
Council Meeting Date: January 3, 2008

PLANNING COMMISSION AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

AGENDA TITLE:	Proposed 2008 Planning Commission Work Program
DEPARTMENT:	Planning and Development Services
PRESENTED BY:	Joseph W. Tovar, FAICP, Director Planning and Development Services

Staff prepared a draft updated Planning Work Program for 2008 (Attachment A) which shows most of the major legislative activities that will populate Planning Commission agendas over the coming 12 months. At your dinner meeting on January 3, I will review the items shown on the proposed Planning Work Program, and explain the origin, rationale, scope, and timing for each. With your input and agreement, I would then like to present the proposed Work Program to the City Council for adoption by resolution later in the month. The Council will review the Work Program and make additions or revisions that they deem appropriate to either the Work Program or the adopting resolution. This follows a similar process used last year; for reference, attached is the Council Resolution adopted in January of 2007 (Attachment B)

BACKGROUND:

One of the time-sensitive items on your agenda for 2008 will be the development of permanent regulations for the Regional Business, Community Business, and Industrial zones to address the concerns that led to the current moratorium on certain uses in those zones. Attachment C is Council's Ordinance 488 which affirmed and amended the moratorium. Attachment D consists of two maps that show highlighted properties along the Aurora corridor and in other areas of the city which are affected by the moratorium. Because the moratorium can only last six months, the City Council will need to receive your recommendation about permanent regulations by no later than May.

Also shown on Attachment A are two "Strategy" items that have been on the Work Program for some time, and are in their final phases approaching adoption. The City's consultants and staff are jointly preparing the "Environmentally Sustainable Community" strategy. Per Resolution 254, the Planning Commission will again meet jointly with the Parks Board, probably in March, to review the draft Strategy and offer a recommendation to the City Council.

The Comprehensive Housing Strategy Committee (which includes Commissioners Kuboi, Phisuthikul and Wagner) has its final meeting on January 2 and will forward its recommendation to the City Council soon thereafter. We will schedule time to present the findings of the Strategy to the full Planning Commission so that you may help staff identify what items might be appropriate as implementing Comprehensive Plan and Development Code amendment proposals.

The Ridgecrest zoning proposal is scheduled for its sixth Planning Commission review on January 3. A complete staff report is included in your meeting packet.

The Commission recommended and the Council adopted Framework policies for Town Center this past fall in Phase 1 of the project, and we are now beginning Phase II. Among the major issues for Town Center will be building height and form, use mix, transition issues relative to adjacent neighborhoods, and designing and furnishing the public realm. The staff will begin the public process for Phase II with an open house/charrette in late January, with assistance from students from the UW College of Architecture and Urban Planning. Because your January agendas are already full, we most likely will conduct the charrette on January 24. I hope that you attend, and if there is a quorum, it may be appropriate to have you host it. In addition, there will be a series of study sessions, and a public hearing about Town Center over the course of the year and staff is planning to arrange a walking/bus tour of the area with the Planning Commission, perhaps in the spring.

The South Aurora Triangle item from last year's work program did not progress beyond the staff workshop phase. It has been on hiatus for several months, pending adoption of the Work Program for 2008. In considering the many issues that led to the adoption of the moratorium by Ordinance 484 (amended by Ordinance 488) staff has concluded that the City should revisit the question of land use, building envelope and circulation for the entire Aurora corridor. One of the problems with the RB, CB and I zoning designations that constitute the vast majority of the corridor is that these designations paint the entirety of this 3 mile corridor with a very broad brush. There are significant differences in topography, current land uses, parcel size and depth, signage, and other circumstances that are not well served by a "one size fits all" approach.

Staff will propose that the Comprehensive Plan be amended to identify five distinct "subareas" of the Aurora Corridor. See Attachment. E. We already have Town Center on the 2008 work program. I would propose that we identify all commercially zoned lands south of the Interurban bridge across Aurora as a new Subarea titled "Southbridge" and place the questions of appropriate land use, building envelope, etc. on the table for public review, comment and adoption of locally specific plans and regulations by the end of 2008. This new subarea would include not only the South Aurora Triangle, but also the "Aurora Square/Sears" property north of it, and the commercial lands east of Aurora.

One of the major tools we have been using over the past year has been the “Sketchup” computer program. We are nearing completion of the preparation of a “Sketchup” model for the entire Aurora corridor. This will provide a useful tool that illustrates not only the different physical conditions in these five different parts of the Aurora Corridor, but also in evaluating alternative building envelope scenarios. I have attached two views of the new City Hall building for your information and as an illustration of the level of detail that a Sketchup model can show. See Attachment F. On a related note, the City Council recently approved the development agreement for the new City Hall. Demolition begins in February, construction in the summer of 2008, with occupancy projected by the fall of 2009.

The Southeast Shoreline Subarea Plan update is also on the Work Program. Staff contemplates formation of a Citizens Advisory Committee to help identify issues and alternatives for this “Special Study Area.” At your meeting, Steve Cohn will describe the process and timing that we propose for this subarea effort.

We expect to bring development code amendments to you to create Planned Area zones for several of our major institutions, including Shoreline Community College, Crista, and Fircrest, after which you will likely then see Master Plan proposals for those sites pursuant to the requirements of the proposed Planned Areas.

There are a number of other items that do not appear on this Work Program diagram, but which we know will be on your agendas in 2008. We will be holding study sessions with the Commission about the update of our Shoreline Master Program (using a \$60,000 grant from the Department of Ecology), and have a number of development code “cleanup” items to simplify, clarify, or otherwise improve our processes. One example is the “developer meetings with neighbors” which continues to be problematic. Also, depending on the outcome of pending staff discussions with the City Council, and other jurisdictions, the Planning Commission may have some role in the review and/or critiquing, and/or preparation of land use policies and regulations for Point Wells.

Last, but certainly not least, is a recommendation about how to enable the Planning Commission to realistically undertake and achieve the items identified above in the 2008 Work Program. This is an extremely important and extremely challenging Work Program. Your agenda time will be precious, partly because many of these tasks will require more than one meeting. In order to give the Planning Commission the capacity to undertake this Work Program, I propose that you “clear the decks” of quasi-judicial items such as site-specific rezones, subdivisions, and special use permits.

I recommend that the City Council adopt an ordinance to temporarily (at least for 2008) refer all quasi-judicial items to the Hearing Examiner, rather than the

Planning Commission. The sole exception to this process change I believe should be Master Plans for large institutions such as the College, Fircrest and Crista. In my view, the smaller scale quasi-judicial items are almost always very agenda time intensive. For example, the "Plateau at Jackson" subdivision you recently heard took up two complete evenings of Planning Commission agenda time. Given what you have on your plate in 2008, you simply cannot afford to spend that kind of agenda time on small but thorny quasi-judicial matters. This is an ideal task for the Hearing Examiner.

In retrospect, I would say that 2007 was a very good year for the Planning Commission. 2008 will be a very large challenge, but one which I expect to be both stimulating and critical for the City. I look forward to discussing the 2008 Work Program with you.

RECOMMENDATION:

The staff recommends that the Planning Commission recommend to the City Council the adoption of the draft 2008 Planning Commission Work Program as discussed by staff. We also recommend that the Chairman and/or Vice-Chairman participate in the presentation of the recommended Work Program at the Council meeting.




Attachments

- A. Proposed 2008 Planning Commission Work Program
- B. Resolution 254 adopting the 2007 Planning Work Program
- C. City Council Ordinance No. 488 regarding development moratorium for certain uses in certain RB, CB and I zones
- D. Maps of Aurora Corridor showing effect of Ordinance No. 488
- E. Proposed Aurora Corridor Comprehensive Plan Subareas
- F. Sketchup Model of new City Hall Project

Shoreline Planning Work Program

Revised 12/27/07

Legend

	Planning Commission Role
	Other Action
	Council Adoption

2007 →

2008 →

<u>Comprehensive Housing Strategy (CHS)</u>	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Citizen Advisory Committee meetings																		
Council check-in points																		
Public meeting(s)																		
Council adopts CHS								X										
Council considers implementation as part of budget																		
Staff prepares possible Plan and Code Amendments																		
Plan and Code Amendments heard by Planning Commission (as component of Subarea Planning)																		

<u>Environmentally Sustainable Community (ESC) Strategy</u>	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Consultant drafts ESC Strategy																		
Staff prepares final draft of ESC Strategy																		
Public meeting(s)																		
Council adopts ESC Strategy											X							
Planning Commission review of implementation Strategies																		

<u>Ridgecrest Commercial Area Community Vision</u>	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Staff drafts zoning																		
Neighborhood Meetings/Planning Commission Hearings																		
Council adopts new zoning							X											

<u>Town Center</u>	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Council & public engage in Civic Center/City Hall Design																		
Council adopts final design for Civic Center/City Hall						X												
Staff prepares Town Center Framework Policies																		
Planning Commission reviews Town Center Framework Policies																		
Council adopts Town Center Framework Policies				X														
Staff and consultants conduct charrettes/community outreach																		
Staff prepares Plan & Code Amendments for Central Shoreline																		
Plan & Code amendments heard by Planning Commission																		
Council adopts Plan and Code Amendments																	X	

<u>South Bridge Subarea Plan</u>	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Staff prepares Form Based Codes/Neighborhood outreach																		
Neighborhood Meeting																		
Plan & Code amendments heard by Planning Commission																		
Council adoption of Plan & Code amendments																		

<u>Shoreline Community College</u>	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Staff and College outreach to neighborhood																		
Staff prepares Comprehensive Plan and Code Amendments																		
Comp. Plan and Code Amendments heard by Planning Comm.																		
Council adopts Comprehensive Plan and Code Amendments											X							

<u>Southeast Shoreline Subarea Plan and Zoning</u>	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Staff prepares Subarea Plan																		
Open House																		
Planning Commission reviews Subarea Plan																		
Council adopts Subarea Plan																		

<u>Fircrest Master Planning</u>	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
DSHS Phase I Public Outreach																		
DSHS Report to Legislature/Legislative Decision																		
Phase II Master Plan Permit Development																		
Staff/PC Master Plan Review (January 2009)																		

Other Work Program Items: Crista Master Plan, Revised Transition Requirements (moratorium follow-up)

RESOLUTION NO. 254

A RESOLUTION OF THE CITY COUNCIL, CITY OF SHORELINE, WASHINGTON, RECOGNIZING THE WORK OF THE PLANNING COMMISSION AND PROVIDING DIRECTION REGARDING THE CITY'S PLANNING WORK PROGRAM

WHEREAS, the Shoreline City Council and Planning Commission met jointly on October 30, 2006 to discuss implementation of the City's Planning Work Program, City Council Goals for 2007-2008, various means for public participation and citizen outreach, and other issues of mutual concern; and

WHEREAS, it was a productive meeting, many ideas were discussed, and the City Council offered direction on a number of items; and

WHEREAS, it is the best interests of the public, the Planning Commission, and the City staff that the City Council give clear direction regarding priorities for the Planning Work Program and public participation, affirm the important role of the Planning Commission as the City's land use hearing body, and provide for ongoing communication and coordination between the Council and the Planning Commission;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SHORELINE, WASHINGTON, HEREBY RESOLVES AS FOLLOWS:

The Shoreline Planning Commission work program for 2007 shall include the following tasks, direction, and understandings:

Section 1. The City Council commits to meeting at least twice annually with the Planning Commission in joint meetings, prior to the City Council's retreat, and prior to the City's budget process.

Section 2. The City Council affirms that the Planning Commission is the hearing body for both quasi-judicial and legislative rezones. When appropriate, a representative of the Commission will participate in presenting its recommendation to the City Council.

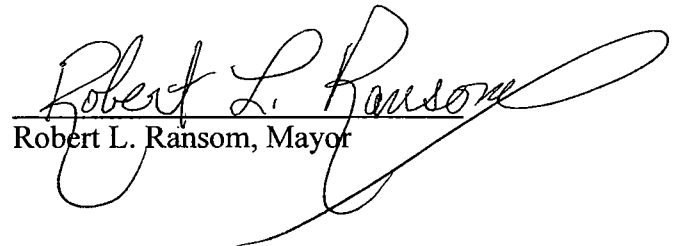
Section 3. The City Council approves the concept of sponsoring a Speaker Series (community conversation) in 2007, directs that these be televised on the City's cable access channel, and that the community at large be alerted to this opportunity through *Currents*, the City website and other appropriate media.

Section 4. The City Council agrees that three members of the Planning Commission shall serve on the Comprehensive Housing Strategy Citizen Advisory Committee as it helps implement Council Goal 5, which is to "Develop a Comprehensive Housing Strategy."

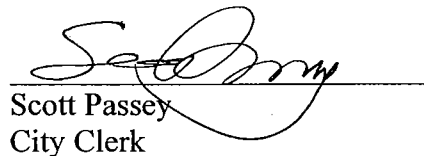
Section 5. The City Council requests that the Planning Commission and Parks Board periodically meet in joint session to provide a sounding board to review and critique the City' progress in implementing Council Goal 6, which is "To Create an Environmentally Sustainable Community."

Section 6. The City Council supports the concepts of legislative rezones and form-base codes in order to implement adopted comprehensive plan policies and to improve the timeliness and predictability of the City's development review process, and asks that the City staff and Planning Commission prepare for Council review a schedule and strategy for utilizing these land use tools.

ADOPTED BY THE CITY COUNCIL ON JANUARY 8, 2007.


Robert L. Ransom, Mayor

ATTEST:


Scott Passey
City Clerk

ORDINANCE NO. 488

AN ORDINANCE OF THE CITY OF SHORELINE, WASHINGTON, AMENDING A MORATORIUM ON THE FILING OR ACCEPTANCE OF ANY APPLICATIONS FOR RESIDENTIAL DEVELOPMENT OF LAND WITHIN THE COMMUNITY BUSINESS, INDUSTRIAL OR REGIONAL BUSINESS LAND USE DISTRICTS IN PROXIMITY TO RESIDENTIAL NEIGHBORHOODS.

WHEREAS, under the provisions of the Growth Management Act the City has adopted development regulations implementing the City of Shoreline Comprehensive Plan; and

WHEREAS, the City's adopted land use regulations pursuant to Land Use Policies for the Community Business and Regional Business land use designations include Community Business, Regional Business and Industrial zoning districts in both of these Comprehensive Plan land use designations; and

WHEREAS, these three business zones include development standards for residential development which may be incompatible when located adjacent to existing residential zones; and

WHEREAS, the continued acceptance of development applications proposing new residential development utilizing existing community business, regional business and industrial zone development standards and density may allow development that is incompatible with existing neighborhoods, leading to erosion of community character and harmony, and a decline in property values; and

WHEREAS, a six-month moratorium on the filing of applications for residential development in these three business zones will allow the City to preserve planning options and prevent substantial change until the existing land areas so designated and the text of development standards applicable to residential development in these zones is reviewed and any needed revisions are made to these regulations; and

WHEREAS, the City Council has determined from recent public correspondence and comment that the integrity of existing land uses may suffer irreparable harm unless a moratorium is adopted; and

WHEREAS, the potential adverse impacts upon the public safety, welfare, and peace, as outlined herein, justify the declaration of an emergency; and

WHEREAS, pursuant to SEPA regulation SMC 20.30.550 adopting Washington Administrative Code Section 197-11-880, the City Council finds that an exemption under SEPA for this action is necessary to prevent an imminent threat to public health and safety and to prevent an imminent threat of serious environmental degradation through

continued development under existing regulations. The City shall conduct SEPA review of any permanent regulations proposed to replace this moratorium; and

WHEREAS, a public hearing was held on Ordinance No. 484 adopting a moratorium on residential development in the CB, RB and I zones in close proximity to low density residential neighborhoods; and

WHEREAS, Council finds that some exceptions to the moratorium should be adopted to allow certain residential development covered by the moratorium which does not create an impact to adjacent residential neighborhoods; now therefore

THE CITY COUNCIL OF THE CITY OF SHORELINE, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Finding of Fact. The recitals set forth above are hereby adopted as findings of the City Council.

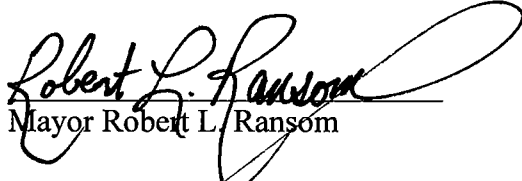
Section 2. Moratorium Amended. Section 2 of Ordinance 484 is hereby amended as follows:

A moratorium is adopted upon the filing of any application for development within the Community Business, Regional Business or Industrial zoning districts of the City which includes proposed residential use of any parcel located within 100 90 feet of an R-4, R-6 or R-8 zoning district. No land use development proposal or application may be filed or accepted which proposes a development described in this section. Development otherwise prohibited by this moratorium shall be allowed if the following criteria are met:

1. The maximum height of a residential building proposed in the RB, CB, and I zones shall not exceed 40 feet above the average elevation of the shared property line with R-4, R-6, or R-8 zones.

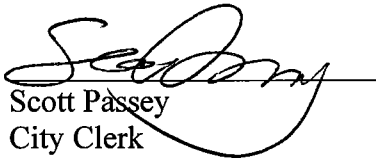
Section 3. Effective Dates. This ordinance shall take effect and be in full force five days after publication of a summary consisting of the title in the official newspaper of the City, and shall expire April 29, 2008 unless extended or repealed according to law.

PASSED BY THE CITY COUNCIL ON DECEMBER 17, 2007

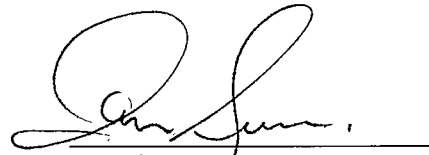

Mayor Robert L. Ransom

ATTEST:

APPROVED AS TO FORM:



Scott Pássey
City Clerk



Ian Sievers
City Attorney

Date of publication: December 20, 2007
Effective date: December 25, 2007

Aurora North

N 175th St
to
N 205th St

Aurora Village

Aurora
Transit
Center

Echo
Lake
Park

Echo Lk
Elem

Metro
Park n Ride

Police
HQ

Shoreline Fire
Station 64

Shoreline Fire
Station 61
HQ

City
Hall

Aurora South

N 145th St
to
N 175th St

Shorewood
HS

Richmond
Highlands
Park & Rec
Center

Darnell
Park

Aurora
Square

Development
Moratorium in RB, CB and I
Zoned Properties

DRAFT

Six Months Beginning
October 29, 2007

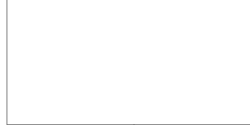
Ordinance No. 484



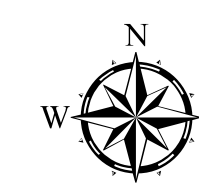
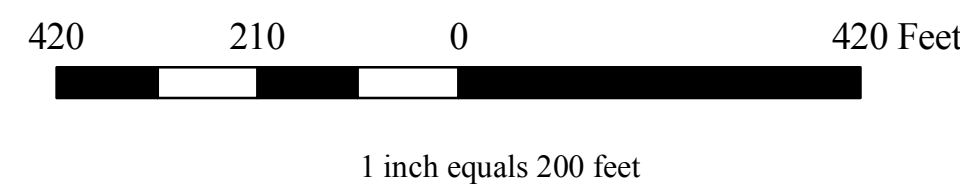
Parcel within 90' of SF



City Boundary



Tax Parcel Boundary



No warranties of any sort,
including accuracy,
fitness, or merchantability,
accompany this product.

SHORELINE















Geographic Information System

COMPREHENSIVE PLAN

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

Shows amendments through August 1, 2006.

Comprehensive Plan Land Use Designations

-  Low Density Residential
-  Medium Density Residential
-  High Density Residential
-  Mixed Use
-  Community Business
-  Regional Business
-  Public Facilities
-  Single Family Institution
-  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

Other Map Features

-  Open Water
-  City Boundary
-  Unclassified Right of Way
-  Outside Shoreline
-  Interstate
-  Principal Arterial
-  Minor Arterial
-  Collector Arterial
-  Neighborhood Collector
-  Local Street

1 inch equals 2,000 feet

0 500 1,000 2,000 3,000 4,000 Feet

