection from the Shoreline Fire Department. In addition, the City would be responsible for development permit processing, code enforcement, parks, recreation and cultural services, and public works roads maintenance. Future residents of the lowland portion of Point Wells would become a part of the Richmond Beach community by virtue of the shared parks, schools, libraries, shopping districts and road grid. As citizens of the City of Shoreline, they would be able to participate in the civic life of this "community of shared interests," including the City's Parks Board, Library Board, Planning Commission, or other advisory committees, and City Council.

The future geometry and operation of Richmond Beach Road to Point Wells is a major issue for the City. The City wishes to improve safety for local resident traffic as well as pedestrians and will identify appropriate measures to mitigate the traffic impacts of any future development at Point Wells, including but not limited to improvements to road segments and intersections. Any specific development projects will be subject to environmental review, a part of which will identify specific required developer-funded improvements to the City's road network and other infrastructure.

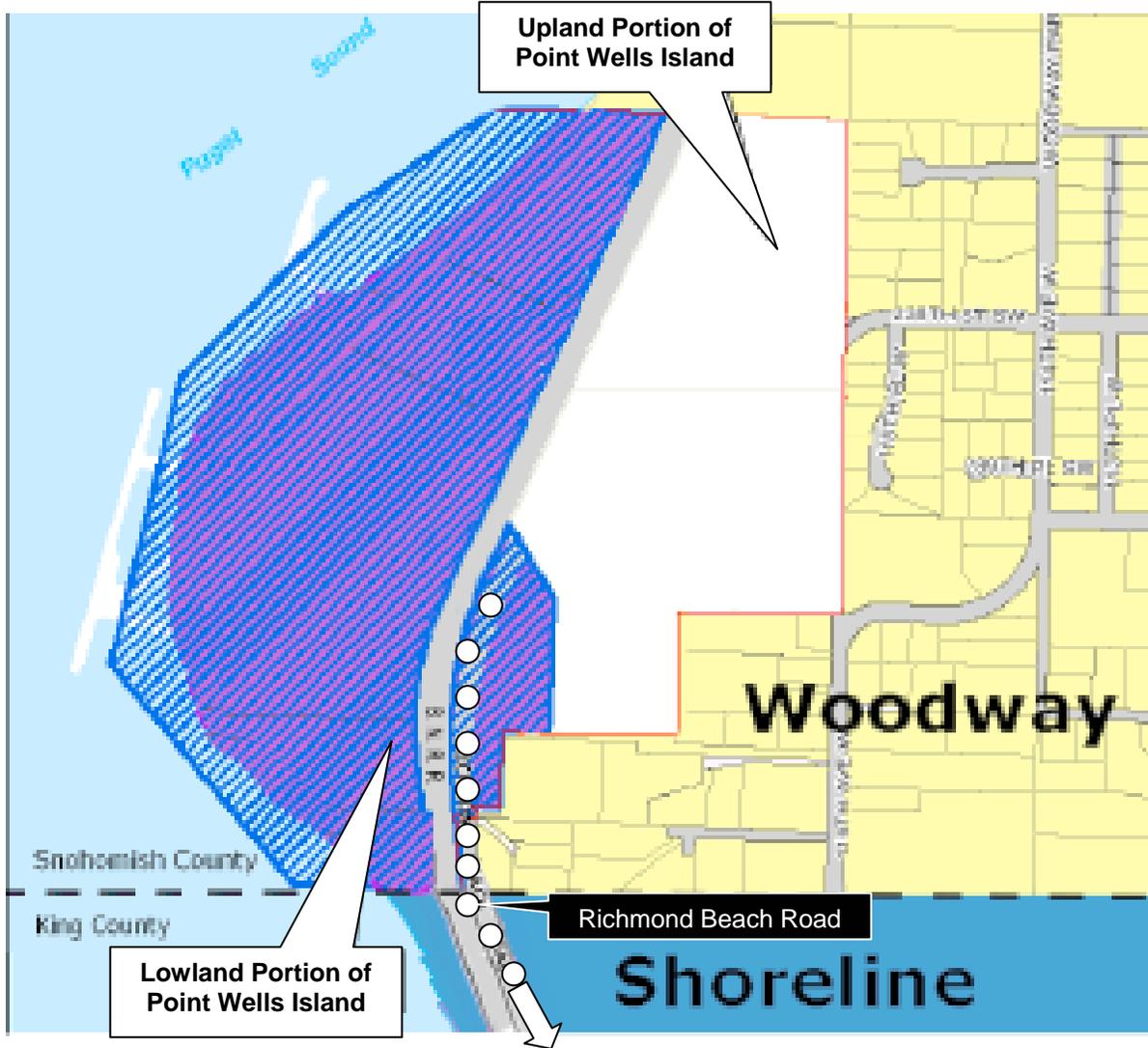
While an Urban Center of up to 3,500 dwelling units would be too large in magnitude for Point Wells, the City continues to support an urban designation with a broad mix of land uses. The maximum number of dwelling units, building heights, and allowable floor area should be determined by a pre-annexation zoning ordinance. As a matter of policy, the City supports residential, retail, restaurant, office, service and recreational uses.

The City strongly supports design review and design guidelines to promote sustainability, walkability, human scale, and a public realm along Puget Sound that takes advantage of the sweeping regional views. A public access trail should be provided and appropriate signage installed along the entire Puget Sound shoreline and secured with an appropriate public access easement document. Bicycle and pedestrian linkages should be made to both the Richmond Beach Neighborhood and the Town of Woodway.

The pre-annexation zoning ordinance for Point Wells should specify that building size, design, and placement will be evaluated and approved pursuant to an adopted Master Development Plan. The Shoreline Planning Commission should conduct public hearings on the proposed pre-annexation zoning document and provide a recommendation to the Shoreline City Council.

#### Interjurisdictional Coordination

The City should work with the Town of Woodway to identify ways in which potential future development in the lowland portion of Point Wells could be configured or mitigated to reduce potential impacts on Woodway. The Town should be invited to consult with the City on the preparation of the City's pre-annexation zoning document.



**Fig. 1 - Point Wells Unincorporated Island**



## **Memorandum**

**DATE:** March 18, 2009  
**TO:** Shoreline Planning Commission  
**FROM:** Steven Cohn, Senior Planner  
**RE:** King County Growth Targets Process

### **Introduction**

The Growth Management Planning Council is considering updates to county and city Growth Targets. Updated targets provide a framework for local GMA Comprehensive Plan updates due in 2011, while accommodating new state population projections. During summer 2009, local governments will review draft targets for both housing and jobs. Final targets are scheduled to be adopted by GMPC in fall 2009 with ratification by the county and cities.

Staff will brief the Planning Commission on the “targets process” at this meeting. In the summer, staff will bring forward the draft housing and job targets for discussion.

### **Background**

#### **Planning for Growth under the Growth Management Act**

Under Washington State’s GMA, King County and its cities must adopt comprehensive plans that accommodate 20 years of anticipated population and employment growth. Plans must provide for land uses and densities, capital facilities and transportation infrastructure that are sufficient to meet future needs. Local governments have discretion as to how they will accommodate the growth within their borders. Local jurisdictions must update their Comprehensive Plans at least every 7 years. Cities in King County last completed their plan updates in 2004. The deadline for the next plan update is December 2011.

Every five years, the state Office of Financial Management (OFM) issues population projections for each county in the state as a basis for GMA planning.

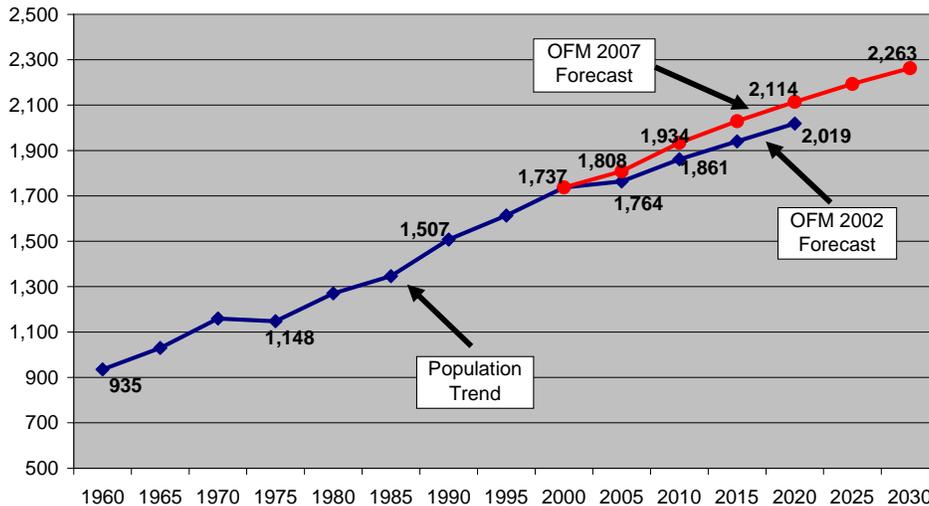
Based on these projections, counties and cities collaborate in determining local allocations of that growth. The act requires that local growth numbers be updated at least every ten years.

**New Population and Employment Projections for King County**

In King County, growth targets are policy statements indicating the minimum number of households and jobs each jurisdiction plans to accommodate during the current Growth Management period. The targets are based on the OFM population projections along with employment forecasts produced by the Puget Sound Regional Council (PSRC). The county is an attractive region which, over the long term, is expected to see robust amounts of growth.

- OFM released new projections in 2007, which show King County growing at a faster rate than previously forecasted. The result: nearly 100,000 more people countywide in 2022 than currently planned for. Overall, the county is expected to grow by about 450,000 people between 2006 and 2031 to a total population of 2.3 million. The graph on the next page shows the new projection as an extension of historical trends and compared with the 2002 OFM projection.
- The latest employment forecasts released by PSRC in 2006 show growth in the county, over this same period, of nearly 450,000 jobs to a total of 1.7 million jobs.

**OFM Population Trends/Forecasts for King County**  
Numbers in thousands



**Adoption of Growth Targets by the Growth Management Planning Council**

The GMPC is a formal body consisting of elected officials from King County, Seattle, Bellevue, other cities and towns, special purpose districts, and the Port of Seattle. The GMPC responds to the GMA requirement that counties and cities collaborate to develop and adopt Countywide Planning Policies (CPPs). Household and job growth targets are contained in the CPPs.

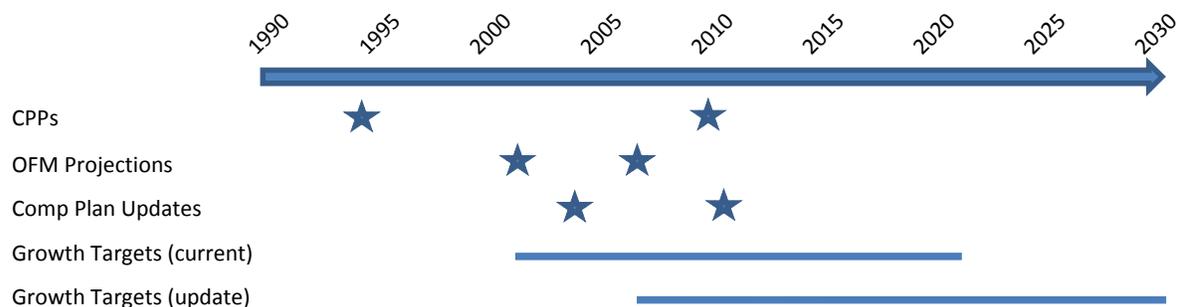
The CPPs were originally adopted by the GMPC in 1994. Growth targets were updated in 2002, for a planning period extending to 2022. The county and cities incorporated those targets into their 2004 plan updates. The GMPC will be considering new updates to the targets based on the new population projections from OFM, thus providing substantive guidance to cities as they update their 20-year comprehensive plans once again. New growth targets would extend the countywide planning period out another 9 years, with a horizon of 2031, 20 years beyond the 2011 comprehensive plan update requirement.

The CPPs establish the policy framework for allocating growth targets. Those policies include:

- 1) Limiting growth in Rural and Resource areas;
- 2) Focusing growth within the existing Urban Growth Area, within cities, and within designated Urban Centers and Manufacturing/Industrial Centers;
- 3) Improving jobs-housing balance within four planning subareas; and
- 4) Fostering a pattern of growth that ensures efficient use of infrastructure and can be served by public transportation.

Development of the targets, which are formally adopted by the GMPC and ratified by the county and cities, involves extensive coordination among staff from throughout the county. Through this process, every jurisdiction is expected to take its fair share of growth. The rationale for the staff recommended target allocation is based on best available demographic, economic, and land use data, and also incorporates unique factors and local policies.

The timeline below gives an overview of the schedule for GMA planning actions for King County.



### New Policy Guidance from *Vision 2040*

The Puget Sound Regional Council recently adopted *Vision 2040*, a growth management, transportation, and economic development strategy for the 4-county region. With *Vision 2040*, the PSRC has amended its Multicounty Planning Policies (MPPs) to address coordinated action around a range of policy areas, including land use and development patterns. The GMPC will be updating its countywide policies in 2010 to bring them into consistency with the MPPs.

*Vision 2040* also contains a Regional Growth Strategy that provides substantive guidance for planning for the roughly 1.7 million additional people and 1.2 million additional jobs expected in the region between 2000 and 2040. The Strategy retains much of the discretion that counties and cities have in setting local targets, while calling for broad shifts in where growth locates within the region. In comparison to current targets and plans, the Strategy calls for:

- **Increasing** the amount of growth targeted to cities that contain regionally designated urban centers (to include both metropolitan centers and many suburban cities)
- **Increasing** the amount of growth targeted to other large cities (with combined population and employment of at least 22,500)
- **Decreasing** the amount of growth targeted to Urban designated unincorporated areas, Rural designated unincorporated areas, and to smaller cities
- Achieving a greater **jobs-housing balance** within the region

New growth targets for King County are expected to move toward achieving the desired pattern of growth laid out in *Vision 2040*, while recognizing the long-term nature of the regional land use goals and the many challenges involved in “bending the trend” away from past growth patterns.

### Next Steps

Staff work toward updated growth targets for King County is underway now. Staffs from cities throughout the County have been reviewing and providing input on a range of potential scenarios that allocate housing and job growth throughout the County. Based on this process, recommended draft targets may go to the Growth Management Planning Council as early as July 2009, with a vote for adoption possible at the council’s September 2009 meeting. Once adopted, growth targets must be ratified by the county council and a majority of cities before they go into effect.

When the draft targets on a city-by-city basis are available, staff will bring them to the Commission for discussion.