

## AGENDA

**Economic Development Committee Meeting**  
**Thursday April 26, 2018**  
**6:00 p.m. – 6:50 p.m.**  
**South Conference Room**

- 1. Call to Order**
- 2. Approval of the March 22, 2018 meeting minutes**
- 3. I-C Zoning Changes**  
*Staff will present information regarding zoning work necessary for the potential Landmark by the Sound project*
- 4. Shoreline Master Program-Briefing**  
*Staff will facilitate a discussion concerning the periodic review required by the State*

**DRAFT MINUTES**

**Economic Development Committee Meeting  
Thursday March 22, 2018  
6:00 p.m. – 6:50 p.m.  
South Conference Room**

<u>Council Members</u>	<u>City Staff</u>
Chair Jeremy Nutting	Michael Matthias – City Manager (CM)
Co-Chair Vic Pennington	Dan Brewer – Chief Operations Officer (COO)
Mayor Matt Pina	Susan Cezar – Community Development Director
	Denise Lathrop – Planning and Development Services Manager
	Matthew Hutchins – Asst City Attorney
	Jodi Grager – Community Development Assistant

**Guests:**

None

**1. Call to Order**

Chair Jeremy Nutting called the meeting to order at 6:00 p.m.

**2. Approval of the February 22, 2018 meeting minutes**

Minutes approved as submitted.

**3. Update on Port of Seattle Phase II Grant**

Background: The Port of Seattle's Economic Development Partnership Program granted Des Moines \$30,100 for work on design feasibility of the redevelopment at the Marina. This grant requires the City to provide matching funds. The council will hold a Study Session on May 24<sup>th</sup> that will focus priorities.

Potential Port of Seattle grant money spending decisions:

- Continue examining the consulting group's (Holmes Group) feasibility study/build options
- Critical infrastructure
- Harbor Master's House upgrades
- Other Marina improvements

Additional discussion regarding the Marina redevelopment:

- Seek community input
- Options should include realistic costs
- Funding should be a combination of Private, Port and City investment

**4. Building Height Discussion**

The committee recognizes this is a sensitive issue which would require zoning changes. The result of modifying building height restrictions in certain zones would allow for increasing population density and commercial redevelopment. Planning & Services Manager Denise Lathrop presented a Memo (Agenda Item #4) that details

the previous building height studies completed in 2010-11.

Committee discussion included:

- The most likely area for a building height change due to the suitable topography of the area is between Big Catch Plaza and 219<sup>th</sup> St S on Marine View Drive South.
- Committee members suggested the need for a redevelopment model or renderings of this area for a visual presentation.

The next meeting is scheduled for April 26, 6:00-6:50 pm in the South Conference room.

Adjourned at 6:55 p.m.

Respectfully submitted by,

Jodi Grager, CPT

# Memo

**Date:** April 26, 2018

**To:** Council Economic Development Committee

**From:** Laura Techico, AICP – Principal Planner  
Denise Lathrop, AICP – Community Development Manager  
Susan Cezar, LEG – Chief Strategic Officer

**RE:** I-C Zoning Changes

## **Purpose**

The purpose of this memorandum is to provide the Council Economic Development Committee with an overview of proposed amendments to chapter 18.95 Des Moines Municipal Code (DMMC) – Institutional Campus Zone.

## **Background**

### History of I-C Zone

The Institutional Campus (I-C) Zone was established in 2012 by Ordinance No. 1544. Des Moines Comprehensive Plan policy directed that an Institutional Campus land use designation that supported Highline College's Master Plan be established. In addition to the College, there were other large institutional facilities in the City that serve regional clientele, including Wesley Homes, Judson Park and the Highline School District that required a land use designation and zone that supported their uses, services, operations and facilitated their Master Plan redevelopment plans. There are currently three properties that are zoned I-C: Wesley Homes, Highline College and Judson Park. The Landmark on the Sound site has a Comprehensive Plan preferred land use designation of I-C, but has not been rezoned.

### Previous Development

In 2002, a Master Plan was reviewed for the Masonic Retirement Center on the Landmark site. The approved plan included 44 cottages, 190 apartments, 96 units/beds assisted living and 178 independent living units. A model cottage was constructed, but no further construction was performed. (Attachment 1)

In 2004, Judson Park began review to add two building wings to their existing building. These additions added 64 residential units to the existing 116 residential units, 37 assisted living units and 96 skilled nursing beds. (Attachment 2)

In 2015, a Master Plan was reviewed for Wesley Homes campus south of S. 216<sup>th</sup> St. At the proposed build-out of the multi-phased project, it will contain a total of 362 units of independent living units, assisted living units, cottages, and brownstone. Construction of Phases 1A and 1B is underway. A Design Review application for Phase 2 was submitted on April 13, 2018. (Attachment 3)

In 2017, a Master Plan was reviewed for Highline College. The Master Plan provides a guideline for the continued development of Highline College's Des Moines Campus and a comprehensive perspective of the College's future capital program with a prioritized list of future capital projects. (Attachment 4)

Note that for market or other reasons, the I-C zoned sites have chosen to develop at a lower overall intensity than is allowed by the current I-C zoning.

Ordinance No. 1697, adopted March 22, 2018, added a new chapter to the DMMC entitled 'Essential Public Facilities' that establishes a process, regulations and criteria for the siting and expansion of essential public facilities. The goal of this ordinance is to ensure timely, efficient and appropriate siting of EPFs while simultaneously acknowledging and mitigating the significant community impacts often created by such facilities. This ordinance amended the permitted use tables in chapter 18.52 DMMC. One of the changes removed mental hospitals as a possible use in the I-C Zone. This use was previously permitted through the Conditional Use Permit process.

#### Landmark on the Sound Proposal

On January 31, 2018, a pre-application meeting was held with Urban Self Storage, Inc. and Jackson Main Architecture to discuss a proposal for redevelopment of the Landmark on the Sound site and re-zoning of the property from RM-900B to Institutional Campus (I-C) Zone to conform with the Comprehensive Plan preferred land use designation. The proposal includes phased development of approximately 395 worklofts in the existing building, 115 live-work units directly east of the existing building and mixed use buildings further east including 1,506 condominiums/apartments, live-work units, restaurants and amenities.

A public open house was hosted by the potential developer at the Landmark site on February 24, 2018. Approximately 800-1,000 residents were able to tour the property and building and view information related to the proposed redevelopment. Generally, the feedback from the public was positive. In addition to the uses described above, the potential developer proposes to provide public benefits including the preservation of the area west of the main building, including the existing fountain, gardens and landscaped area for public use and a community center on the southeast portion of the site that contains a conference rooms, social gathering spaces and an outdoor BBQ. The narrative from the open house includes the list of proposed uses. (Attachment 5)

Possible additional public amenities discussed with the potential developer include:

- Community shuttle
- Police Department Satellite Station
- Community gardens/urban agriculture partnership with Highline College
- Public pathways
- Development integration with Judson Park
- Buffer adjacent to neighborhood to the east

#### Other I-C Zoned Properties

On March 13, 2018, staff met with representatives from the existing I-C zoned properties (Wesley Homes, Highline College, and Judson Park) without the potential developer of the Landmark site to discuss the proposed zoning changes and to solicit input. Feedback was positive for the zoning changes and additional uses were suggested during the meeting, including coffee shop, small retail, daycare, urgent care and physician's clinic. Including these uses would meet the needs of the existing I-C zoned developments.

## Potential Code Amendments

The proposed code amendments to chapter 18.95 DMMC – Institutional Campus, could include modifying the purpose statement for this zone, adding to the list of permitted uses, and clarifying other provisions of this section of the DMMC.

Purpose statement: Add a fourth item to the I-C Zone purpose statement below to encourage the appropriate reuse of surplus institutional buildings and properties to avoid long term vacancies.

*DMMC 18.95.030 Purpose.*

*(1) To provide a zoning district for colleges, universities, educational facilities, and retirement facilities.*

*(2) To ensure that colleges, universities, educational facilities, and retirement facilities that occupy large sites are planned, designed, and managed in a way that minimizes impacts on adjacent areas.*

*(3) To ensure that the expansion of existing institutional uses does not significantly adversely impact quality of life in adjacent residential areas.*

## Permitted Uses:

- Attachment 5 lists the uses proposed by the Landmark on the Sound applicant and the additional uses proposed by other I-C Zone property representatives are listed above.
- Mixed use is currently allowed with an Unclassified Use Permit (UUP) in I-C zone. A revision of the definition of 'mixed use' as it relates to the I-C Zone may be needed to clarify that it could include multiple buildings in the I-C Zone. See current definition of mixed use below.  
*"Mixed use" means one or more dwelling units and one or more enclosed commercial, business, or retail uses in a building in a Commercial or Residential Zone.*
- Add specific uses to the use table, these could be limited to certain circumstances (e.g. reuse of institutional buildings, mixed use development, part of approved master plan).

## Additional Zoning Code Changes:

- Delete the RM 900B zone if a rezone to I-C is approved, since the Landmark is the only property zoned RM 900B.
- The proposed changes would apply to all I-C zoned properties. This would be a positive for the community if, in the future these organizations need to surplus buildings/property to respond to market or demographic changes, as it would avoid vacant surplus institutional buildings and encourage appropriate reuse of these sites.
- Add nursing homes to the allowed uses table for the I-C zone. The use is referenced for the I-C zone in the left hand column of the table, but is not noted as an allowed use.
- Clarify that a master plan, to be approved by the City Council, is required for all developments with 150,000 square feet of total gross floor area or more in the I-C zone. A UUP or CUP could also be required for certain uses.

## Process and Timeline

*City I-C Zone code amendments:* Staff is finalizing a task order with KPFF/Fehr & Peers/ESA through the City's On-Call Civil Engineering Services Contract to assist in the preparation of the SEPA Environmental Checklist and associated studies for the proposed I-C Zone changes. Staff is aiming to have the environmental review completed and a draft ordinance to the City Council by July 1, 2018.

*Landmark development process:* It is anticipated that a rezone application for the Landmark property will be submitted within the next few weeks to bring the property into compliance with the Comprehensive Plan. Upon adoption of the code changes, the Landmark developer would submit an application for a Master Plan approval, a Type IV quasi-judicial land use review process with decision by City Council.

### **Direction**

Staff requests the Committee's input and direction related to the I-C Zone amendments prior to presentation to the full Council.

- Permitted uses
- Review process

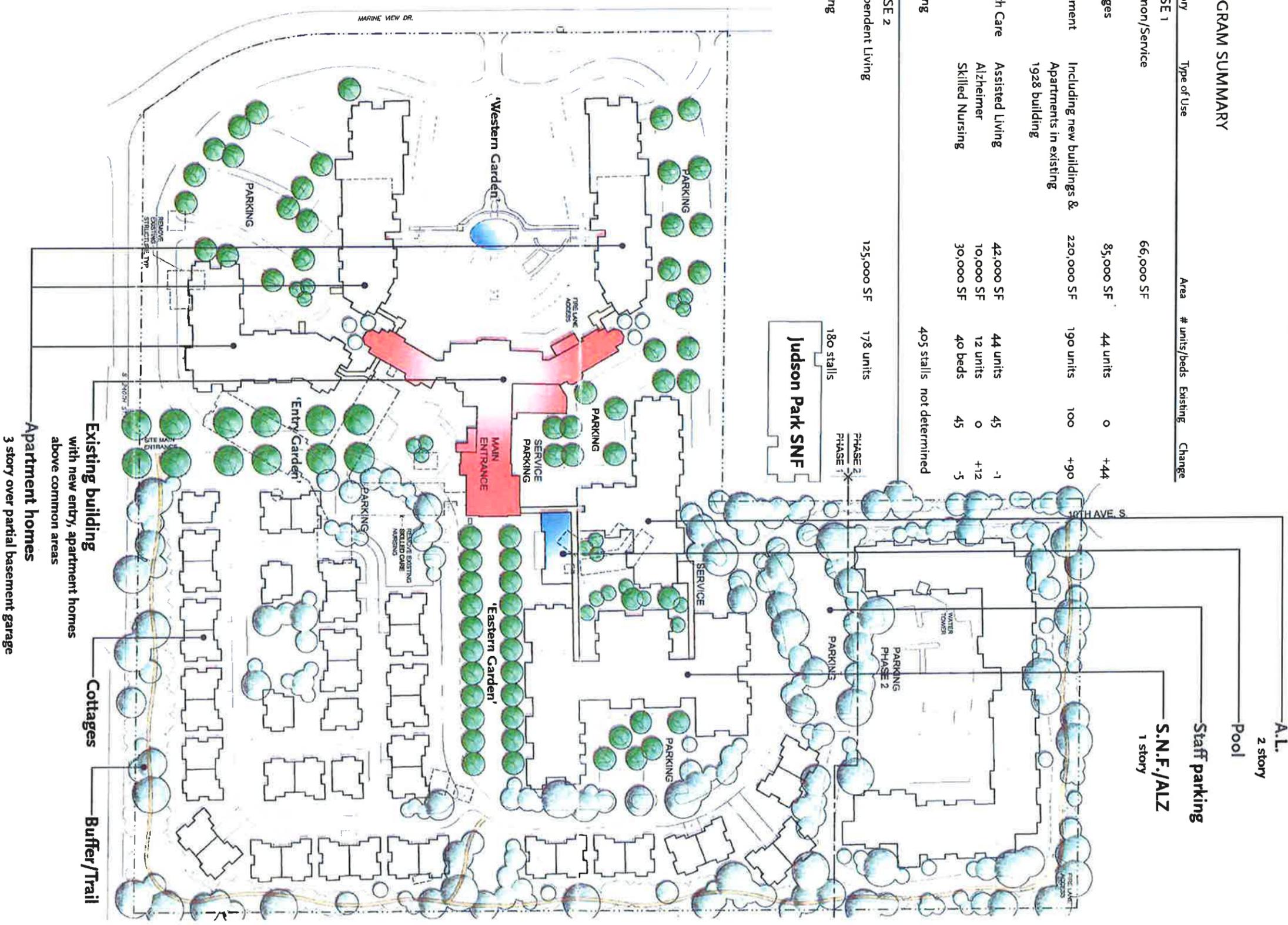
11/15/02 0.2

# MASONIC RETIREMENT CENTER

## PROGRAM SUMMARY

Category	Type of Use	Area	# units/beds	Existing	Change
<b>PHASE 1</b>					
Common/Service		66,000 SF			
Cottages		85,000 SF	44 units	0	+44
Apartment	Including new buildings & Apartments in existing 1928 building	220,000 SF	190 units	100	+90
Health Care	Assisted Living	42,000 SF	44 units	45	-1
	Alzheimer	10,000 SF	12 units	0	+12
	Skilled Nursing	30,000 SF	40 beds	45	-5
Parking			405 stalls	not determined	

PHASE 2					
Independent Living		125,000 SF	178 units		
Parking			180 stalls		



Existing building with new entry, apartment homes above common areas

Apartment homes 3 story over partial basement garage

Cottages

Buffer/Trail

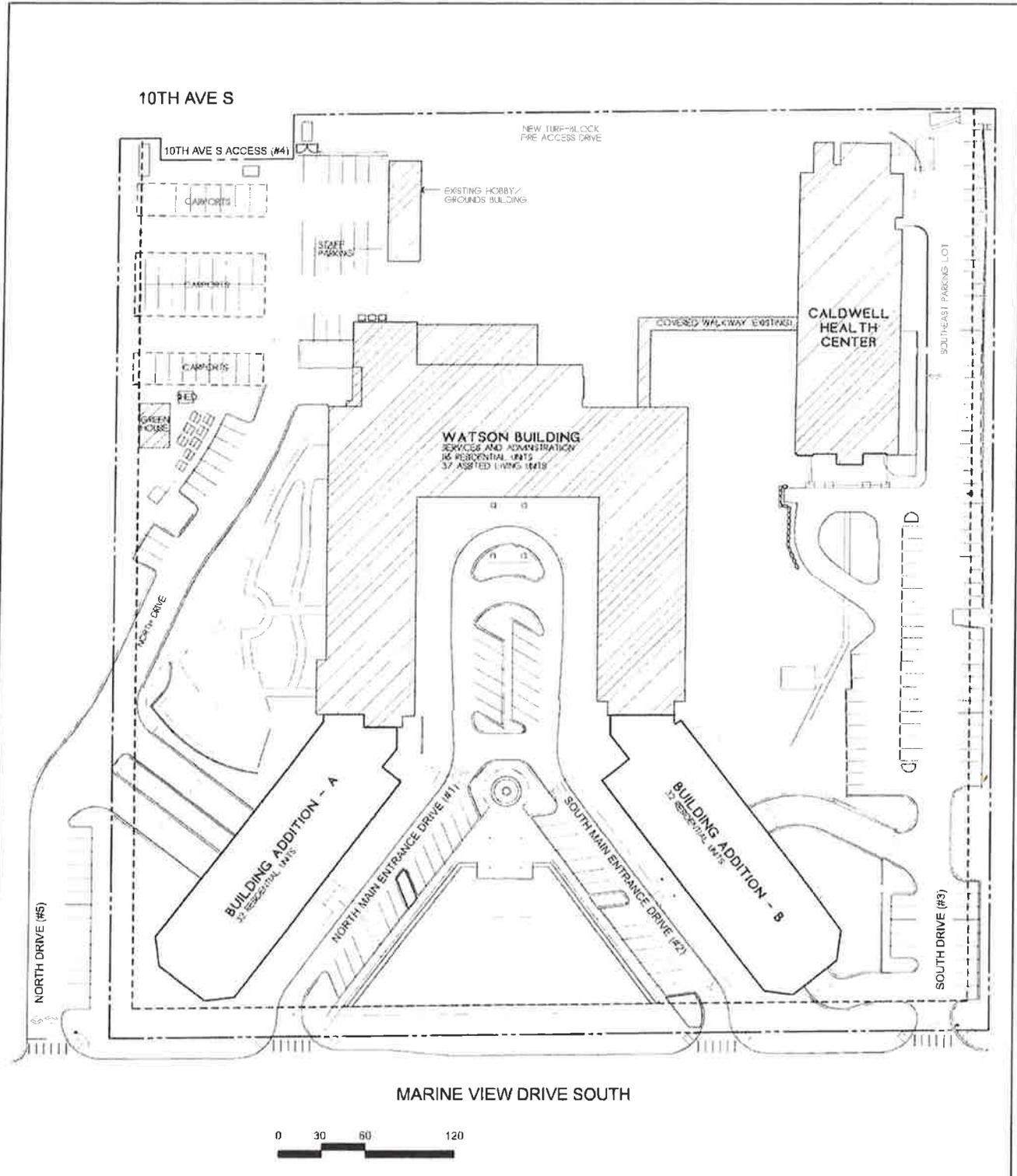


## Masonic Home Master Plan

date: 08.26.2002, revised 08.29.2002, 09.12.2002, 01.09.2003



MITHÜN



File name: Fg2\_3\_all3proposed.dwg  
 Created/last edited by: JAB  
 Date last updated: 02/24/06  
 Reference: 25034

Map data are the property of the sources listed below. Inaccuracies may exist, and Adolphson Associates, Inc. accepts no warranties or guarantees regarding any aspect of data depiction.  
 SOURCE: Irwin Pancake Architects, 2005.

**FIGURE 2.3**  
**ALTERNATIVE 3 (TWO-WING PROPOSAL)**  
**PROPOSED SITE PLAN**  
**JUDSON PARK RETIREMENT CENTER EXPANSION EIS**  
**DES MOINES, WASHINGTON**



**WESLEY HOMES**  
**DES MOINES CAMPUS**  
**MASTER PLAN**

**PHASE 4**

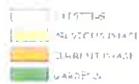
**COMPLETE BUILD OUT**

+CC / TC-3  
 +SKYWAY CONNECTION TO  
 TERRACE BUILDING TBD

**PARKING**  
 222 SURFACE PARKING SPACES  
 CC 14 BEDS = 14  
 + 1:2 EMPLOYEES

**SETBACKS**  
 LESS THAN 35' AVG GRADE TO ROOF  
 RIDGE - SETBACKS = 20' TYP

**MAX BUILDING HEIGHT**  
 (AVG GRADE TO RIDGE)  
 32' 0"



**MAX SQ FT (ALL FLOORS)**  
 57,354 SF

**BUILDING FOOTPRINT**  
 28,677 SF

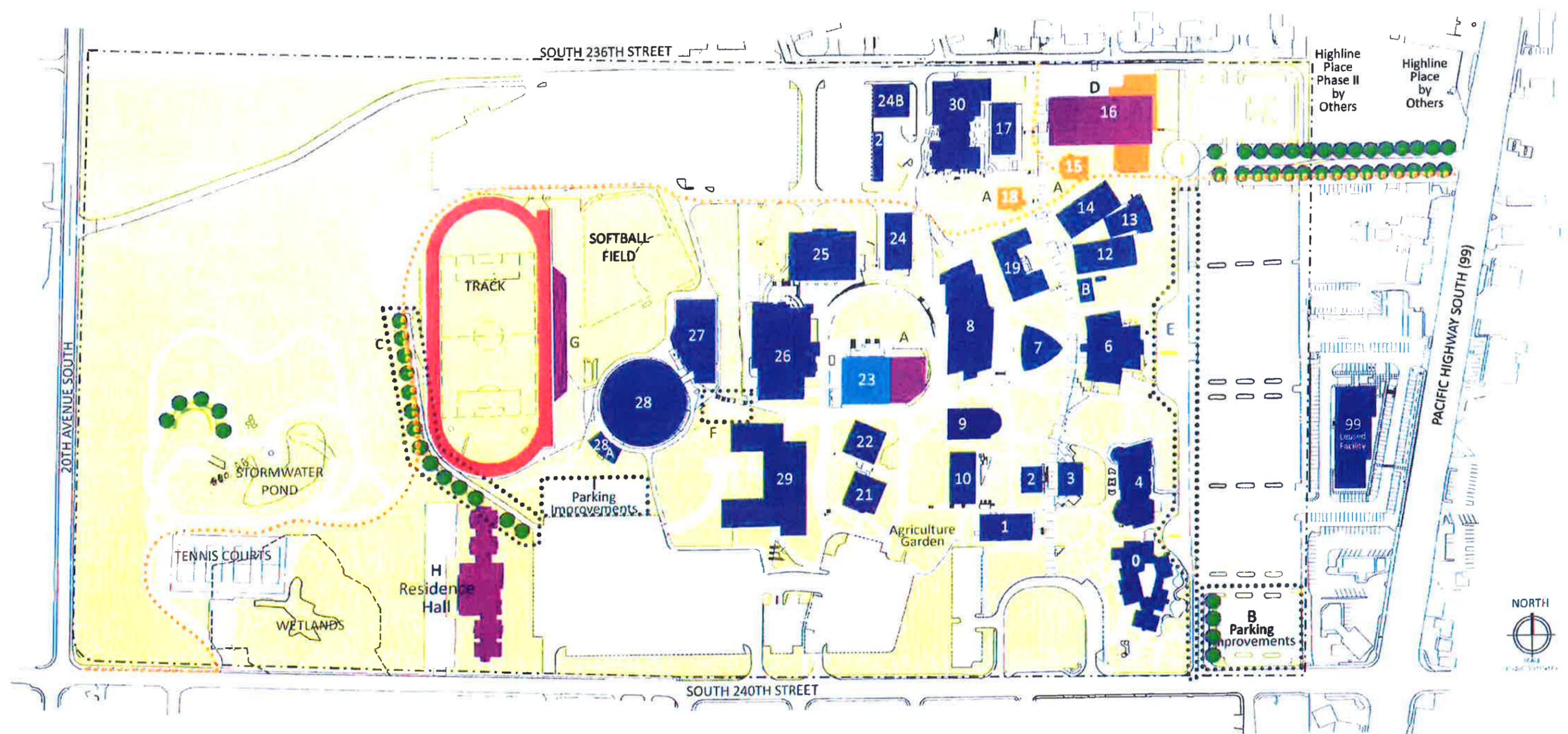
IL 136 UNITS  
 AL 75 UNITS  
 MC 28 UNITS  
 CC 56 UNITS  
 BROWNSTONE 24 UNITS  
 OPT BROWNSTONE 24 UNITS  
 COTTAGES 43 UNITS  
 (12 STRUCTURES)

362 TOTAL  
 (386 W/ OPT BROWNSTONE)

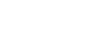


WESLEY HOMES  
 DES MOINES CAMPUS  
 MASTER PLAN

DATE: 11/15/17  
 SCALE: 1" = 100'



**LEGEND**

- |   |                           |   |                      |
|---|---------------------------|---|----------------------|
|  | EXISTING BUILDING         |  | NEW CONSTRUCTION     |
|  | PROPOSED MAJOR RENOVATION |  | EXISTING PARKING     |
|  | PROPOSED DEMOLITION       |  | VERTICAL FOCAL POINT |
|   |                           |  | BIKE PATH            |

**MID TERM PROJECTS**

- A - RENOVATION BUILDING 23  
(Includes replacement of Buildings 15 and 18)
- B - PARKING & ENTRANCE IMPROVEMENTS
- C - CONNECTOR ROAD AND LANDSCAPE
- D - BUILDING 16 REPLACEMENT
- E - EAST FRONTAGE PEDESTRIAN IMPROVEMENT
- F - ADA ACCESS TO BUILDING 27 & 28
- G - GRANDSTAND AND TURF REPLACEMENT
- H - RESIDENCE HALL
- I - POTENTIAL PARKING IMPROVEMENTS

**MID TERM PLAN 2021-2029**

HIGHLINE COLLEGE MASTER PLAN  
20 MAY 2015



**McGRANAHAN** architects

# FRIENDS OF MASONIC HOME/LANDMARK ON THE SOUND

23660 Marine View Dr. S.  
Narrative & List of Uses

## Narrative

The proposed Landmark Development will encompass a multitude of uses while preserving the beauty of the Masonic Lodge and existing courtyard. The land West of the Masonic lodge including the existing water fountain, gardens and landscaped area will be preserved and dedicated for public use. The exterior of the Masonic Lodge will be preserved while the existing interior rooms will be converted into approximately 395 WORKlofts for local artists, artisans, musicians, software developers, tech startups, and other local small businesses. Existing spaces such as the performing arts theatre, commercial kitchen and gathering areas will be preserved as an amenity to tenants along with venues for community enjoyment.

Existing single story convalescent homes will be replaced by LiveWORK lofts located directly East of the existing Masonic Lodge. Three stories of LiveWORK lofts will total approximately 126,000 sq. ft. and will include approximately 115 LiveWORK lofts for artists, craftsmen, musicians and local small businesses. Each space will include a designated workspace, living room, kitchen, bathroom and bedroom/s.

The Eastern portion of the parcel currently forested will be developed to include a three phase multi-story mixed use development that will accommodate apartments and small liveWORK spaces. A combination of five story and eight story terraced buildings will complement the nature of the existing site and allow tenants to enjoy the beautiful views of Puget Sound and surrounding areas that Des Moines offers. Amenities of the mixed use development will include a ground floor restaurant open to the public and common area amenities for the tenants including entertainment spaces, gym, outdoor BBQ and business center.

An approximate 10,000 sq. ft. community center would be proposed on the Southeast portion of the site. This would be open to the local community and include conference rooms, social gathering spaces, kitchen and outdoor BBQ.

**A listing of proposed uses:**

1. WORKlofts (Non-Residential) – Existing Masonic Lodge (Approximately 395 WORKlofts)
  - a. Small craft spaces ranging from approximately 100 – 350 sq. ft.
    - i. Artists, Artisans, Hobbyists, Musicians, Software Developers, Tech Startups, Graphic Designers, Web Designers/developers, Business Professionals
  - b. Commercial Kitchen
    - i. Available for local food service companies (food trucks), catering companies, events
  - c. Performing Arts Theatre
    - i. Community events, rehearsals
  - d. Conference Rooms
  - e. Social gathering spaces
    - i. Available for community events
  - f. Water Feature and the grounds dedicated as public space
  - g. Community Gardens
  - h. Outdoor Movie space
2. Live Work Spaces – New Buildings (Approximately 115 LiveWORK lofts)
  - a. Artists, Artisans, Musicians and Small Business spaces with living quarters included by a floor or wall separation
  - b. Designated workspace, living room, full kitchen, bathrooms, bedrooms
3. Apartments (Three phase development totaling Approximately 1506 spaces)
  - a. Phase I to include approximately 385 units
  - b. Phase II to include approximately 515 units
  - c. Phase III to include approximately 550-606 units
    - i. LiveWORK spaces
    - ii. Apartments
      1. Common Area amenities to include movie/game room, small gym, outdoor BBQ, entertainment rooms, business center.
      2. Restaurant/café on ground floor for the general public
4. Community Center (Approximately 10,000 sq. ft.)
  - a. Conference Rooms
  - b. Social Gathering Spaces
  - c. BBQ Area
  - d. Kids Play Structure
  - e. Kitchen for hosting community events
  - f. Restrooms

# Memo

**Date:** April 26, 2018  
**To:** Council Economic Development Committee  
**From:** Jason Woycke – Planner II  
**RE:** Shoreline Master Program Periodic Review

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## Purpose

The purpose of this agenda item is to:

1. Introduce the topic of the Shoreline Master Program (SMP) periodic review;
2. Share the proposed Scope of Work, Public Participation Plan (Attachment 1), and draft Timeline (Attachment 2); and

## Background

A periodic review of the Shoreline Master Program (SMP) is required pursuant to Chapter 90.58 RCW and Chapter 173-26 WAC. The purpose of the SMP periodic review is:

- To assure that the master program complies with applicable State law and guidelines in effect at the time of the review,
- To assure consistency of the master program with the City's comprehensive plan and development regulations adopted under chapter 36.70A RCW,
- To consider amendments needed to address changes in City policy, and
- To facilitate review of projects by clarifying SMP content that it is not currently clear.

In addition, Staff proposes to include the amendment to allow Water Dependent and Water Enjoyment commercial uses in the Shoreline Conservancy Zone per Council direction on May 25, 2017 related to the Wasson House property. While staff had initially intended to process this work as a limited SMP amendment, Ecology has since revised their review process to remove the limited amendment. As such, this work will be folded into the SMP periodic review. The deadline to complete the review and associated amendments is June 30, 2019.

Why is a periodic review and amendment of the SMP important?

1. It's required to be completed by 2019 pursuant to Chapter 90.58 RCW and Chapter 173-26 WAC;
2. It provides an avenue to allow for additional uses for the Wasson House;
3. It provides Staff time to clarify unclear policy and make changes to policy as Council sees fit;
4. And by clarifying policy and other unclear language within the SMP:
  - a. Staff review of projects will become more efficient, saving the City time and money (the number of yearly shoreline reviews have increased dramatically since the last SMP amendment in 2011);
  - b. And our residents, developers, and applicants will be more satisfied with an increase in clarity and less uncertainty in regard to the shoreline permitting process.

## Discussion

There are four primary tasks the City must take during the periodic review process that provides the framework for the City's work program:

- Project coordination and grant management.
- Implement a public participation plan.
- Review relevant plans and regulations and draft amendments.
- Take legislative action.

The bulk of the City's effort will be tied to the public participation, regulatory review and update tasks. To facilitate this work, Ecology is providing jurisdictions a \$25,000 non-competitive grant that can be used for staff time or consultant support. The City will need to apply for the grant by June 30, 2018.

The Public Participation Plan (Attachment 1) is a required component that will be ongoing throughout the project. Proposed methods for providing information and soliciting input include: a dedicated page on the City's website, the City's Facebook page, open house/s, local meet and greet events at the MAST Center, the Activity Center, and/or the Marina, local media (Waterland Blog and City Currents), and Farmers Market booth, along with Council Committee briefings and a City Council Public Hearing. This reflects feedback staff received from the Council Environment Committee meeting held on April 12<sup>th</sup>.

A draft Timeline is provided as Attachment 2. Due to the complexity of the SMP review and amendment, the Timeline could change. Updates will be shared at subsequent Committee briefings. Our goal is to complete this work by the end of the first quarter in 2019.

## **Attachment 1**

### **City of Des Moines Shoreline Master Program**

### **Periodic Review Public Participation Plan**

#### Introduction

Des Moines is undertaking a periodic review of its Shoreline Master Program (SMP), as required by the Washington State Shoreline Management Act (SMA), RCW 90.58.080(4). The SMA requires each SMP be reviewed and revised, if needed, on an eight-year schedule established by the Legislature. The review ensures the SMP stays current with changes in laws and rules, remains consistent with other Des Moines plans and regulations, and is responsive to changed circumstances, new information and improved data.

A Public Participation Plan is required to describe how Des Moines will encourage early and continuous public participation throughout the process of reviewing the SMP.

This Public Participation Plan describes the steps that Des Moines will take to provide opportunities for public engagement and public comment, as well as Des Moines' contact information and web addresses. This plan is in addition to any other minimum requirements for public participation required by the Des Moines Municipal Code (DMMC). This plan is a working document and will be adjusted as needed to provide for the greatest and broadest public participation.

#### 1.0 Public Participation Goals

- Provide interested parties with timely information, an understanding of the process, and multiple opportunities to review and comment on proposed amendments to the SMP.
- Actively solicit information from citizens, property owners and stakeholders about their concerns, questions and priorities for the Periodic Review process.
- Encourage interested parties to informally review and comment on proposed changes to the SMP throughout the process and provide those comments to decision makers.
- Provide forums for formal public input at project milestones prior to decision-making by the City Council.
- Consult and consider recommendations from neighboring jurisdictions, federal and state agencies, and Native American tribes.

#### 2.0 Public Participation Opportunities

Des Moines is committed to providing multiple opportunities for public participation throughout the process. Des Moines will use a variety of communication tools to inform the public and encourage their participation, including the following:

##### 2.1 Website

Des Moines' website will include a Periodic Review webpage where interested parties can access status updates, draft documents, official notices, minutes and other project information. The webpage will be the primary repository of all information related to the Periodic Review process. The page will include a Frequently Asked Questions section.

## 2.2 Open House(s)

Des Moines will initiate the Periodic Review with a community open house. Public comments received during the Open House(s) will be posted on the Periodic Review webpage. A second open house is planned mid-way through the process to provide the public an opportunity to review and comment on the draft regulations. An additional open house can be added if there is a high level of interest.

## 2.3 Notice mailing list

An email list of interested parties will be created and maintained by Des Moines. The list will be used to notify interested parties regarding the Periodic Review progress and participation opportunities. Interested parties will be added to the list by contacting the Development Services Division.

## 2.4 Comment

Interested parties will be encouraged to provide comments to Des Moines by letter or email. The Periodic Review webpage will be the central repository for information under consideration. Documents will be available for review at the Des Moines Development Services Division, and copies will be provided at the established copying cost.

## 2.5 News media

The local news media will be kept up-to-date on the Periodic Review process and receive copies of all official notices.

## 2.6 Social media

Updates will be provided on the City of Des Moines Facebook page.

## 3.0 Public Participation Timeline

The following is a general timeline including anticipated public participation opportunities. Des Moines will coordinate with the Department of Ecology throughout the process. A detailed timeline will be posted on the Periodic Review webpage.

## 4.0 Public Comment Periods and Hearings

A public comment period to solicit input on the Periodic Review and a City Council public hearing will be provided before final adoption.

Des Moines will coordinate with the Department of Ecology on a joint public notice of comment periods and hearings to take advantage of Ecology's optional SMP amendment process that allows for a combined state-local comment period pursuant to WAC 173-26-104 and chapter 16.05 DMMC. Notice will be provided to the agencies and interest groups on the project distribution list (described in section 2.3, above) and the Department of Ecology.

ATTACHMENT 2 - SMP PERIODIC REVIEW DRAFT TIMELINE																			
TASK	Jan	February	March	April	May	June	July	August	September	October	November	December	January	February	March	April	May	June	July
<b>Task 1: Project Coordination</b>																			
<b>Task 2: Secure Consultant Services if Needed</b>																			
<b>Task 3: Public Participation</b>																			
Open House																			
City Council/Committee Briefings and Public Hearing																			
<b>Task 4: Review SMP and Draft Revisions</b>																			
<b>Task 5: City SMP Adoption Process</b>																			
SEPA Review																			
60-day Notice (SEPA, Commerce, Public Hearing, Ecology)																			
Review Comments and Edit Draft SMP																			
Ecology Initial Determination (30-days)																			
Finalize Draft SMP for Council Review																			
Council Review and Approval																			
Submit adopted SMP to Ecology																			
30 days for Ecology to review and approve																			
If no revisions required, SMP is effective 14 days after approval																			
60-day appeal period after Ecology's publication of final adoption																			

- \* Project Deliverables
- ◆ Community Meetings
- Committee Briefings
- Council Staff Briefings
- ▲ Public Hearing