

**AGENDA
SHORELINE PLANNING COMMISSION
REGULAR MEETING**

Thursday, September 2, 2004
7:00 P.M.

Shoreline Conference Center
Board Room
18560 – 1st Ave NE

- | | <u>Estimated Time</u> |
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| 1. CALL TO ORDER | 7:00 p.m. |
| 2. ROLL CALL | 7:02 p.m. |
| 3. APPROVAL OF AGENDA | 7:04 p.m. |
| 4. APPROVAL OF MINUTES | 7:06 p.m. |
| a. August 5, 2004 | |
| b. August 12, 2004 | |
| c. August 19, 2004 (<i>to be distributed soon</i>) | |
| 5. GENERAL PUBLIC COMMENT | 7:10 p.m. |
| <p>The Planning Commission will take public testimony on any subject which is not of a quasi-judicial nature or specifically scheduled for this agenda. Each member of the public may comment for up to two minutes. However, Item 5 (General Public Comment) will be limited to a maximum period of twenty minutes. Each member of the public may also comment for up to two minutes on action items after each staff report has been presented. The Chair has discretion to limit or extend time limitations and number of people permitted to speak. In all cases, speakers are asked to come to the front of the room to have their comments recorded. Speakers must clearly state their name and address.</p> | |
| 6. STAFF REPORTS | 7:25 p.m. |
| A. Type C Quasi-Judicial Public Hearing on Formal Plat at 19021 – 15 th Ave NE | |
| 7. REPORTS OF COMMITTEES AND COMMISSIONERS | 9:25 p.m. |
| 8. UNFINISHED BUSINESS | 9:28 p.m. |
| 9. NEW BUSINESS | 9:30 p.m. |
| 10. ANNOUNCEMENTS | 9:32 p.m. |
| 11. AGENDA FOR SEPTEMBER 16, 2004 | 9:34 p.m. |
| A. Type C Quasi Judicial Public Hearing on the Ronald Place Street Vacation | |
| 12. ADJOURNMENT | 9:35 p.m. |

<p>The Planning Commission meeting is wheelchair accessible. Any person requiring a disability accommodation should contact the City Clerk's Office at 546-8919 in advance for more information. For TTY telephone service call 546-0457. For up-to-date information on future agendas call 546-2190.</p>

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CITY OF SHORELINE

SHORELINE PLANNING COMMISSION SUMMARY MINUTES OF REGULAR MEETING

August 5, 2004
7:00 P.M.

Shoreline Conference Center
Board Room

PRESENT

Chair Harris
Commissioner Doering
Commissioner Hall
Commissioner Kuboi
Commissioner McClelland
Commissioner Phisuthikul
Commissioner Sands

STAFF PRESENT

Tim Stewart, Director, Planning & Development Services
Andrea Spencer, Planner, Planning & Development Services
Jesus Sanchez, Operations Manager, Public Works
Jerry Schuster, Surface Water Coordinator, Public Works
Jill Marilley, City Engineer, Public Works
Lanie Curry, Planning Commission Clerk

ABSENT

Vice Chair Piro
Commissioner MacCully

1. CALL TO ORDER

The regular meeting was called to order at 7:00 p.m. by Chair Harris.

2. ROLL CALL

Upon roll call by the Commission Clerk, the following Commissioners were present: Chair Harris, Commissioners Hall, Doering, Kuboi, McClelland, Phisuthikul and Sands. Vice Chair Piro and Commissioner MacCully were excused.

3. APPROVAL OF AGENDA

Approval of the July 15, 2004 minutes was added to Item 4 of the agenda. The amended agenda was accepted by the Commission.

4. APPROVAL OF MINUTES

COMMISSIONER HALL MOVED THAT THE COMMISSION APPROVE THE MINUTES OF JULY 15, 2004 AS AMENDED. COMMISSIONER DOERING SECONDED THE MOTION. THE MOTION CARRIED UNANIMOUSLY.

COMMISSIONER HALL MOVED THAT THE COMMISSION ACCEPT THE MINUTES OF JULY 22, 2004 AS AMENDED. COMMISSIONER PHISUTHIKUL SECONDED THE MOTION. THE MOTION CARRIED UNANIMOUSLY.

5. GENERAL PUBLIC COMMENT

Naomi Hardy, 17256 Greenwood Place North, provided the Commissioners with a document titled, "Safe and Friendly Streets in Shoreline." She pointed out that a lot has changed since King County set the speed limit on minor arterial streets at 35 mph. There are a lot more pedestrians on the street now. She reviewed some government statistics that indicate that at 20 mph, five percent of the pedestrians who are hit by a car would be killed. At 40 mph, 80 percent of the pedestrians who are struck are killed. If the City wants to operate under the concept that streets are safe and friendly, a 35-mph speed limit on minor arterials is inappropriate. She asked that the City review the conditions and lower the speed limits on the minor arterial streets that pass through neighborhoods.

Richard Johnsen, 16730 Meridian Ave North, referred to Pages 17 and 27 of the public comment matrix that was prepared by the staff for the Comprehensive Plan review. He noted that his father made comments that are identified on these pages, but the City staff misspelled his name. It is supposed to be Johnsen and not Johnson. Even though he has repeatedly asked the City to correct this spelling, it has not been done to date. He asked that when the final overall package is prepared and sent out to the public, his father's name be spelled correctly.

Patty Crawford, 2326 North 155th Street, referred to the Metcalf Project that is taking place on McAleer Creek. She said that after visiting with Mr. Metcalf, she believes the problem lies in what he has been told to do by the City. He was very cooperative in clustering his buildings together and changing the number of units from 12 to 6. However, she suggested that the City doesn't really understand what the buffer is for, and they are allowing it to be used for stockpiling during construction. The Planning Department is responsible for making this clear to the developers. They are also responsible for establishing clearing and grading limits from the creek. Ms. Crawford reminded the Commission that the citizens want their streams to be protected, and they don't want to degrade the critical area protections, and they want to make sure that the things in the ordinance that were changed by staff, under the name of housekeeping, are changed back.

Lastly, Ms. Crawford pointed out that, to date, they have not proposed any increase to the critical areas buffers. They are constantly on the defense and have never had the time to be environmentalists. The people of Washington decided that they wanted salmon preserved, and the governor proclaimed that extinction was not an option. While the City's documents say that fish and streams should be protected, all of the changes that have been made are inconsistent with this direction.

She said that even in the proposed Transportation Master Plan, the drainage priority was taken out of the “green streets” program. She noted that the whole reason that “green streets” were made in Seattle was to address drainage issues. She concluded that this appears to be another blatant attempt to degrade the critical areas.

6. STAFF REPORTS

a. Workshop on Surface Water Master Plan

Mr. Stewart reviewed that this workshop is the third of four that the Commission would be having on the update of the Shoreline Comprehensive Plan and Master Plans in the areas of transportation, stormwater and parks, recreation and open space. He advised that the workshops would be followed by various Commission work group meetings. In addition, the staff expects to conduct formal public hearings in September on the final draft edition of the Comprehensive Plan and Master Plans. Following the public hearings, the Commission would be asked to formulate a recommendation to the City Council, and the staff expects that the City Council would then hold a second set of public hearings in late November or early December before adopting the update by the end of December.

Jesus Sanchez, Public Works Operations Manager, introduced Jerry Schuster, the City’s new Surface Water Manager. He said that Mr. Schuster has done a tremendous job in the very short amount of time he has been with the City. He has extensive background in environmental and surface water issues, particularly storm area modeling. He also introduced Donna Pacanovsky and Art Griffith from R.W. Beck, the consultant firm that was hired by the City to work with the staff on the Master Plan.

Mr. Sanchez advised that this is the City’s first Surface Water Master Plan, and it was developed in concert with the City’s 2004 update to the 1998 Comprehensive Plan. He pointed out that the Comprehensive Plan policies related to surface water management include those that protect the natural environment, accommodate growth, promote compatible development and make effective and efficient use of public funds. He said that as the master plan progresses towards finalization, the City staff will be seeking input from the Planning Commission in the following areas: the proposed selection and prioritization of the capital improvement projects; the proposed level-of-service to meet the objectives of flood protection, water quality and habitat protection in a fiscally responsible manner; and the proposed measures to comply with applicable Federal and State regulations.

Mr. Sanchez reviewed that the purpose of the master plan is to identify surface water issues, prioritize those issues and develop long-term solutions that meet both regulatory requirements and reflect the community’s priorities. When talking about flood protection issues, the goal is to reduce property damage and enhance public safety. When addressing water quality issues, the goal is to meet the mandated Federal and State water quality requirements, establish standards, and protect aquatic life. He said the best way to reduce water quality degradation is to educate homeowners and encourage source control of the stormwater pollution. He said habitat is another issue that was identified and the goal is to protect and enhance what currently exists in the City through restoration projects and expansion of habitat where practical.

Mr. Sanchez advised that the sources of information that were used to help identify the surface water issues included: public comments from two open houses, guidance from the Planning Commission's Stormwater and Environmental Work Group, the goals and policies from the 2004 Comprehensive Plan update, and a review of existing reports and other information, including past service requests. He explained that the issues were divided into three categories: flooding (keep water from impacting people), water quality (keep people from impacting water), and habitat (keep people from impacting what lives in and around water). He said the City is trying to keep the storm surface water within the drainage systems. They are also trying to maintain good water quality through strong monitoring programs, as well as developing structural projects that help purify or polish water. The goal for habitat is to prioritize, protect and preserve existing habitat.

Mr. Sanchez referred the Commission to the prioritization matrix. He explained that in developing long-term solutions, the consultant and staff created a list of capital improvement projects for each priority level. In addition, operations and maintenance is a major component of the long-term solutions, and this includes repair and replacement projects. Mr. Sanchez said the operations and maintenance program includes activities such as catch basin cleaning, street sweeping, and ditch cleaning and reshaping. The repair and replacement program discusses the need to develop a condition assessment. He explained that the City knows very little about their existing infrastructure inherited from King County, and a condition assessment is important as the City begins to develop the kinds of requirements that need to be done in developing a strong drainage system for the City. The condition assessment would include a review of the antiquated system to determine what needs to be repaired and when it should be repaired. The repair and replacement program must also take care of emergency situations that are not planned.

Mr. Sanchez said that other elements of the operations and maintenance program include programmatic activities such as NPDES Phase II Compliance, stormwater facility inspections, clean car wash program, participation in the regional roads NPDES/ESA program, natural yard care events and water quality monitoring. He explained that the clean car wash program and the yard care events are major components of the City's educational program. He noted that Rika Cecil, the City's Environmental Educator, has done quite a bit of work in trying to educate the communities, and education is going to be a strong component of the master plan.

Art Griffith, R.W. Beck, said he has assisted the City staff in developing a financial plan for their stormwater facilities. He said the financial plan is a 20-year projection of revenues and expenses for the utilities. It looks at how much things cost and how the City would pay for them. All of the capital improvements, the operations and maintenance programs, and the repair and replacement programs are funded from the City's stormwater utility fund. The source of funds for this account come from the surface water management fees that are found on the property tax reports. For a single-family house, this fee is \$102 per year.

Mr. Griffith said that in the first iteration of the financial plan, every project and program identified for all three priority service levels were thrown into the hopper. Then they projected what it would cost to implement them all over a 20-year period. They made some pretty aggressive assumptions about

implementation dates of capital improvement projects and how they would be funded. They also included all of the repair and replacement and operations and maintenance projects.

He referred the Commission to a graph that illustrates the results of the first draft of the financial plan and shows projected surface water management fees from 2004 to 2024 if every identified project were included. This strategy would have a significant impact to the fee that is charged to each property owner.

Mr. Griffith said the next step in the financial plan process was to review the proposed operations and maintenance activities, capital improvement schedules, and replacement and repair activities to determine what would be financially feasible. Then they created another alternative that backed off on some of the aggressive operations and maintenance assumptions that were originally made. He advised that in response to expected permit requirements and because it is a good water-quality measure, there was a proposal to increase the frequency and type of street sweeping, and this was included in the proposed plan. While they are still proposing an increase in the fee, it would not be as much. A similar concept was used to reduce the cost of water quality sampling. He noted that there are privately owned stormwater systems that the City is considering acquiring maintenance responsibility for, and the new alternative changed the assumption about how many and how fast the City could acquire this responsibility. Similarly, Mr. Griffith said the new alternative made changes to the repair and replacement program. They based projected expenditures on what the City has been spending in the past for repair and replacement with the recognition of the need to perform a system-wide condition assessment to prioritize the use of limited funding.

Mr. Griffith referred the Commission to the revised draft Surface Water Management (SWM) fee structure projection. This would include a \$9 per year increase in 2005 and 2006, with annual increases from 2007 to 2024 of .05%, which is slightly higher than the projected rate of inflation. He said that with the projected SWM fee structure, the City would be able to afford all of the revised operations and maintenance activities identified in Priority Levels 1, 2 and 3. In addition, they would be able to fund all of the Priority 1 Level capital improvements in the first six years. They would also be able to fund the Priority 2 Level capital improvements, but they would have to stretch them out over a longer period of time. This fee structure would not be able to pay for the Property 3 Level capital improvement projects. He referred to the graph that was prepared to illustrate the financial plan. He noted that the operations and maintenance component would increase over time because of expansions in activities, permit requirements, programmatic activities, etc. The capital improvement component would also grow over time, and it reflects a steady expenditure of capital improvement funds to improve the flood protection, water quality and habitat levels of service. The repair and replacement component would continue at a steady rate.

Mr. Griffith referred to the table that illustrates the recommended capital improvement expenditures that were incorporated into the projected 20-year financial plan. He noted that the figures are all in 2004 dollars. He said the types of projects that are being considered at this time include flood protection expenditures, water quality capital expenditures, stream habitat expenditures, and stormwater contributions to transportation and parks projects.

Jerry Schuster, Surface Water Coordinator, reviewed that some of the major flood protection capital improvement projects include the 3rd Ave NW Project, the Thornton Creek (Ronald Bog) outlet, and the Serpentine Place and NE 175th Street Project.

He noted that residents in the 3rd Ave NW area have experienced flooding in their homes and driveways over the past many years. There have also been problems at the outlet of Ronald Bog in the Thornton Creek Corridor. The same is true at Serpentine Place and NE 175th Street.

Mr. Schuster reviewed the major water quality capital improvement projects that are being recommended in the master plan. He said that as part of the 3rd Ave NW drainage improvement program, the current design calls for the installation of swales along part of the street to polish the stormwater before it enters the system. He said there have been several detention facilities put in throughout the City when it was part of King County, and the City is planning to enlarge and deepen these facilities and turn them into “wet ponds” to provide water quality enhancement.

Mr. Schuster said the third area of capital improvement projects are related to habitat. The City has plans for habitat enhancement around the Twin Ponds area, as well as Meridian Park and the Thornton Creek watershed. There also some stream bank restoration projects planned for the Thornton Creek area.

Mr. Schuster reviewed the summary of issues raised by the public. He said the draft plan stated that salmonids were only found in Boeing and McAleer Creeks, and this will be corrected in the final version since salmonids have been sighted in the Thornton Creek drainage area, as well. There were also some questions on the City’s compliance with the endangered species act in regard to the City’s surface water design manual. The City’s current adopted manual is the 1998 King County Manual, and King County is in the process of updating this. Once the manual is updated, the City will evaluate the manual, as well as the one put out by the Department of Ecology, to determine which one they should adopt.

Mr. Schuster said the City received some comments about priorities for spending habitat dollars. One comment was that a significant amount of money was being spent on Boeing Creek and not enough in the other areas. The City staff is hoping to have a discussion on reallocating these funds. There was also a comment regarding the City updating their ownership of private water quality facilities. He said the City’s plans are not to obtain ownership, but to take over their maintenance. There were also public comments on making the financial analysis graph more clear, and the staff and consultant is working to address this issue.

Mr. Sanchez again reminded the Commission that this is the City’s first Surface Water Master Plan, and a lot of the issues that have been discussed are programs staff believes are important to the City. However, the master plan is subject to change and evolution. He explained that the plan is a living document that would continue to change as the City continues to get more sophisticated about what is going on and as technology advances. This is their first iteration of what they consider to be a good plan, but it is subject to a public hearing, etc. He said he recently met with the Thornton Creek Alliance Oversight Council (TCAOC), at which time he was referred to a draft study that they conducted. He said he plans to review this study and see what information it contains that could help the City in developing their Surface Water Master Plan even further.

Mr. Sanchez referred to the comments that were raised by Ms. Way during a recent meeting with the TCAOC suggested that her concerns deal with issues related to what kind of investment the City would be making in the Thornton Creek Basin.

He explained that, more important to the City staff, is what kind of planning the City will do with respect to regional cooperation with Seattle. It is important to maximize the investment collectively, understand exactly what they are planning to do, and make sure that what the City of Seattle does would compliment and enhance their program.

Commissioner Doering questioned why current dollars were used in the table that was prepared as part of the financial plan. Mr. Griffith said that because the dollars would be spent over a 20-year period, he has found that often people can conceptualize their relative magnitude when they are in today's dollars. The financial plan has inflation built into it, but the table does not.

Commissioner Hall inquired if the list of long-term capital improvement plan projects includes repayment on the loans that will fund the early projects. Mr. Griffith answered affirmatively.

Commissioner Hall said a point has been made that the SWM fee would be used to partially fund parks and transportation projects because they contain a drainage component. He questioned if this was brought up in Planning Commission discussions earlier. Mr. Griffith said that this was more of a staff recommendation because the three master plans are not mutually exclusive. The question of what would be a fair investment of surface water funds for transportation and parks projects must be addressed. He said an example of a parks project that would also benefit the surface water program is the creation of retention ponds. Could a soccer field be used as a potential facility site? In working with the Parks Department, they have been able to locate and identify facilities that would help them address capacity issues.

Commissioner Hall inquired if city parks pay a SWM fee for the impact they have on drainage or do City roads pay a SWM fee for their impervious surface. Mr. Griffith answered that they do not. Commissioner Hall summarized that when parks and roads are developed, there might be a drainage component associated with the project, and staff is recommending that the SWM fee help defray the cost of this. He questioned how this analysis would be different than the City requiring a private developer to include a drainage component. Mr. Sanchez explained that road projects do pay their share to address surface water issues that relate to a particular project. For instance, they might want to add another function that would enable more water to be polished. Commissioner Hall summarized that these surface water improvements would be above and beyond what the Department of Transportation would be required to do as a condition of the permit.

David Anderson, 1108 NE 200th Street, referred the Commission to an article found in the July 9th *DAILY JOURNAL OF COMMERCE*, related to wheelchair access. He said his emphasis on handicap access and being able to walk on sidewalks is not just his issue, but a major regional issue. Mr. Anderson said his background is in fisheries. He referred to the recommendation that SWM funds be used to plant native trees. He suggested that this money go towards maintaining NW character by planting trees that are native to the NW rather than the NE, which uses a lot of deciduous trees. In

addition, when dealing with drainage from a site when it is modified, the City should review the drainage plans for the entire site and not just the part that is being changed.

Mr. Anderson said he believes that the surface water regulations and Federal regulations do not allow for cost benefit analysis. However, the master plan uses the phrase that the City would do this in a fiscally responsible manner. He said he has written environmental impact statements before, and he would like the cost benefit analysis to not be included in the master plan. The cost benefits should not be considered when addressing surface water management issues. Mr. Anderson said that one of the goals of the Department of Ecology's Beyond Waste Program was to prevent pollution. Therefore, he strongly urged that the City not use grass for surface water management because grass requires the use of pesticides. He said it is important to remember that the large operations and maintenance costs are related to cleaning catch basins and street sweeping. He recalled a point he made at a previous meeting regarding trees that are planted over pavement. This creates a significant amount of debris that must be cleaned up. He questioned if the consultant considered the thousands of trees that would be planted over pavement in their cost predictions.

In addition, Mr. Anderson recommended that the landscaped medians in the center of a road should contain all water and not allow it to run off. The City should also change their watering from spray irrigation to drip irrigation to avoid the creation of another runoff issue. Mr. Anderson said he would strongly discourage the City from creating wet ponds as a surface water management method. As a health issue, he said the City needs to be aware that mosquitoes bring the West Nile Virus. If the City creates a situation of standing, stagnant water, it could become a mosquito breeding area. The City should only have ponds that are either flowing or drain dry so that a health hazard is not created.

Mr. Anderson requested that the financial analysis include the relocation of the existing street trees to the other side of the sidewalk so that the leaves fall on the grass rather than on the street. Lastly, Mr. Anderson strongly urged that the surface water funds not be used in parks. However, if the City is going to allow these funds to be used in parks, they should allow the public to review the expense. The funds should be used for either monitoring the habitat or monitoring the deterioration.

Robert Rosencrantz, 1866 East Shelby Street, Thornton Creek Alliance, questioned what is meant by the term "polished water." He also raised concerns about the budget repair and replacement component, which seems to be static through the life of the 20-year projection. He said this seems to be the recipe for a big problem down the road.

Mr. Sanchez explained that the term "polished water" refers to taking water and cleaning it up in the most natural way possible. This could be done similar to the "sea street" program that has been implemented by the City of Seattle. The staff is excited about implementing this type of program in the City of Shoreline, as well.

Mr. Sanchez advised that while the repair and replacement projection is static in the 20-year projection, he noted that the first iteration of the draft had a much larger repair and replacement component. The final alternative, however, has a more static approach, and it is important to understand that before they start to ask for more money, they need to know what is below ground. As identified in the Surface

Water Master Plan, the first six years of the study will be used to conduct a condition assessment of the drainage system.

Once they identify the existing condition and what needs to be done to repair and replace the existing system, the City must look at creative opportunities for funding beyond citizen contributions.

John Lombard, 10801 – 12th Ave NE, Seattle, 98125, Thornton Creek Alliance, said that, in general, the Thornton Creek Alliance supports the policies in the proposed surface water plan, particularly with the natural drainage system and the ““sea street”” type approach. He said the Alliance would probably end up supporting the proposed rate increase that was presented. However, they do have a number of concerns. He said the original surface water draft notes that identification of stream habitat problems for this master plan was limited to a cursory review of information provided by the City. No field reconnaissance or engineering analysis was performed to assess specific problems. He questioned the designation of millions of dollars to improve habitat and drainage based on a cursory review.

Mr. Lombard said the Thornton Creek Alliance was pleased to see that Twin Ponds was mentioned as a priority project. However, if Twin Ponds has been identified as a priority, it should be recognized specifically on Tables 7-3 and 7-4. He noted that the table identifies Boeing Creek habitat for a significant portion of the first Level 1 allocation. The Alliance has expressed concern about this allocation since the funds are being raised City-wide. He said the Alliance could support this allocation, if the City were to also recognize that substantial investments have been proposed for the Thornton Creek and Ronald Bog areas. According to the City’s proposed policy, these drainage projects are intended to include multiple benefits for habitat and water quality.

Mr. Lombard stressed that the Alliance believes there is a tremendous opportunity to integrate stormwater improvements with the improvements proposed in the Parks, Recreation and Open Space Master Plan for Ronald Bog Park. He said neither the Parks, Recreation and Open Space Master Plan nor the Surface Water Master Plan specifically reference this integration, and it should be officially acknowledged in the final plans. He noted that there is \$8 million of surface water funding going to transportation projects. He said the Alliance would have to look at this more closely to form an opinion, but as long as they are really seeing this as combining drainage components with some of the reconstruction of City streets, particularly where more regional benefits are provided on major arterials, the proposal could be fine. He said the Alliance would want to see this aspect acknowledged in both the Transportation Master Plan and the Surface Water Master Plan.

Mr. Lombard referred to the Watershed Plan that the Alliance passed on to the staff a few days ago and said it was developed with the cooperation of Shoreline staff over a five year process. The Alliance believes this plan provides a lot of very valuable recommendations for the creek as a whole and, more specifically, the portions of the creek that are located within the City of Shoreline. They hope that this plan can be officially acknowledged as a source of guidance for the City.

Pat Crawford, 2326 North 155th Street, reiterated that surface water is the only utility that the City has assumed. Every other utility in the City is subcontracted out. She suggested that the reason why is because surface water is a big money maker. She reminded the Commission that the City Council is considering some budget shortfalls, and they are looking at taking money for their budget problems out

of surface water management. She suggested that the City's main priority should be to maintain the infrastructure that is used to convey the stormwater.

Ms. Crawford said she recently heard that the City is now claiming that there are salmonids in Thornton Creek. She stressed that there was a lot of work done in the Surface Water Master Plan to distinguish between migrating and non-migrating fish. She referred to sections of code that she provided to the Commissioners and pointed out that there is absolutely no distinction made when it comes to what the code says for protection between migrating and non-migrating fish. She noted that Section 20.80.280 of the Code is supposed to protect endangered, threatened and priority species, and all salmonids are considered to be a priority species. She concluded that neither the code nor the Comprehensive Plan makes this distinction, yet the proposed master plan does. If the City doesn't want to spend money on the stream inventory, they will not be able to distinguish between a migrating and non-migrating fish.

Tim Crawford, 2326 North 155th Street, said the topic of migrating fish has been a big issue with the City in court over the last four years, and it will continue to be so. He noted that Aegis put \$50,000 in a City fund, and they want to spend it over in the creek bank because they have overbuilt on their site. He referred to the Code, which requires Aegis to come up with best available science for stream-side mitigation off the site. He said that is why he believes the Twin Ponds Park project was included in the master plan.

Mr. Crawford suggested that the presentation provided by the staff and consultants is a really good "smoke screen." It really looks good on paper and it sounds good, but the Commissioners should go out to the actual sites and see what happens on the ground. He noted that the City made clearing and grading a Class A permit, and no public input is allowed because it is not part of the SEPA process. For them to talk about being environmentalists and protecting the habitat, they have allowed developers to clear right up to the water's edge and then they say they will fix it later.

Mr. Crawford said that he and his wife have had experiences in Superior Court with the City's Attorney, who has said over and over again that financial issues will win out over environmental issues. City Attorney Sievers likes to say, "We have better and higher uses for that property." Another thing Mr. Stewart and City Attorney Sievers like to tell the citizens is that they are allowing structures to return to nature. He said he was really surprised to hear City staff talk about making wet ponds out of these areas. He said they have gone through a number of surface water management staff because they have ideals at first, but when it comes to implementation, it doesn't happen. They get frustrated and they leave. He suggested that the same thing would happen with the present storm water management staff. The real world is that the City staff will not protect the environment, and they are degrading the protections for the habitat and fish. He referred to the minutes from the last Commission meeting in which a Commissioner stated that morality should not be considered as part of their decision. He said this is insulting to the citizens.

Commissioner Sands asked how old the existing surface water infrastructure is. Mr. Schuster responded that the infrastructure is very close to reaching its life span and is about 50 or 60 years old. Most of the drainage pipes are concrete. Commissioner Sands summarized that over the next 10 or 15 years, the entire surface water management system in Shoreline probably needs to be replaced. Mr. Schuster said that is correct. Commissioner Sands questioned if the budgeted amounts would even come remotely

close to being able to bringing the system up to an appropriate level. Mr. Sanchez said that prior to incorporation of the City of Shoreline, there was reactionary maintenance only.

But now the City has a surface water maintenance program to take care of the existing system. As frail as this program is, they try to maintain it by keeping the catch basins as clean of debris as possible, etc. They are planning to replace the system in increments. Regarding whether the City is being realistic with their proposed budget for the Surface Water Master Plan, Mr. Sanchez said he does not know for sure, but the City needs to be proactive and find out exactly what is there. Then they can figure out how to pay for the necessary repairs and replacements.

Chair Harris said that having grown up in Shoreline that he has been able to observe that the storm water system on the residential streets has evolved mostly from ditches that were filled in piecemeal with culverts. It was constructed by private developers and property owners in sections using pipes of different sizes and materials to solve immediate problems. The entire system needs to be redone. He observed that water is flowing as good as it has at any time, and the City has always been able to just get by.

Commissioner Doering said it make sense to her for the City to spend money during the initial years of the master plan doing a cursory review of the existing system to find out where the problems are. She also expressed her belief that transportation and stormwater management go hand-in-hand. She said the City has come a long way in improving the situation.

Commissioner McClelland said she read the entire draft Storm Water Master Plan, and it really does seem very basic. It is such a necessary thing to have the system work right from a public safety and habitat standpoint. She recalled that at the last meeting, the Commission discussed the option of using neighborhood LID's to improve infrastructure. She suggested that a lot of the problem stems from impervious surface. Perhaps the City should seek to undo some of the damage by not using asphalt on every driveway or concrete on every walkway. Mr. Sanchez said the City has an educational component to help the homeowners learn what they can do to improve the situation by containing and infiltrating water. Another component of the plan is to research other options available such as pervious sidewalk and asphalt surfaces.

Commissioner McClelland said she feels this issue is more than just awareness and education. In order to get the citizens to change their behavior, there has to be a call to action. How can they help the citizens see the situation better and take more responsibility? Mr. Sanchez said there can never be too much education. The concepts have to be enforced over and over again and then the City must recognize people who are doing creative things in their own homes or as a community. The important thing is to focus on just a few elements in their education program and market them well. He said marketing is an effective tool to reach the citizens. Through marketing, the City can help the citizens understand the existing condition of the infrastructure and what they are going to have to face in the future.

Mr. Stewart said that just like the stormwater collection system is old, disconnected, and in many ways dysfunctional, most of the City's urban form was built with a very low degree of stormwater regulation.

Conditions exist throughout the City where the rain comes down, hits the parking lot, runs off into the drainage ditch. This includes all of the pollutants that are directly discharged into the watercourses.

When a site is redeveloped, the City regulations require not only water quantity improvements so that the water is slowed down to an acceptable discharge rate, but also water quality improvements so that the solids and particulates are trapped and taken out of the sheet run off. He noted that the City would be updating the stormwater manual that they currently use. It is important to encourage infiltration of stormwater into the ground, but they have to be careful not to encourage infiltration in landslide hazard areas, etc. There are a number of ways to improve the situation, and as private redevelopment occurs, the regulations are in place and will continue to be in place to improve water quantity and quality elements. The NPDES Permit is going to ask the City to look even more closely at the water quality issues, and there might be additional regulatory issues that the City will be facing in the future.

Commissioner McClelland suggested that stories about successful redevelopment projects should be published so that citizens can be informed. Mr. Stewart said Top Foods is a perfect example because that site was 100 percent impervious before redevelopment. During reconstruction, they installed a water-quality vault on the west side of the property. This structure is doing a good job of picking up the pollutants and slowing down the discharge rates. The Aegis redevelopment is another good example where two huge water quality vaults were installed to pick up all the surface run off and filter it before it is discharged at an acceptable rate into Thornton Creek. The condition in this location is much better than it was prior to redevelopment. With the Metcalf Project that is taking place near McAleer Creek, part of the disturbance of the site is associated with building an infiltration system so the water coming off the roof of the building will infiltrate into very sandy soil, drain down and continue to flow through the site as it has in the past. The regulations are in place and, overtime, they will quantifiably improve water quality and quantity.

Commissioner Phisuthikul asked Mr. Sanchez to further explain the ““sea street”” program. Mr. Sanchez explained that ““sea street”” is a project in the City of Seattle. This project was designed to create a calming effect within the street. In Seattle, the existing conditions had gravel placed along the edges of the street with a flat surface, and surface water is carried on to the very next catch basin without any kind of capacity to clean the water before it hits the drain systems. The ““sea street”” project has meandered the streets so they are no longer straight. This slows the traffic down and allows the city to create swales adjacent to the roadway with natural vegetation as opposed to grass. The native vegetation is being planted along the meandering roadway, and it is absolutely beautiful. It has not only enhanced the aesthetics of the neighborhood, but it has enhanced the value of the properties and created a much more calming, quiet, friendly street affect while cleaning the water before it gets to the drainage system.

John Lombard added that the cost figures for implementing the ““sea street”” concept are fairly reasonable. When compared to having to do pipes and vaults, it is actually much less expensive. In addition, it is physically attractive. He concluded that this concept is a win-win situation. Chair Harris encouraged the Commission to visit the area in Seattle where the ““sea street”” program was implemented.

Commissioner Hall said he supports the ““sea street”” concept. He pointed out that the letters SEA stand for Street Edge Alternative. He noted that the sidewalk is only located on one side, which decreases the amount of impervious area. The road surface is 14-feet wide, which the City of Seattle was willing to accept because parking was allowed on both sides of most of their 28-30 foot wide streets. He reminded the Commission that public safety is important, and they should bear in mind that if they cut their residential road widths down to 8 feet, fire engines would only be able to go one way. He said he finds the concept exciting, and he encouraged the other Commissioners to visit the area. He said the result was a 98 percent reduction in water flow off the site. Mr. Sanchez cautioned that the City shouldn’t just relegate the program to just streets. They should look at open areas or existing facilities where the same concept could be applied.

Chair Harris noted that the sidewalks that were constructed as part of Seattle’s “sea street” program were only five feet wide, and the City of Shoreline has a requirement that they be six feet wide in residential zones. He suggested that there is a constant conflict between City goals.

Commissioner Kuboi inquired if there are sources of City revenue, other than surface water management, that could be used to finance the capital improvement projects. Mr. Sanchez answered that there are other sources outside of the City, but this particular plan has not yet envisioned other options. Commissioner Kuboi inquired if there are other types of existing dollars coming into the City’s treasury that could statutorily be used for these projects. Ms. Marilley said there are other dollars that could be used such as the general fund, but this becomes a policy issue.

Commissioner Kuboi inquired if any of the proposed projects are intended to bring the current system up to the minimum water-quality compliance requirements. Mr. Sanchez said the water quality portion of the capital improvement projects are intended to reach and maintain regulatory requirements and standards. The City is not necessarily meeting the water-quality standards now, but this is not uncommon among cities in the region. It is important that the City have the natural capacity on the operations and maintenance side to address regulatory requirements. Commissioner Kuboi said he would like to see more wording in the master plan that illuminates this fact. The plan stresses the alleviation of property damage, which is not related to regulatory compliance. If there are situations where the City is not meeting certain regulatory standards, it is more important that they meet this goal first.

Commissioner Kuboi requested that staff review the general mechanism or process by which the information in the Surface Water Master Plan would, as appropriate, result in amendments to the Development Code. Mr. Stewart explained that the Comprehensive Plan establishes the policies that form the basis for the regulations. Typically, there are two ways for policies to be implemented: the capital improvement plan and the regulations. He advised that after the Comprehensive Plan is updated, the City should review their development regulations for consistency with the policies, similar to what is taking place with the Critical Areas Ordinance update.

Chair Harris said his recollection was that the Surface Water Work Group agreed that flood prevention was a high priority issue, along with meeting the minimum standards. He said that as long as the general public continues to see flooding on City streets, they would not likely have any confidence in

the City's Public Works Department. In fact, he suggested that until the flooding problems are resolved, it would be difficult for the City to move towards addressing unseen environmental issues.

Commissioner Kuboi said he does not disagree, but it is important to emphasize that a lot of the projects that are intended to reduce flooding could also bring the City's system into regulatory compliance. Mr. Stewart recalled that during the team meetings with the consultants, it was discussed that they should avoid doing any project that addresses only one issue. Therefore, staff is working to find projects that have multiple beneficiaries. It is also important that one project does not aggravate another problem.

Commissioner McClelland inquired if the consultant and staff could review the stream basin characterization report and amend the paragraph on Page 79. She said that now that the stream characterization report and best available science information is available, the Master Plan should refer to these documents. Mr. Sanchez agreed that this could be done.

7. REPORTS OF COMMITTEES AND COMMISSIONERS

Andrea Spencer distributed the packets for the next meeting at which the Parks, Recreation and Open Space Master Plan would be presented. She noted that an updated public comment matrix was provided, with two additional columns. One of the new columns identifies the Planning Commission work group responsible for the item and the second column added (now blank) will contain the work group recommendation for resolution. She explained that staff met and divided up all of the comments into the various work groups. The staff leader would be contacting the individual work group members to schedule the meetings. She said they are hoping to get through the work group meetings by September 10th, since they are anticipating starting the public hearing process around September 23rd.

Mr. Stewart confirmed that the Commission's intent is to follow the format the work groups used last time. The time and place of each meeting would be advertised to the public and they would be invited to attend. While no verbal testimony would be accepted at the meetings, the public could submit written comments either before or after the work group meetings. The Commission agreed that is the format they would follow.

8. UNFINISHED BUSINESS

There was no unfinished business scheduled on the agenda.

9. NEW BUSINESS

There was no new business scheduled on the agenda.

10. ANNOUNCEMENTS

Chair Harris recalled that over the past several months, Ms. Spencer has been noting possible retreat agenda topics as they came up. The Commission is encouraged to offer up suggestions for topics, and

the staff would compile a draft list for the Commission to review and select a few items for discussion. The retreat is scheduled for the end of October.

11. AGENDA FOR NEXT MEETING

The Commissioners had no additional comments to make regarding the agenda for the next meeting.

12. ADJOURNMENT

The meeting was adjourned at 9:20 p.m.

David Harris
Chair, Planning Commission

Lanie Curry
Clerk, Planning Commission

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CITY OF SHORELINE

SHORELINE PLANNING COMMISSION SUMMARY MINUTES OF SPECIAL MEETING

August 12, 2004
7:00 P.M.

Shoreline Conference Center
Board Room

PRESENT

Chair Harris
Commissioner Doering
Commissioner Hall
Commissioner McClelland
Commissioner Sands

STAFF PRESENT

Tim Stewart, Director, Planning & Development Services
Dick Deal, Director, Parks Recreation and Cultural Services
Kirk Peterson, Park Maint. Super., Parks Recreation and Cultural Services
Lisa Dustin, Admin Assistant, Parks Recreation and Cultural Services
Paul Inghram, Berryman and Henigar
Lanie Curry, Planning Commission Clerk

ABSENT

Vice Chair Piro
Commissioner MacCully
Commissioner Kuboi
Commissioner Phisuthikul

1. CALL TO ORDER

The regular meeting was called to order at 7:00 p.m. by Chair Harris.

2. ROLL CALL

Upon roll call by the Commission Clerk, the following Commissioners were present: Chair Harris, Commissioners Hall, Doering, McClelland, and Sands. Vice Chair Piro and Commissioners MacCully, Kuboi and Phisuthikul were excused.

3. APPROVAL OF AGENDA

THE COMMISSION UNANIMOUSLY APPROVED THE AGENDA AS WRITTEN.

4. APPROVAL OF MINUTES

THE COMMISSION UNANIMOUSLY APPROVED THE MINUTES OF JULY 29, 2004 AS AMENDED.

5. GENERAL PUBLIC COMMENT

William Vincent, 800 NW 195th Street, pointed out that the second phase of the Aurora Corridor Project is in the planning phase. He suggested to the Planning Commission that there is a beautiful opportunity to create a park on the east side of Aurora Ave from 175th to 185th Streets. He said he believes this park should include all of the properties between Aurora Ave and Midvale. They could vacate Ronald Place and make it part of the park, also. While he doesn't know any of the property owners that would be involved, he felt there is a process that would allow the City to treat them fairly. He said he believes the citizens of the community would entertain this idea because Shoreline is a residential community. Having a park identity in this mid section of the community would be a good idea, and now is the time to get things in motion.

David Anderson, 1108 NE 200th Street, recalled the heavy rain that occurred during the previous week and how it impacted the surface water on the streets. He said that in his neighborhood, which is near McAleer Creek, the heavy iron grates that are on top of the storm drains were lifted off by the impact of the water because they had sediment on them and the water couldn't flow through. He said it is really important that the City consider the impact that leaves and grasses have on the drains. He asked that the Commission consider the removal of trees on the south side of streets that run east/west. The deciduous trees on the north side of the street provide shade to the houses on the north side. But the trees on the south side of the street provide shade to no one. All they do is shade the center of the street and create pollution when the leaves fall down. He suggested that this change would remove tens of thousands of pounds of sediments from the roads every fall.

Mr. Anderson said he visited some of Seattle's new "Sea Streets". He noted that the sidewalks have no trees or protrusions and they are only four or five feet wide. In addition, the curbs are only two-inches because there is a ditch along side the street. They don't want to stop the water in the street. They want it to go off of the street and into the ditches. He urged the Commission to consider this option near parks and in places where they are trying to accommodate handicapped individuals.

Mr. Stewart advised that the Seattle "Sea Street" is located at 2nd Ave NW, between 110th and 115th Streets. He said this is a really interesting urban form, and he encouraged the Commissioners to visit the area.

Commissioner Doering said she was recently at 110th Street east of Greenwood Ave. Mr. Stewart said the "Sea Street" does extend east of Greenwood Ave, but most of the work was to the west. He noted that there is an open detention system in this area, which contains the water as it flows and stops the flash from going down into the creek. This allows the waters to percolate into the soil and the sediments to be filtered out. It is spectacularly landscaped so that it is aesthetically beautiful as well as functional. He said the detention system provides the same function as the vaults that were discussed at the last meeting. While this is an interesting approach, it may be more costly.

Mr. Anderson said his comments related to the flat portions of the “Sea Streets”, and Mr. Stewart referenced the steeper areas that do not have sidewalks. He suggested that the Commissioners visit the east/west street that is one block north of 110th Street that was recently completed last year. It is different than the one that is being constructed right now. It has many of the vaults, but it also has decorative things in between.

6. STAFF REPORTS

a. Workshop Discussion on the 2004 Parks Master Plan

Dick Deal, Parks, Recreation and Cultural Services (PRCS) Director, introduced Kirk Peterson, Parks Supervisor, and Lisa Dustin, Parks Administrative Assistant. He also introduced Larry Blake, a Shoreline PRCS Board member in the audience.

Mr. Deal advised that the mission statement for the PRCS Department is to provide life-enhancing experiences and promote a healthy community. This mission can be achieved through stewardship of the City’s parks, facilities and open spaces and through recreational programs for all ages and abilities. He reviewed that the department is comprised of three divisions. The Administrative Division is responsible for leadership and working with groups in the community (City Council, PRCS Citizens Advisory Board, Shoreline Library Board, and citizens) to provide facilities and programs. The Park Operations Divisions is responsible for maintaining the 350-acre park system, long-term planning and project oversight, and supporting the Recreation Division and community groups.

Mr. Deal advised that there are several elements to the recreation program. General recreation programs provide classes, workshops, sports leagues, and programs for citizens with disabilities. The aquatic programs provide lessons, classes, recreation swims, rentals and swim club activities. The City rents out several of their facilities such as athletic fields, picnic shelters and recreation centers. The City has a teen program that provides programs, trips and events for the teen population in the community. Lastly, the cultural and community services program provides family programs and special events, financial support for the Shoreline/Lake Forest Park Arts Council and the Shoreline Historical Museum.

Mr. Deal reviewed that the City’s first Parks, Recreation and Open Space (PROS) Plan was created in 1998. Several elements were identified in the plan, and the City was able to accomplish many of them. They were able to renovate and expand Shoreview Park, upgrade Richmond Highlands Park, develop the bluff trail at the Richmond Beach Saltwater Park, and expand the Shoreline Pool and parking. In addition, they developed a skate park that would be dedicated on Friday in honor of former Mayor Connie King. The City was able to acquire additional property known as the Paramount Open Space. They also acquired property and have made good progress on developing the Interurban Trail. Just yesterday, the City was notified that they received an IAC grant for \$1.2 million for the north central portion of the Interurban Trail. Feasibility and Master Plans were created to help the park plan grow in the new community and improve the existing parks.

He noted that the parks system the City inherited from King County was not in good shape, and City staff has done a remarkable job to upgrade these facilities over the last several years.

Mr. Deal said a significant amount of community involvement was used as the PROS Plan was updated. In the spring of 2003 a citizen's survey was completed, with 576 citizens participating. In May of 2003 focus groups were formed to include people who were heavily involved in the system and key community leaders. Stakeholder interviews were conducted in May – July, 2003, dealing with groups who use the City's facilities such as youth organizations, the school district, Shoreline Community College, etc. A joint meeting between the City Council and the PRCS Board was held in July and in September, there were two community Comprehensive Plan Open Houses. During the past year, there have been six PRCS Board Meetings, and the PROS Plan has been a major focus. Since May of 2004 the staff has collected community comments regarding the draft PROS Plan that was published in early May.

Mr. Deal reviewed the key findings of the citizen's survey. Usage and satisfaction with the existing parks system was very high, and additional restrooms and walking/biking trails are the improvements most wanted for parks visited most often. The residents indicated a need for a wide range of parks and facilities, and these needs have not been fully met. The trails, small neighborhood parks and natural areas/nature trails were considered the most important priorities in the survey findings. A strong majority of the residents consider the core functions of the PRCS Department very important in making good facilities available throughout the community. The City is the primary provider of programs and facilities in partnership with other agencies, and they are working to strengthen these partnerships. The majority of respondents indicated support for actions to improve the park system, develop trails, and acquire new parks and open space. The respondents indicated that the quality of recreational programs was high, with participation in a variety of activities.

Mr. Deal referred to the list of potential park improvements that were identified in the citizen's survey. He explained that this list would be used as a guide in the development of new parks and improving existing facilities. He referred the Commissioners to the inventory that was prepared to track the existing park facilities. The inventory provides a description of each park, historical information about the park, what the funding sources are, etc. It also identifies the 10-year maintenance replacement needs, 10-year existing site-specific life cycle costs, and long-term recommendations.

Mr. Deal explained that the survey and inventory helped the staff determine the City's existing level of service, which determines the amount, type and quality of facilities needed to serve the community. He noted that the 1998 PROS Plan did not establish a level of service (LOS). He further explained that LOS could be determined in several ways. Many cities effectively determine the LOS by using the standards created by the National Recreation and Park Association, but the City staff has opted not to follow these standards. Instead, they have created a LOS Plan that truly reflects the needs of the community.

Mr. Deal reviewed the geographic LOS standards that have been identified. He said the goal is for a neighborhood park to be within 15-minutes walking time from each residence. Neighborhood parks are designed for informal, unsupervised active and passive recreation. They are generally small, usually less than ten acres. The intent is that they be used as gathering places for neighbors.

The goal is to have a community park within three miles of every residence and to meet the community based active and structured recreation needs. Many community parks have sports fields that could be maintained at a high standard for local league use.

Community parks may preserve unique natural features, and they are designed for organized activities and sports. They are usually 10 to 15 acres in size. Large urban parks generally have a variety of specialized facilities such as sports fields and picnic shelters and a mix of active and passive opportunities. Both restrooms and parking facilities are provided. They usually exceed 50 acres in size.

The natural and special use places are designed to protect sensitive and natural areas. The goal is to create aesthetic relief and physical buffers from neighbors and adjoining uses. They may contain trails, ponds and native vegetation and the use and size varies depending upon the setting. Regional parks are designed to serve the City and beyond. They usually have a mixture of large features, and may preserve amenities of regional significance. One example of a regional park is the Saltwater Park.

Next, Mr. Deal reviewed the target LOS, which identifies what the City is trying to accomplish. He said the goal is to have a neighborhood park amenity within one-half mile of each residence. One way to meet that need is to put neighborhood park elements in other parks. To meet the need for community parks, the goal is to create neighborhood park amenities in NE Shoreline, which is currently the only neighborhood that is not served by a community park. In regard to large urban parks, the emphasis will be on a citywide service area. The need is currently being met, but the City must continue to provide adequate restrooms, parking, trails and athletic fields. The regional park level of service is being met through Richmond Beach Saltwater Park. The City will continue to secure sensitive areas, which are typically areas of native vegetation to buffer uses. In many cases, these facilities work well as joint surface water facilities.

Mr. Deal said they are looking at the recreation programs in a new way. A lot of the City's programs were inherited from King County, but the City will review the benefits of each programs to the community. He explained that activities that would rate highest would be those that benefit the community as a whole. The activities that would have a moderate rating would be those that provide more benefit to the individual and less benefit to the community. The activities that would rate lower are those activities that would only benefit individuals. He reviewed some of the activities that would fall into each category.

Mr. Deal referred to the 20-year capital project list, and noted that 159 park projects were identified. He said this list should be constrained by available funding, which comes from the general fund, grants, bonds and donations/gifts. The 20-year list was pared down to create a 6-year capital improvement program, which was recently approved by the City Council. It identifies the park improvements and funding sources for the programs. He emphasized that the annual budget actually approves the spending of funds, and this would come before the City Council for approval in November.

Mr. Deal recalled that at the last Commission meeting, there was some discussion about joint-use facilities. He referred to Ronald Bog, which is property that current serves as a park and stormwater retention facility. He explained that there are several advantages to having joint-use facilities. Obviously, the City would not have to buy additional property to accommodate stormwater facilities. These can be placed in park spaces. He said that over the years, he has worked on many activities where

park property has been used as a surface water facility. In order to be effective, however, it must look and feel like a park but function as a stormwater facility. Another advantage of joint-use facilities is that instead of having to buy land, the City funds can be used for development of the facility.

He said there are wonderful opportunities for joint-use facilities, and he is excited about the chance to work with staff from other departments in this effort.

Mr. Deal provided a sampling of the comments that were received from the community. A citizen group was opposed to acquiring property in the vicinity of Richmond Beach Drive for a park. He noted that nearly 60 percent of the people wanted additional shoreline acquired. Therefore, the City will move forward to acquire additional property along the waterfront in the community of Shoreline.

Mr. Deal said another public comment was that City recreation doesn't have a high profile or name in the community. He said staff agrees with this comment and they are working to change this. Several of the parks they inherited from King County do not even have identification signs. In addition there are no good directional signs to guide people to the park facilities. The staff is working hard to get information out to all residents of the community. The City's recreation guide is being mailed to 22,000 homes in Shoreline.

Mr. Deal said another question was related to the forest management plan, which was identified for three or four of the parks. Mr. Deal said the City is fortunate to have a licensed arborist (Kirk Peterson) on staff. Mr. Deal explained that a forest management plan would go through a park and identify the health and safety of the trees and evaluate the forest for insect problems. He further explained that many of the City's parks have a monoculture, in which trees were planted that cannot grow in their current configuration. They tend to crowd each other out and pose a potential hazard. A forest management plan could identify forest fire potential and improve the habitat for wildlife. It could also improve the safety of the park in general.

Mr. Deal said the City received a few comments from citizens asking them to truly acknowledge the importance of feeling an historical sense of place in the City. He said this is an extremely important issue to the staff, as well. He said one of the gems of the community is the Shoreline Historical Museum, which is a wonderful place to track history. Right now, they are doing some design for the Interurban Trail that crosses 155th and Aurora. The artist the City is working with visited the museum to get a feel for what the community used to be like. He concluded that the park system could do a lot to track the historical significance of the community.

Mr. Deal said there was a lot of interest expressed by the citizens to develop an off-leash dog park. He noted that many communities in the Puget Sound Area have off-leash parks, but Shoreline does not. There is a group in town, Shore Dog, who is getting very active in soliciting people to let the staff and City Council know that there is a need for an off-leash area. He said he has met with representatives from that group and agreed that the City needs to explore this option. It will be on the Parks Board agenda later this fall, and it is identified in the special facilities portion of the park plan. If they can find a place that meets the test, it something they might move forward with in the future.

PUBLIC COMMENT

David Anderson, 1108 NE 200th Street, said he would like the master plan to focus on what effect parks have on the plant ecology. He would also like the parks to have native plants. He said he would like the Commission to consider the impacts of the parks on surface water quality and on handicapped access. He pointed out that the proposed master plan only deals with handicapped as it relates to recreation and not access. He said he would like the paths to be dedicated for pedestrians and not have planters located on them. He cautioned that cutouts along the street are oftentimes just wide enough for handicapped access, but if the City tries to maintain the areas with a street sweeper, the only area that isn't maintained is the area left open for the handicapped. He suggested that the cutouts either be wider, or that the front barrier be left off so that normal maintenance can be done.

Mr. Anderson suggested that the Parks Department should be working with the Department of Ecology's Beyond Waste Program, since one of their major focuses is to limit the use of herbicides. It is important to select different ground cover, other than grass, or keep the grasses long so that pesticides are no longer necessary. He suggested that stewardship of the Parks Department should include the ecology and the impact of planting the choice of plants in parks. He also suggested that the placement of plants be made in consideration of their impact on the water quality. Again, he expressed his concern that deciduous trees should be 10 to 20 feet away from watercourses, and they should be away from or not over impervious pavement. He suggested that the City consider groundwater recharge vaults as part of parks.

Mr. Anderson said it was stated at the last Commission meeting that several million dollars from surface water fees went to parks. Yet the effects of park design or plant selection and location on water quality are not even one of the objectives of the parks plan. He suggested that there should be an objective in the parks plan to integrate with the surface water plan, particularly since surface water fees are a major source of funding for parks.

Jennifer Dallas, P.O. Box 55608, Shoreline, 98155, thanked Mr. Peterson for his responsiveness in keeping the trees safe at Richmond Beach Saltwater Park. She said this park is an incredible asset to the community. She encouraged the Commission to emphasize some of the budget monies being spent on the playground area in order to maintain the safety. She also said she would like the City to maintain the tranquil, aesthetic contemplation value of the bluff trail. She noted that more landscaping is needed that is drought resistant and native to the area.

Chuck Dolan, Thornton Creek Alliance, P.O. Box 25690, Seattle, 98125-1190, said it is nice to review a plan that is so positive. It is a pleasant change to his usual role. He referred to Page 130 of the proposed plan and said the Alliance agrees there is a high need for habitat enhancements, as well as vegetative enhancements. Although they agree with the plan, they feel the City should seek grants and volunteer labor to support the improvements. The Alliance also believes it is appropriate to use the City's general funds to implement the park master plan. He said they support the general ideas for the trail system and pond overlooks at Twin Ponds, but they would like more money to be spent on Twin Ponds Park over the course of the capital improvement budget. He said the Alliance agrees with a

general approach to Ronald Bog (Page 120 of the proposed plan), and they work forward to working with the City on the conceptual plan as detailed in Figure 21 on Page 153 of the plan.

He said that, generally, the Alliance supports the acquisition of property that has been identified in the plan, including the SPU property that is adjacent to Hamlin Park, the 17-acre woods south of Shorecrest High School on 25th Ave NE and the Paramount Park acquisitions. He encouraged the City to look for linkages wherever possible.

Mr. Dolan referred to Page 9 of the plan, and noted that new Policy B talks about facilities and how they should meet industry standards. He said he would like the following phrase added, “And demonstrates innovative low-impact development design and techniques.” He stated that City parks facilities should aim higher than just industrial standards. They should also look for opportunities to minimize impacts on surface water.

Next, Mr. Dolan referred to Policy 25, which talks about linkages between park facilities and trails. He suggested that there needs to be some kind of language to the effect that linkages should acknowledge and enhance historical and current streams and watersheds since streams, wetlands and shorelines have great values and functions to City residents and wildlife.

Geraldine Mock, 1715 NE 150th Street, said she would like to have Fircrest developed into a botanical garden for the City of Shoreline. She said this is an ideal piece of property. It is all open space now, and it is unlikely that the City would have this chance again. A botanical garden would enhance the City and bring people in to visit.

Meghan Peterka, 311 NE 162nd Street, referred to Paramount Park and suggested that more trees should be planted to provide shade for the full-sun park that currently exists. They also need to provide other play structures for children that are older than five and younger than twelve. At the skateboard park there have been having issues between the older and younger children. The skate park is wonderful, and she respects that the older children want to use the park. But there are young children who would also love to experience the skate park and the older children are making it clear that they don’t want them there.

Ms. Peterka suggested that at Twin Ponds Parks, swings should be added for the children. In addition, they need to add soap dispenser in the bathrooms. This should be done for every other bathroom located in the City’s parks. At Hamlin Park, she suggested that another access point be provided to the east side of the park to give access to those who do not choose to drive to the park. There is a light in front of the entry on the east side of the park, and she and her children, who had the right-of-way, were almost hit a few weeks ago.

Ms. Peterka suggested that community gardens should be created to provide gathering places for those who are not fortunate enough to have a place to grow flowers and produce. In addition, on-leash dog signs should be provided at each park to explain why leashes are required. They also need to provide dispensers with bags and disposals for people to pick up after their dogs. She said dogs have attacked her children four times, once at a park. She is not necessarily a dog lover, but she is in favor of off lease sites for dogs because she understands dogs need a place to run. But not where children are playing.

Ms. Peterka suggested that the Parks Department should consider the placement of future equipment in parks to accommodate all ages from 0 to 18 and not just toddlers. She said her daughter is seven, and they have been going to parks in the area for a long time. The equipment is designed to accommodate toddlers.

David Anderson asked how he could submit corrections to the minutes from the last meeting. He felt that some of his comments had been misstated. Mr. Stewart suggested that Mr. Anderson provide his comments in writing so that they could be added as an attachment to the minutes.

Commissioner McClelland said she is a big fan and user of the City's park system. She pointed out that at Richmond Beach Saltwater Park, people let their dogs loose to run along the beach. This becomes problematic, and she questioned how this type of use could be governed and controlled. Mr. Deal explained that the City contracts with King County Animal Control for animal control services. He advised that City staff met recently with King County regarding this very issue, asking for more support. But they received only a weak response from them. They do go through the community on occasion, and they have written tickets this year. He understands that this is a major issue. Having a skate park tends to attract the skater and this results in a lot less damage to benches and other structures in the community. He suggested that an off-leash park would have the same type of impact.

Commissioner McClelland said she loves the idea of having a botanical garden at Fircrest, and she hopes the City keeps this idea alive. She suggested that the City lease Spin Alley and make it a City Park. She felt that some connection with the Highland Ice Arena, Spin Alley and other private recreational opportunities should seriously be considered.

Commissioner McClelland asked that the Parks Department not think of Shoreline as being close to being built out. There are existing residential properties that could be acquired by the City for park uses. She noted that they recently lost an opportunity to acquire property across the street from the Historical Museum, which was one of the oldest working farms in the county. She said she is a strong proponent of parkland acquisition. The City can never have too much parkland or open space.

Commissioner McClelland inquired how many of the citizens who participated in the public meetings, the survey, etc. were children and youth. She questioned what the young people say about the park facilities. Mr. Deal said he does not have this information now, but he could sort through the survey information to find out how many youth were engaged in the process. Commissioner McClelland suggested that young people could impart important information about their need to be transported. While the City can have a fabulous park system, if the children and young people can't get to the facilities, there is a dysfunction. She suggested that one of the objectives of the park plan should be to make sure young people have the mobility to access the parks and recreation facilities, and that includes the ability to cross Aurora Ave.

Mr. Peterson said access to the parks is an important part of the Transportation Master Plan. The Interurban Trail couldn't be in a better location. It runs north and south and is geographically in the center of the community. This trail will become the main spine that will connect many things in the community. Right now, their focus is to get this done, and they are making remarkable progress.

He agreed that the City must look beyond the trail to how they can connect neighborhoods to the trail, areas of commerce, schools, etc. Commissioner McClelland suggested that while this issue is addressed in the Transportation Master Plan, it should also be emphasized in the Parks Master Plan.

Commissioner McClelland questioned where the Innis Arden Reserve is located. Mr. Peterson described the location of the reserve. He explained that there are a number of private reserves owned by the Innis Arden Club, but one is owned publicly as open space. At this time, he said there is a parking issue at the reserve, and the Parks Board has discussed the need to develop parking space to enable the public to access the site. This is a beautiful resource in the City that allows access to the waterfront. Commissioner McClelland suggested that the property should be signed so that the public knows about this opportunity.

Commissioner Doering said she was excited that all of the public speakers provided specific ideas and solutions, and she agrees with most. However, she expressed her concerns about funding all of the projects identified in the plan. She said she likes the idea of paring with businesses as they remodel their facilities to find solutions to provide park opportunities.

Commissioner Doering recalled that a few weeks ago there was a news article regarding Federal Way's complaints about the cost of park maintenance and the other problems that are associated with parks. She questioned if these same concerns could be applied to the neighborhood parks in Shoreline. Would they really be used? She referred to Policy 20, which states that stakeholders, users and the community should be involved in the development and management of park, recreation and cultural services. She suggested that "maintenance and security" also be added to this policy. In Policy 32, she suggested that the words "encourage citizen involvement" should be changed to "promote citizen involvement." She expressed her desire that the City proactively encourage people to participate in the care of the parks.

Meghan Peterka agreed with Commissioner Doering that the City should promote the idea of citizen involvement in maintaining the parks. She suggested that they should also encourage schools and children to help take care of the parks. She noted that young children could propagate and seed native plants in small greenhouses next to their schools. Older children could remove invasive plants from the parks that are within close walking distance to their schools. This would give them an opportunity to have a hands-on experience to learn about the ecosystem and environment. It is important to educate the youth about parks so that they develop a greater interest in society.

Mr. Deal agreed with Ms. Peterka's comment that the school children and the community should be involved in park maintenance. The staff is setting up a meeting with representatives from Shorecrest High School, where they require their students to do senior projects. They are working to find opportunities for young adults to connect with the City and with the parks system. He concluded that the use of volunteers is very important and something the City wants to encourage.

Mr. Deal advised that the City is planning to designate Saturday mornings until 11:00 a.m. as a time when kids that are eleven and under can use the skate park. A staff person would be available to monitor the facility, and the park would be signed to make these hours clear. In addition, Mr. Deal advised that Fircrest is defined in the park plan as property they are interested in as a public amenity.

Mr. Peterson pointed out that the new skate park was designed by teens within Shoreline. The teens met with the designer and told him exactly what they wanted.

Mr. Peterson said Mr. Anderson brought up some good points about native plants and pesticide use. He said that as the parks are redeveloped, the City tries to use native plants. Once these are established in their environment they do very well, and they are low maintenance. Regarding pesticide use, Mr. Peterson said that over half of the parks are pesticide free. What pesticides the City does use are very limited. They adhere to just the use of Roundup within parking lot and shrub bed areas. No insecticides are used unless there is a bee's nest or something of that nature. They do not use fungicides. They try to avoid overgrown weeds through better cultural practices such as aeration, fertilization, and over seeding twice a year. They only use fertilizers on the athletic field areas.

Commissioner McClelland inquired if the City has a park foundation or if one could be established to help the City obtain funding for parks. Mr. Deal answered that many cities do have park foundations, and the City has discussed this option recently. Another way to accomplish some of the same thing is to give people an opportunity to purchase things for the park. The City has not marketed this opportunity aggressively, and it is on the work plan to come up with a guide that would give people some ideas on what it costs for park amenities. Commissioner McClelland said the City should encourage planned giving for park funding.

Commissioner McClelland said that as she read the plan she found the cultural aspect to be minimal. She suggested that the plan's connection to the museum and the arts counsel should be pulled out as a subset so it can get more attention. She said there are people who feel strongly about culture and could see it as its own section rather than being lumped in with recreation and open space.

Commissioner Hall agreed with Commissioner McClelland that it would be appropriate for the City to consider creative opportunities for private giving and financing. He noted that the Parks Board has recommended that the bond advisory committee be reestablished and tasked with making recommendations regarding timing and amounts of future bond issue or other funding mechanisms. He suggested that staff communicate Commissioner McClelland's comments to the Parks Board. Parks are a high priority for the citizens of Shoreline, and given these difficult financial times, this could be an opportunity for citizens to give to those things they value the most. Mr. Deal said the intention is to reconvene the bond advisory committee before the end of the year to review discussions that were put on hold a year ago to see what opportunities may be out there now that weren't available then.

William Vincent inquired if the City employs a grant writer. Mr. Deal answered affirmatively.

Commissioner Doering referred to James Keough Park at 167th and Corliss. She said she remembers having to walk her children behind the dump area to access the park, which was hard to find. She suggested that perhaps they should put a park-and-ride in this location in exchange for other property. This park is not well used. She noted that the long-term recommendations for this park do not include this concept. Neither is there any recommendation for getting better access to the park. Mr. Deal said it is always difficult to consider giving up park space, but there occasions when it is the right thing to do, especially if the space can be effectively traded for a piece that has more public value.

James Keough Park is definitely an opportunity that needs to be explored, and language would be provided in the plan to address that need.

7. REPORTS OF COMMITTEES COMMISSIONERS

Commissioner McClelland encouraged the Commissioners to place “Vote Yes for Library” signs in their yards. The library is having a vote on a bond issue on September 14th. The bond issue would provide for maintenance and operation of the libraries. It is important for the Commissioners to support this effort.

8. UNFINISHED BUSINESS

There was no unfinished business scheduled on the agenda.

9. NEW BUSINESS

There was no new business scheduled on the agenda.

10. ANNOUNCEMENTS

No announcements were made during this portion of the meeting.

11. AGENDA FOR NEXT MEETING

Chair Harris announced that the Commission would be considering the street vacation application for Midvale Ave at their August 19, 2004 meeting. Mr. Stewart advised that staff already provided the Commissioners with the staff report on this item. He advised that the City Attorney would be available throughout the next week to answer any questions the Commissioners might have as they read through the staff report. Commissioners should forward their comments and questions to the staff. He noted that the City Attorney would be available at the next meeting, as well.

12. ADJOURNMENT

The meeting was adjourned at 8:50 p.m.

David Harris
Chair, Planning Commission

Lanie Curry
Clerk, Planning Commission

PLANNING COMMISSION AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

AGENDA TITLE: Cedar Heights Preliminary Formal Subdivision

DEPARTMENT: Planning and Development Services

PRESENTED BY: Paul E. MacCready, Planner

I. PROPOSAL

The proposed Preliminary Formal Subdivision (File No. 201318) would create thirty-two new lots and seven private tracts from eight existing lots at 19201 15th Avenue Northeast. (See Vicinity Map **Attachment A**). Demolition is proposed for four existing vacant buildings and construction of thirty-two zero lot line townhomes with a private tract for access and two private common area tracts. The units will be clustered into seven fourplexes and two duplexes. (See Preliminary Plat Drawing **Attachment B**). Onsite improvements required for this proposal include stormwater detention and landscaping.

II. FINDINGS OF FACT AND CONCLUSIONS

1. PROJECT SITE CHARACTERISTICS

- 1.1 The legal description of the property is: Lots 14 through 23 inclusive, Block 14, Lago Vista according to the plat thereof recorded in Volume 30 of Plats 45, records of King County.
- 1.2 The project site is 88,445 square feet or 2.03 acres in area and consists of eight separate tax parcels; 3971701320, 3971701330, 3971701335, 3971701340, 3971701345, 397171354, 3971701355, and 3971701370.
- 1.3 Access to the entire property comes solely from 15th Avenue Northeast.
- 1.4 The existing property is vacant.
- 1.5 The project site gradually slopes upward from east to west at the street and more dramatically toward the western boundary, the greatest slope being approximately 20%.
- 1.6 Sixty-four significant trees are located at the project site, one of which is in the right-of-way and four near the exterior boundary of the site.
- 1.7 A 150-foot wide transmission line easement transects the southern edge of the site.

2. NEIGHBORHOOD CHARACTERISTICS

- 2.1 The project site is located in the North City Neighborhood on the west side of 15th Avenue Northeast between NE Perkins Way and NE 192nd Street.
- 2.2 A mix of single and multi-family developments characterizes the immediate neighborhood on 15th Avenue North. Two businesses are located across the street. Single family residences occupy lots abutting the subject property
- 2.3 The classification of 15th Avenue North is principal arterial.

3. COMPREHENSIVE PLAN LAND USE DESIGNATION AND POLICY SUPPORT

- 3.1 The Land Use Map in the Comprehensive Plan designates the project site for mixed use with the southern fifty feet of the site as low density residential. This designation is applied to stable and developing areas and is intended to encourage the development of pedestrian oriented places, with architectural interest that integrate a wide variety of retail, office and service uses with residential uses.
- 3.2 Policy LU23 - Ensure land is designated to accommodate a variety of types and styles of residences adequate to meet the growth of 1,600 to 2,400 new housing units and the future needs of Shoreline citizens.
- 3.3 Policy H1 - Encourage a variety of residential design alternatives that increase housing opportunities in a manner that is compatible with the character of existing residential and commercial development throughout the city.
- 3.4 Policy H6 - Encourage compatible infill development on vacant or underutilized sites.

4. REGULATORY AUTHORITY

- 4.1 Shoreline Municipal Code (SMC) 20.30.060 requires preliminary formal subdivisions to be processed as a quasi-judicial or “Type-C” action. Type-C actions require an open record public hearing and review by the Planning Commission, who then forwards a recommendation to the City Council for final approval.
- 4.2 Other applicable regulatory controls are set forth in the SMC as follows:
 - SMC 20.30 – Procedures and Administration
 - SMC 20.40 – Zoning and Use Provisions
 - SMC 20.50 – General Development Standards
 - SMC 20.60 – Adequacy of Public Facilities
 - SMC 20.70 – Engineering and Utilities Development Standards

5. PROCEDURAL HISTORY

- 5.1 Several preapplication meetings were held with the developer and City staff. The most recent meeting held prior to the neighborhood meeting was December 17, 2003. The proposal at that time was to subdivide into 37 townhouse lots.
- 5.2 A neighborhood meeting was held January 27, 2003 for the proposed 37 units. During the public comment period, it was brought to the attention of staff that the applicant inadvertently omitted a street, 12th Avenue NE, in their notification of the neighborhood meeting. The street was included during the mailings when the consolidated application and public hearing notice was posted. The applicant and staff will rectify this oversight by directly contacting the neighbor.
- 5.3 The preliminary formal subdivision application for 32 lots and State Environmental Policy Act (SEPA) checklist were submitted on June 9, 2004.
- 5.4 The proposal was determined to be complete for processing on July 7, 2004.
- 5.5 A Consolidated Notice of Application and Notice of Public Hearing for the proposal was issued on July 22, 2004 with request for public comment ending on August 6, 2004.
- 5.6 A SEPA Threshold Determination of Non-Significance (**Attachment C**) for the proposal was issued on August 18, 2004 with the administrative appeal ending on September 1, 2004.

6. PUBLIC COMMENT

- 6.1 There was one written public comment letter received for this proposal (**Attachment D**). The letter expressed concern about density, tree protection, dumpster location, open space, the proposed sports complex, and building height.

7. REVIEW CRITERIA

- 7.1 The following review criteria shall be used to review proposed subdivisions:

A. ENVIRONMENTAL

- ***CRITERIA: Where environmental resources exist, such as trees, streams, ravines or wildlife habitats, the proposal shall be designed to fully implement the goals, policies, procedures and standards of the critical areas chapter, Chapter 20.80 SMC, Critical Areas, and the tree conservation, land clearing and site grading standards sections.***

Staff Analysis - No critical areas are located on the site. The project must comply with tree conservation, land clearing and site grading standards specified in SMC Chapter 20.50, Subchapter 5.

- ***CRITERIA: The proposal shall be designed to minimize grading by using shared driveways and by relating street, house site and lot placement to the existing topography.***

Staff Analysis - The proposal provides one access to 15th Ave NE. The proposed lots are to be located along one access tract in the flattest portion of the site. Considerable grading will be necessary due to the general slope of the site.

- ***CRITERIA: Where conditions exist which could be hazardous to the future residents of the land to be divided, or to nearby residents or property, such as, flood plains, steep slopes or unstable soil or geologic conditions, a subdivision of the hazardous land shall be denied unless the condition can be permanently corrected, consistent with subsections (A)(1) and (2) of this section.***

Staff Analysis - The property does not contain hazardous land conditions.

- ***CRITERIA: The proposal shall be designed to minimize off-site impacts, especially upon drainage and views.***

Staff Analysis - The project was reviewed by Public Works and does not require additional stormwater drainage conditions. The project must comply with all surface water management requirements set forth in the Surface Water Design Manual. See further analysis under 11.1. The project must also comply with all height restrictions as specified in SMC Chapter 20.50.

B. LOT AND STREET LAYOUT

- ***CRITERIA: Lots shall be designed to contain a usable building area. If the building area would be difficult to develop, the lot shall be redesigned or eliminated, unless special conditions can be imposed that will ensure the lot is developed consistent with the standards of this Code and does not create nonconforming structures, uses or lots.***

Staff Analysis - The proposal meets design standards for zero lot line development as set forth in SMC Chapter 20.50. No nonconforming structures, uses, or lots will be created. This final proposal reduces the total number of lots by five from 37 to 32.

- ***CRITERIA: Lots shall not front on primary or secondary highways unless there is no other feasible access. Special access provisions, such as, shared driveways, turnarounds or frontage streets may be required to minimize traffic hazards.***

Staff Analysis - Although 15th Avenue NE is not a highway, it is a principal arterial. No direct access to the street from the newly platted lots is proposed. One shared access tract will be owned and maintained by all lots.

- **CRITERIA:** *Each lot shall meet the applicable dimensional requirements of the Code.*

Staff Analysis - This proposal meets the applicable dimensional requirements specified for zero lot line development as set forth in SMC Chapter 20.50.

- **CRITERIA:** *Pedestrian walks or bicycle paths shall be provided to serve schools, parks, public facilities, shorelines and streams where street access is not adequate.*

Staff Analysis - Public sidewalk access will be available from the proposed on-site sidewalk system.

C. DEDICATIONS

- **CRITERIA:** *The City Council may require dedication of land in the proposed subdivision for public use.*
- **CRITERIA:** *Only the City Council may approve a dedication of park land. The Council may request a review and written recommendation from the Planning Commission.*
- **CRITERIA:** *Any approval of a subdivision shall be conditioned on appropriate dedication of land for streets, including those on the official street map and the preliminary plat.*
- **CRITERIA:** *Dedications to the City of Shoreline for the required right-of-way, stormwater facilities, open space, and easements and tracts may be required as a condition of approval.*

Staff Analysis - Dedication of right-of-way or park land is not required for this proposal. See further analysis under 9.6.

D. IMPROVEMENTS

- **CRITERIA:** *Improvements which may be required, but are not limited to, streets, curbs, pedestrian walks and bicycle paths, critical area enhancements, sidewalks, street landscaping, water lines, sewage systems, drainage systems and underground utilities.*

Staff Analysis - This project will comply with the all requirements specified in the City of Shoreline Development Code and Development Engineering Guide. See further analysis under 9, 10, and 11.

- **CRITERIA:** *Improvements shall comply with the development standards of Chapter 20.60 SMC, Adequacy of Public Facilities.*

Staff Analysis - This proposal complies with the development standards of Chapter 20.60 SMC, Adequacy of Public Facilities. See further analysis under 10.

8. ZONING DESIGNATION, DENSITY AND PERMITTED USES

- 8.1 The project site is zoned as Residential - 24 units per acre (R-24), except for the southern fifty feet, which is R-6.

- 8.2 The maximum number of units allowed by the density requirements is 44 units; the minimum number of units for the site should be 20.
- 8.3 The proposed density is 15.8 units per acre.
- 8.4 SMC 20.40.120 specifies that zero lot line townhouses are a permitted use in both R-24 and R-6 Zones. All the residential units will be located in the R-24 Zone. Open space, guest parking and a portion of the sports court will occupy the R-6 Zone.

9. SITE DEVELOPMENT STANDARDS

- 9.1 Lot Layout - Exception 2 to SMC Table 20.50.020(1) allows some dimensional standards to be modified. These standards include minimum lot width, minimum lot area, and minimum yard setbacks. The proposed modifications are:
 - a) Reduction of minimum lot width to 17 feet,
 - b) Reduction of minimum lot area to approximately between 1,100 square feet and 1,500 square feet,
 - c) Minimum interior lot line setbacks to zero.

The project shall be required to meet impervious and building coverage requirements specified in SMC Chapter 20.50 as calculated using all lots of the plat.

- 9.2 Building Heights - The maximum building height for R-24 is 35 feet or 40 feet with a pitched roof. The proposed height of the buildings is 34 feet. This height should not block the views of the neighbors to the west because the buildings will be situated approximately 20 to 25 feet lower on the slope. See attached Schematic Elevation of Typical Building (**Attachment E**).
- 9.3 Building Design Standards - SMC 20.50.180(A) specifies that to the maximum extent feasible, primary facades and building entries single family attached residences shall face the street. The units immediately adjacent to 15th Ave NE should present a façade toward the street that contributes to the streetscape in a similar manner as the single family attached housing development on the northwest corner on Westminster Avenue N and N. 150th Street.
- 9.4 Open Space - Seven private common areas are proposed for open space. Landscaping, a sports court, and the guest parking lot will be located within these areas. Much of the common area will be under the City Light transmission lines. The applicant must provide written permission from City Light before the easement area may be paved. All building lots and dumpster locations must be outside the easement. Combined, the total area of open space will need to meet the calculation requirements of SMC 20.50.160 and be clearly delineated on the landscape plan to be submitted with the site development permit. If the units each have two bedrooms, a total of 4,160 square feet of open space is required. If the

units each have three bedrooms, a total of 5,440 square feet of open space is required. It appears the square footage of common area will more than meet the minimum requirements. These private land tracts will be owned and maintained by the thirty-two zero lot line townhouse lots.

- 9.5 Significant Tree Removal - Sixty four significant trees are located throughout the project site. Of these trees eighteen, or 28%, are proposed to be retained. This complies with the minimum tree retention standard of 20% as set forth in SMC 20.50.350. (See **Attachment F**, Tree Removal and Protection Plan).
- 9.6 Parking - SMC Table 20.50.390A requires that a minimum of two off street parking spaces per unit be provided for single family attached units. All vehicle parking and storage for single-family detached dwellings must be in a garage, carport or on an approved impervious surface. Any impervious surface used for vehicle parking or storage must have direct and unobstructed driveway access. Two parking spaces are proposed for each unit. Eighteen additional guest parking spaces are proposed to be located under the transmission lines.
- 9.7 Access - One shared access tract will be owned and maintained by the thirty-two zero lot line townhouse lots. The access tract will accommodate two separate pedestrian walkways that access the public street. The access road does not end in a turnaround or hammerhead. This exception was allowed in order to retain the large cluster of significant trees on the north property line. A turnaround would reduce the number of retained trees to below the aforementioned 20% minimum tree retention standard. The Shoreline fire Department approved the elimination of the turnaround because all buildings must be sprinklered.
- 9.8 Dedication - Dedications may be required in the following situations: (SMC 20.70.040)
- To accommodate motorized and non-motorized transportation, landscaping, utility, street lighting, traffic control devices, and buffer requirements;
 - The City will accept maintenance responsibility of the facility to be dedicated;
 - The development project abuts an existing substandard public street and the additional right-of-way is necessary to incorporate future frontage improvements for public safety;
 - Right-of-way is needed for the extension of existing public street improvements necessary for public safety.

This project does not meet any of the above situations, so therefore does not require dedication of any property for public right-of-way.

- 9.9 Landscaping - SMC 20.50.490 requires Type I (full screen) landscaping in building setbacks for multi-family residential development adjacent to

single family zones and Type II (filtered screen) adjacent to other multi-family zones. Fifteen feet of Type I (full screen) landscaping is required along the western and southern boundaries of the project and five feet of Type II (filtered screen) landscaping along the northern boundary. The landscaping plan will need to demonstrate compliance with all landscaping requirements and be submitted with the site development permit.

10. Adequacy of Public Facilities

- 10.1 Water Supply - Shoreline Water District has issued a Water Availability Certificate with a fire flow analysis (**Attachment G**).
- 10.2 Sanitary Sewer Service - Ronald Wastewater District has issued Sewer Availability Certificate (**Attachment H**).
- 10.3 Fire Protection - The Shoreline Fire Department has reviewed and approved the preliminary plat for site access and fire lane distance. Sprinklers systems will be required in all buildings.
- 10.4 Traffic Capacity - An estimated average of 17.6 p.m. peak hour trips will be generated by this proposal, based on the formula set forth in the Institute of Transportation Engineers *Trip Generation Manual* for townhouse/single family attached residential development (.55 p.m. trips per dwelling unit). This number is below the traffic study requirement threshold of 20 p.m. peak hour trips as specified in SMC 20.60.140(A). However, a traffic impact assessment has been requested for review as part of the site development permit package, because of possible impacts on a principal arterial that is already under study. Further mitigation may be required as a result of the assessment.

11. Engineering and Utility Development Standards

- 11.1 Storm Water Management - The City of Shoreline Public Works Department has preliminarily approved the Drainage Plan (**Attachment I**) for the proposal. Submittal of engineered drawings and a Technical Information Report for site development approval will be required before the final approval of the plat. If downstream analysis indicates capacity deficiency, Level 3 detention or other mitigation may be required.
- 11.2 Utility Undergrounding - SMC 20.70.470(A)(3) requires the undergrounding of utilities when new residential lots are created.
- 11.3 Frontage Improvements - The proposal will require the installation of frontage improvements on 15th Avenue North subject to the design standards of the Engineering Development Guide.

III. STAFF RECOMMENDATION

Staff recommends that the Planning Commission forward to the City Council a recommendation of approval with conditions as described in **Attachment J** for the Cedar Heights Preliminary Formal Subdivision application.

IV. ATTACHMENTS

Attachment A: Vicinity Map

Attachment B: Preliminary Plat

Attachment C: SEPA Threshold Determination of Non-Significance

Attachment D: Public Comment Letter

Attachment E: Schematic Elevation of Typical Building

Attachment F: Tree Removal and Protection Plan

Attachment G: Shoreline Water District Water Availability Certificate

Attachment H: Ronald Wastewater District Sewer Availability Certificate

Attachment I: Preliminary Site and Drainage Plan

Attachment J: Staff Recommended Conditions of Approval

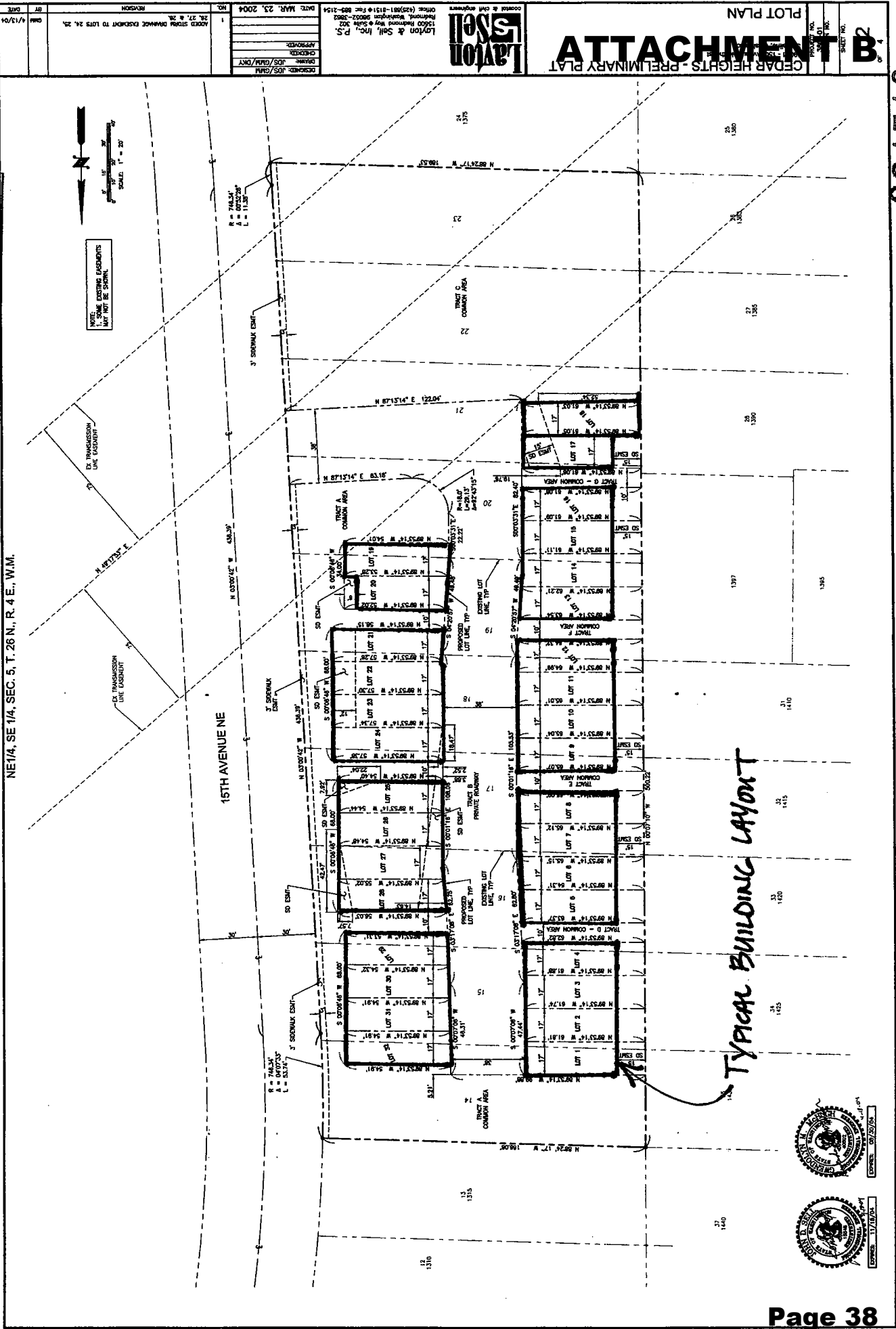
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NE 1/4, SE 1/4, SEC. 5, T. 26 N., R. 4 E., W.M.



TYPICAL BUILDING LAYOUT



Layton & Sells, Inc., P.S.
15000 Broadway Blvd. Suite 202
P.O. Box 1154
Office (402) 881-8151 Fax (402) 881-1154

DATE: MAR. 23, 2004
NO. 1
REVISION
28, 27, & 26
10000 BROADWAY BLVD. SUITE 202
P.O. BOX 1154
APPROVED: JES/GJM/DKT
CHECKED: JES/GJM/DKT
DATE: 4/13/04

201318

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Planning and Development Services

17544 Midvale Avenue N.
Shoreline, WA 98133-4921
(206) 546-1811 ♦ Fax (206) 546-8761

SEPA THRESHOLD DETERMINATION OF NON-SIGNIFICANCE (DNS)

CEDAR HEIGHTS, PRELIMINARY FORMAL SUBDIVISION

PROJECT INFORMATION

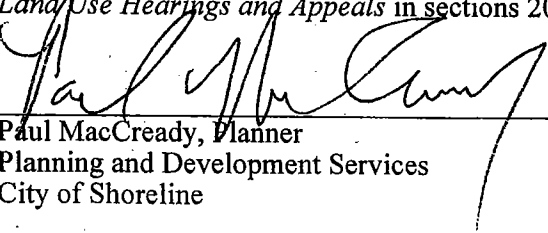
DATE OF ISSUANCE: August 18, 2004
PROPOSED PROJECT DESCRIPTION: 32 lot attached single family residential subdivision, including nine separate buildings, guest parking and sport court/play area
PROJECT NUMBER: Preliminary Formal Subdivision, #201318
APPLICANT: Bill Henson, Property Owner
AGENT: Dave Fletcher
LOCATION: 19021 - 15th Ave NE
PARCEL NUMBERS: 3971701320, 3971701330, 3971701335, 3971701340, 3971701345, 3971701355, 3971701370
CURRENT ZONING: R-24, Residential - 24 Units Per Acre
R-6, Residential - 6 Units Per Acre
CURRENT COMPREHENSIVE PLAN LAND USE DESIGNATION: MU, Mixed Use
LDR, Low Density Residential
APPEAL DEADLINE: 5:00 PM, September 1, 2004

SEPA THRESHOLD DETERMINATION OF NON-SIGNIFICANCE (DNS)

This Determination of Nonsignificance (DNS) is issued in accordance with WAC 197-11-340. The City of Shoreline has determined that the proposal will not have a probable significant adverse impact(s) on the environment and that an Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of the submitted SEPA Environmental Checklist, the preliminary formal subdivision application, technical information reports and other information on file at the City of Shoreline. This information is available for public review upon request at no charge.

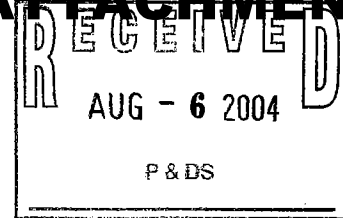
APPEAL INFORMATION

There is no additional comment period for this DNS. The optional DNS process as specified in WAC 197-11-355 has been used. The Consolidated Notice of Application and Notice of Public Hearing issued on July 22, 2004 stated the intent of the City of Shoreline to issue a DNS for this proposal using the optional process. Appeals of this DNS must comply with the Shoreline Municipal Code (SMC) general provisions for land use hearings and appeals and be received by the City of Shoreline no later than 5:00 p.m., September 1, 2004. Appeals must include a fee of \$373.00, an appeal statement, and must comply with the *General Provisions for Land Use Hearings and Appeals* in sections 20.30.170-270 of the *Shoreline Development Code*.


Paul MacCready, Planner
Planning and Development Services
City of Shoreline

08/18/2004
Date

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August 6, 2004

City of Shoreline
Planning and Development Services
17544 Midvale Ave. N
Shoreline, WA 98133-4921

RE: Application File Number 201318
Project Location 19021 15th Ave. NE

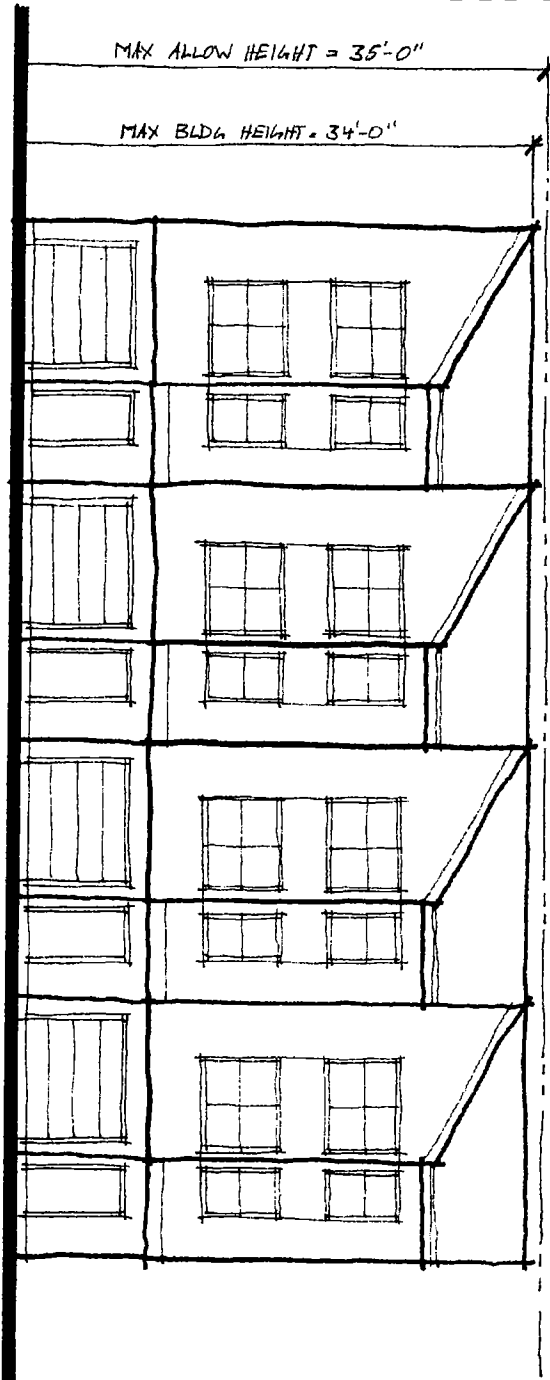
Overall we are pleased with the proposal for the townhouse development of this property. However, we have the following issues and concerns about this project:

1. Zoning: we feel the zoning should remain R-24 and not be increased to R-32, as all the surrounding properties are single family residences
2. Area adjacent to our property: the elevation differential between our property and the project creates several concerns for us:
 - a. We feel there should be a retaining wall to protect our property and trees
 - b. We have a very large fir tree close to the property line, we want to be sure that the tree is not injured by the excavation and is protected after the work is completed.
 - c. There are several smaller trees, including 2 juniper (pencil cedar), a golden chain, and vine maple very close to the property line which also need to be protected
 - d. What will be done at the west side of the project - Fencing, landscaping, etc.?
3. Dumpster: according to the plans we will look directly down on the dumpster, we are concerned about it's appearance, smell, and noise. We feel it would be better relocated much closer to 15th Ave. NE and slightly south. This would also be an improvement for units 17 and 18.
4. Open Space on the drawing: we would like to know what will be done with the open space near our property line
5. Sports Complex: we are concerned about the noise and hours of usage
6. Final grade and height of buildings: we, as well as several neighbors, are concerned about how the buildings will impact views. Mr. MacCready, Land Use Planner, told us that under R-24 buildings can only be 35 feet high, but didn't say if R-32 could be higher. When will we have an opportunity to comment on the height of the buildings and how they will look?

James E. Perry
Mildred J. Perry

James E. and Mildred J. Perry
19016 12th Ave. NE
Shoreline, WA 98155
206 364-1194
perryinj@aol.com

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**Cedar
Heights
Townhouses**

Elevation Studies

Scale: 1/8" = 1'-0"

04
12
04

A1

Sheet

Olympic Associates Company
701 Dexter Avenue North
Suite 301
Seattle, WA 98109

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This certificate provides the Department of Health and Development Services Group with information necessary to evaluate development proposals



ATTACHMENT G

PLANNING AND DEVELOPMENT SERVICES
17544 Midvale Avenue North
Shoreline, Washington 98133-4921
(206) 546-1700

CITY OF SHORELINE CERTIFICATE OF WATER AVAILABILITY

Do not write in this box

Number

Name

☐ Building Permit

☒ Preliminary Plat or PUD

☐ Short Subdivision

☐ Rezone or Other

Applicant's Name David Fletcher

Proposed Use Build 32 single family townhomes

Location 19021 15th Avenue NE

Lots 14 - 23, Block 14, Lago Vista Add

(Attach map and legal description if necessary)

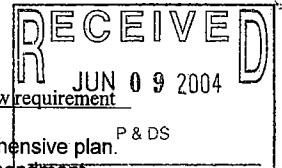
WATER PURVEYOR INFORMATION

Domestic Service Only:

1. a. ☒ Water will be provided by service connection only to an existing 8-inch water main 440 feet from the site.

Domestic, Fire and Other Service: (See back of form)

- b. ☒ Water service will require an improvement to the water system of:
☐ (1) feet of water main to reach the site; and/or
☐ (2) the construction of a distribution system on the site; and/or
☒ (3) other (describe) improvement may be required, depending on fire flow requirement



2. a. ☒ The water system is in conformance with a County approved water comprehensive plan.

OR b. ☐ The water system improvement will require a water comprehensive plan amendment.

3. a. ☒ The proposed project is within the corporate limits of the district, or has been granted Boundary Review Board approval for extension of service outside the district or city, or is within the County approved service area of a private water purveyor.

OR b. ☐ Annexation or BRB approval will be necessary to provide service.

4. a. ☒ Water is/er will be available at the rate of flow and duration indicated below at no less than 20 psi measured at the nearest fire hydrant *southeast 570 feet from the building/property (or as marked on the attached map): *East side of 15th Ave. NE

Rate of Flow

- ☐ Less than 500 gpm (approx. gpm)
☐ 500 to 999 gpm
☐ 1,000 gpm or more
☐ flow test of gpm
☒ calculation of 2,505 gpm

Duration

- ☐ less than 1 hour
☐ 1 hour to 2 hours
☒ 2 hours or more
☐ other

(Commercial Building permits require flow test or calculation)

OR b. ☐ Water system is not capable of providing fire flow.

COMMENTS/CONDITIONS: (1) The fire flow requirement for the applicant's proposed project must be determined to identify if improvements to the District's system are necessary. (2) This is not an application for or approval of water service to the proposed site. A proper application must be filed with and accepted by the District before service will be provided. The District has a connection charge (also called general facilities charge) and meter installation charge for each new water service provided. It is recommended that the applicant consult with the District to obtain applicable fees, charges, and procedures which may change during the property development process.

I hereby certify that the above water purveyor information is true. This certification shall be valid for one year from date of signature.

SHORELINE WATER DISTRICT

Agency Name

GIS/Construction Coordinator

Title

Phillip Lay

Signatory Name

Signature

Date

Page 43

201318

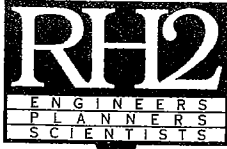
ADDITIONAL INFORMATION FOR EACH NUMBERED ITEM ON FORM FRONT

- 1A. Domestic service only is referenced in this item, 1A. Domestic service is for in-house consumption only and excludes fire protection.
- 1B. Service for a combination of domestic, fire and other conditions is referenced in this item.
- 4A. A computer analysis of the District's water system was performed for the purpose of determining the available water supply to fight a fire at the site location described on the front of this form. This section summarizes the results and procedures used to determine the fire flow capability of the District's system for fighting a fire at this location.

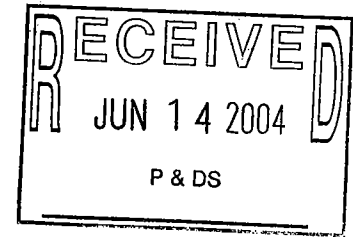
This analysis was based on the District's existing water system, without any development related improvements. The results of the analysis indicate that the fire flow capacity of the District's existing system is as shown on this form at a residual pressure of 20 psi in the main providing service to the site.

The fire flow capability for this analysis was computed using the Insurance Services Office (ISO) criteria, which is used by the Washington Survey and Rating Bureau, the local rating company. However, the criterion that the single largest source of supply was out of service (i.e., due to failure, maintenance, contamination, etc.) was not used. The largest source of supply to this area is the City of Seattle's Tolt Watershed Supply System. To treat this system as being out of service would be unreasonable and would grossly reduce the District's ability to supply fire flow capacity. A summary of the operational conditions used in the analyses are as follows:

- The District was experiencing peak hourly demand conditions.
- Supply Station 1, 660 Zone Booster Pump Station, and Booster Stations 1 and 2 were operating.
- The 0.4 million gallon (MG) reservoir level was drawn down 7 feet, the 3.7 MG reservoir level was drawn down 19 feet and the 2.0 MG reservoir was drawn down 5 feet.
- Pressure Reducing Station 1 was set at hydraulic elevation 480 and all other pressure reducing stations were at their normal set points.



ATTACHMENT G



RH2 ENGINEERING, INC

<http://www.rh2.com>

mailbox@rh2.com

1.800.720.8052

June 9, 2004

Fire Flow Analysis Number: 0403-799

Mr. Phillip Lay, GIS/Construction Coordinator
Shoreline Water District
PO Box 55367
Shoreline, WA 98155

Sent Via: Hand Delivery

Subject: David Fletcher Fire Flow Analysis

Dear Phillip:

A computer analysis of the District's water system was performed for the purpose of determining the available water supply to fight a fire at the site of the 32 proposed single family townhomes located on 19021 15th Avenue NE. This letter summarizes the results and procedures used to determine the fire flow capability of the District's system for fighting a fire at this location.

The fire flow capability for these analyses was computed based on criteria established by the Washington State Department of Health and the American Water Works Association. The criterion that a water system component be taken out of service during a fire flow simulation is maintained by these agencies to ensure that adequate redundancy is provided by the water system and that a reliable supply of water is available for fire protection or other emergency purposes. A summary of the operational conditions used in the analyses are as follows:

- The District was experiencing buildout peak day demand conditions.
- Supply Stations 1 and 3, 660 Zone Booster Pump Station, and Booster Stations 1 and 2 were operating.
- The 0.4 million gallon (MG) reservoir level was drawn down 3 feet, the 3.7 MG reservoir level was drawn down 25 feet, and the 2.0 MG reservoir was drawn down 12 feet.
- All pressure reducing stations were operating at their normal setpoints.
- A water system component was out of service.

WESTERN WASHINGTON

12100 NE 195th St, Ste 100

Bothell, WA 98011

(tel) 425.951.5400

(fax) 425.398.2774

812A Horton Road

Bellingham, WA 98226

(tel) 360.676.0836

(fax) 360.676.0837

EASTERN WASHINGTON

300 Simon Street SE, Suite 5

East Wenatchee, WA 98802

(tel) 509.886.2900

(fax) 509.886.2313

KITSAP PENINSULA

600 Kitsap Street, Suite 101

Port Orchard, WA 98366

(tel) 360.876.7960

(fax) 360.876.7988

An analysis was performed based on the District's existing water system, without any development related improvements. The results of this analysis indicate that the water main supplying the hydrant located at the east side of 15th Avenue NE, which is approximately 570 feet southeast of the site of the 32 proposed single family townhomes, has a fire flow capacity of approximately 0 gpm at a residual pressure of 20 psi in the main adjacent to the hydrant. This analysis was performed by applying reliability criteria which simulated an out of service condition (i.e., a water main break or closure for other maintenance) for the 8-inch water main in 15th Avenue NE adjacent to the site. Fire flow would not be available in this instance because the valves that would need to be closed to isolate a break in this location would disconnect all supply to the fire flow hydrant. However, fire flow may be provided by the hydrant located north of the intersection of 15th Avenue NE and NE 192nd Street, which is approximately 1,000 feet northeast of the site of the 32 proposed single family townhomes. The water main supplying this hydrant has a fire flow capacity of approximately 1,265 gpm at a residual pressure of 20 psi in the main adjacent to the hydrant.

To improve fire flow in this area, the District's Capital Improvement Project PZ5 may be installed in conjunction with valve improvements to allow shorter segments of the 8-inch water main in 15th Avenue NE to be taken out of service. Once these proposed improvements are in place, hydraulic analyses utilizing reliability criteria indicate an available fire flow capacity of approximately 1,250 gpm at a residual pressure of 20 psi in the main adjacent to the hydrant located closest to the site. Under this scenario, the 8-inch water main in 15th Avenue NE from the hydrant to the intersection of NE 192nd Street was identified as the worst case out of service component.

Copies of the analyses have been retained in our office for future reference.

If you have any questions regarding these analyses, please contact me at (425) 951-5394.

Sincerely,

RH2 ENGINEERING, INC

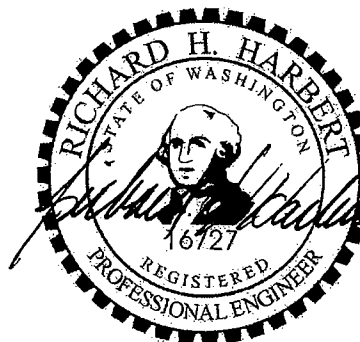


Michele L. Roh
Project Engineer



Richard H. Harbert, P.E.
President

MLR/TL/str



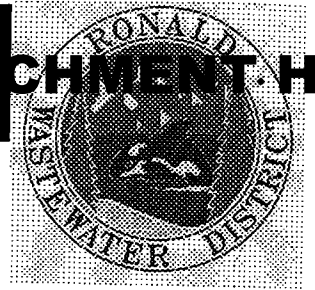
SIGNED: 6/9/04

EXPIRES 8/2/04

RONALD WASTEWATER DISTRICT
CERTIFICATE OF SEWER AVAILABILITY

ATTACHMENT H

This certificate provides the Department of Health and Development Services Group with information necessary to evaluate development



Do not write in this box

number _____

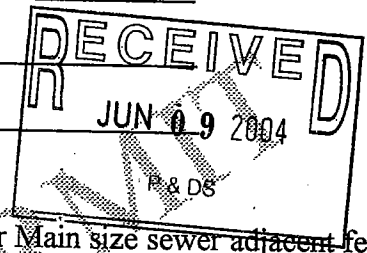
name _____

☒ Building Permit ☐ Preliminary Plat or PUD ☐ Short Subdivision ☐ Rezone or other _____

APPLICANT'S NAME: David Fletcher

PROPOSED USE: 32 SFR/ Zero Lot Line

LOCATION: 19021 15 AVE NE



SEWER AGENCY INFORMATION

☐ Sewer service will be provided by side sewer connection only to an existing 6" or Main size sewer adjacent feet from the site and the sewer system has the capacity to serve the proposed line.

OR

☒ Sewer service will require an improvement by the sewer system of:

☒ (1) Mainline extension required ☐ (2) the construction of a collection system on the site; and/or ☐ (3) other (describe):

2. a. ☒ The sewer system improvement is in conformance with a City approved sewer comprehensive plan OR
b. ☐ The sewer system improvement will require a sewer comprehensive plan amendment.
3. a. ☒ The proposed project is within the corporate limits of the District or has been granted Boundary Review Board approval for extension of service outside the District or City OR
b. ☐ Annexation or BRB approval will be necessary to provide service.
4. Service is subject to the following:

- a. Connection charge: Will be due. See attachment.
b. Easement(s): See attachment
c. Other: See attachment.

I hereby certify that the above sewer agency information is true. This certification shall be valid for one year from date of signature.

Ronald Wastewater District

Agency Name

Technical Support Specialist

Title

Jesse Peterson

Signatory Name

Jesse Peterson

Signature

6 April 2004

Date

ATTACHMENT TO CERTIFICATE OF SEWER AVAILABILITY

Dated: 6 April 2004

For Applicant: David Fletcher

ATTACHMENT H

Sewer service is available contingent upon the owner meeting all District requirements under our Rules and Regulations, Res. 90-11 as amended, and any other District policies pertinent to the particular project. We have reviewed the applicant's request and noted some conditions below. A more comprehensive review during the application process may reveal other conditions to be met.

4. c. Other

- ☒ Applicable District permits, fees, plan review and approval.
- ☒ All new connections, additional connections, or revised connections are subject to Metro Capacity Charge. Questions: contact Metro Community Relations at 296-1450.
- ☒ Connections are subject to Ronald Wastewater District General Facilities Charge and/or Local Facilities as outlined in Res. 91-04.
- ☒ Approved/Recorded short plat or lot line adjustment submitted to District with side sewer permit application.
- ☐ Addition encroaches on existing side sewer. Check with Local Plumbing Agency regarding current plumbing regulations.
- ☒ Rezone may impact our sewer facility and require future upgrading of our facilities. You will be responsible for all costs (FOR ALL APARTMENT AND CONDO REQUESTS).
- ☒ This project requires a developer (mainline) extension. Developer to complete application and submit fees.
- ☒ May require saddle on main and right of way permits.
- ☐ May require Department of Fisheries approval and permit.
- ☐ Hold Harmless (Indemnification) required.
- ☒ Cap off of existing sewer required prior to demolition of any structure. Permit and inspection is required. NOTE: Unit will remain in billing until cap off is completed per District specifications.
- ☒ Easement will be required on District form and must be returned to District for recording along with appropriate fee. Easement must be submitted prior to issuance of any permits.

Prepared by

Jesse Peterson

Jesse Peterson

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CEDAR HEIGHT PRELIMINARY FORMAL SUBDIVISION

STAFF RECOMMENDED CONDITIONS OF APPROVAL

1. In the sizes described and depicted by Attachment B, a maximum of thirty-two lots and eight private land tracts, one for access and six for common area shall be created. The square footage and assigned addresses for the lots shall be shown on the face of the final plat. The delineation and square footage of all private land tracts shall be declared on all plans submitted for the site development permit and also shown on the face of the final plat. All existing or new restrictions, easements, or tracts and their purpose shall be shown on the face of the final plat.
2. Homeowners shall be required to establish and maintain in force and effect, a Covenant for a Homeowner's Association. The Association is to be held with undivided interest by the nineteen zero lot line town home lots (described as Lots 1 through 32) in this subdivision. The Homeowner's Association (owners of the parcels having legal access therefrom and their heirs, assigns or successors) is to be responsible for maintaining, repairing and/or rebuilding of all private land tracts for private roadway and all other common areas; landscaping in all common areas; and infrastructure and utilities not dedicated to the City of Shoreline. The Homeowner's Association shall also be responsible for prevention of temporary or permanent encroachment of structures or equipment into the right-of-way and into other public areas.
3. A maximum of thirty-two zero lot line townhomes are permitted as proposed by Attachment B.
4. The following language shall be shown on the face of the final plat, "Any further proposed subdivision or adjustment to the lot lines within this plat must use all lots of this plat for calculation of the density and dimensional requirements of the Shoreline Municipal Code."
5. The applicant shall create a façade that contributes to the streetscape that is acceptable to City of Shoreline Planning and Development Services.
6. Applicant shall apply for a Site Development Permit to be reviewed and approved by the City of Shoreline that includes all on-site engineering, grading and utility installation, all site in any private land tracts, all onsite landscaping, and tree retention. The completion of this work shall be secured by a plat performance financial guarantee.
7. Applicant shall apply for a right-of-way use permit for frontage improvements on 15th Avenue NE adjacent to the project site to be reviewed and approved by City of Shoreline Public Works that comply with development standards in effect at the time of application. The completion of this work shall be secured by a plat performance financial guarantee.
8. The following language shall be shown on the face of the final plat: "All site development and right-of-way work shall be constructed in accordance to plans under City of Shoreline File #'s (*site development and right-of-way application number*)".
9. Applicant shall provide written approval from City Light before any approval by the City for site work done within transmission line easement. No building lot shall encroach on said easement. The Homeowner's Association shall be responsible for the maintenance of any agreement with City Light.
10. Applicant shall meet any required conditions established by the Shoreline Utilities Water Availability Certificate and attachments in Attachment H.
11. Applicant shall meet any required conditions established by the Ronald Wastewater District Sewer Availability Certificate and attachments in Attachment I.