

# CITY OF SHORELINE

## SHORELINE PLANNING COMMISSION MINUTES OF REGULAR MEETING

January 6, 2011  
7:00 P.M.

Shoreline City Hall  
Council Chamber

---

### **Commissioners Present**

Chair Wagner  
Vice Chair Perkowski  
Commissioner Behrens  
Commissioner Broili  
Commissioner Esselman  
Commissioner Kaje  
Commissioner Moss

### **Staff Present**

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

### **CALL TO ORDER**

Chair Wagner called the regular meeting of the Shoreline Planning Commission to order at 7:03 p.m.

### **ROLL CALL**

Upon roll call by the Commission Clerk the following Commissioners were present: Chair Wagner, Vice Chair Perkowski and Commissioners Behrens, Broili, Esselman, Kaje and Moss.

### **APPROVAL OF AGENDA**

The agenda was approved as submitted.

### **DIRECTOR'S COMMENTS**

Mr. Tovar announced that the owner of Point Wells, BSRE Point Wells LP, scheduled a Pre-Application neighborhood meeting for Thursday, January 27 at 6:30 p.m. This is not a city sponsored meeting.

Mr. Tovar reported on the status of the litigation with Snohomish County on Point Wells.

## **APPROVAL OF MINUTES**

The minutes of November 18 and December 2, 2010 were approved as amended.

## **GENERAL PUBLIC COMMENT**

No one in the audience expressed a desire to address the Commission during this portion of the meeting.

## **STAFF REPORTS**

### **Study Session: Point Wells Subarea Plan Amendment**

Mr. Tovar explained that the purpose of this study session is to present a proposed modification to the Point Wells Subarea Plan. The modification would change the designation of the portion of Richmond Beach Drive north of NW 199<sup>th</sup> to “neighborhood street” and clarify the road might be designated as a collector arterial appropriate for more traffic if certain conditions are met.

Mr. Tovar pointed out that the proposed amendment to the subarea plan would be a map revision and a new Policy PW-13. He read the new policy language as follows:

**Policy PW-13** - In view of the fact that Richmond Beach Drive between NW 199th St. and NW 205th St. is a dead-end local access road with no opportunities for alternative access to dozens of homes in Shoreline and Woodway, the City designates this as a local access street with a maximum capacity of 4,000 vehicle trips per day. Unless and until either Snohomish County or the owner of the Point Wells Urban Center can provide to the City the Transportation Corridor Study and Mitigation Plan called for in Policy PW-9, as well as financial and legal guarantees that the necessary mitigations will be provided, the City should not consider classifying this road segment as an arterial with a capacity of 8,250 vehicle trips per day.

Commissioners asked questions about the new proposed policy statement conflicting with current policies and on data for vehicle trips on Richmond Beach Road. The Commission also recalled certain discussions and deliberations it had during the December 2009 public hearing about coming up with a maximum vehicle trip number for the Subarea Plan.

### **Public Comment**

The following people offered comments: Denis Casper, Jerry Patterson, Don Ding, and Steve Ohlenkamp. Based on the comments, Commissioners asked that additional information be provided to them prior to the Public Hearing.

Mr. Tovar said that, in addition to bringing back that information, staff would place the previous discussions of the Point Wells Subarea Plan on the city website.

## **Comprehensive Plan Update**

Mr. Cohn reported that staff met with the City Council at its January 3 meeting to prepare for its January 18 meeting regarding the project scope for the 2011 Comprehensive Plan Major Update. Staff asked the Council to think about what direction it wishes to provide regarding objectives, schedule, public involvement and plan format.

Mr. Tovar talked about what a good comprehensive plan looks like and says. He said it is important to have a comprehensive plan clearly state the community's aspirations through goals and policy statements but then allow the regulations to spell out how these should be achieved. He noted that the City's Comprehensive Plan is currently over 300 pages and asked the Commission to read through the plan and look for areas where there is redundancy, regulatory language, or goals that have already been achieved.

Commissions asked questions about the required and optional elements for comprehensive plans. There were suggestions to review comprehensive plans from other jurisdictions, create an element for energy and hydrology, remove verbiage that lives in other plans and document, and suggestions on how to make the Comprehensive Plan more readable and accessible to the public.

Mr. Tovar noted that the Council is likely to discuss the scope at a Saturday session as well, and that the session may occur in early March. The Council may decide to involve the Commission in setting the scope, and if so, the scope may be a subject of a Council/Commission joint meeting, currently scheduled for April 25.

## **Countywide Planning Policies Update**

Mr. Cohn advised that comprehensive plans should be consistent with the planning policies of the County. The County is currently undertaking a revision of the Countywide Planning Policies (CPPs), and one important section deals with Housing. Staff reviewed some of the proposed policy language dealing with setting targets for affordable housing.

Commissioners asked questions about the Growth Management Act Council and offered follow-up comments about the need for family housing.

## **REPORTS OF COMMITTEES & COMMISSONERS/ANNOUNCEMENTS**

Commissioner Behrens announced the Shoreline Historical Museum was able to secure the property and structure of the former James Alan Salon. He reported the Museum needed volunteers to help with the move.

## **AGENDA FOR NEXT MEETING**

Mr. Cohn reported that the Planning Commission's next regular meeting is Thursday, January 20 and the Commission would hold a public hearing on the Point Wells Subarea Plan Amendment that evening.

**ADJOURNMENT**

The meeting was adjourned at 9:03 p.m.

---

Michelle Linders Wagner  
Chair, Planning Commission

---

Jessica Simulcik Smith  
Clerk, Planning Commission