

PLANNING COMMISSION AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

AGENDA TITLE: Study Session and Public Hearing on Development Code Amendments

DEPARTMENT: Planning & Community Development, Public Works

PRESENTED BY: Alicia McIntire, Senior Transportation Planner
Rachael Markle, AICP, Director

Public Hearing
 Discussion

Study Session
 Update

Recommendation Only
 Other

INTRODUCTION

In December 2011, the City adopted an updated Transportation Master Plan (TMP), which is the long range vision for the City's transportation system. The plan and complimentary amendments to the City Comprehensive Plan Transportation Element direct the City to update its methodology for measuring transportation concurrency in order to assess the traffic impacts of growth citywide, as well as localized impacts resulting from new development. The Growth Management Act requires cities to identify the transportation projects needed in order to accommodate growth and comply with a city's adopted transportation level of service as well as a funding strategy to complete these projects. This relationship is known as concurrency. Transportation concurrency requires that improvements or strategies are in place at the time of the development or that a financial commitment is in place to complete the improvements within six years.

Traditionally, the City has required developers prepare Traffic Impact Analyses (TIAs), also referred to as Traffic Studies, for proposals that result in an increase in traffic during the evening peak travel period, which is generally from 4 pm to 6 pm. Some land uses, such as schools or churches, have traffic volumes that are highest outside the evening peak travel period. The recommended change to the Development Code will allow the City to require the applicant to produce a TIA and analyze the anticipated traffic impacts for proposed developments that do not have their highest traffic volumes during the evening peak period. Through the City's State Environmental Policy Act (SEPA) review process, developers will be required to mitigate for the traffic impacts associated with their proposal.

As directed by the City Council, staff is currently working with a consultant to develop a new methodology for measuring concurrency. The draft ordinance outlining this methodology is scheduled to go to Council in April, with final adoption in June. The recommended changes to the Development Code presented with this report will accompany the draft concurrency ordinance.

Approved By:

Project Manager 

Planning Director 

BACKGROUND

Before Council can amend the City's Development Code, the Planning Commission must review it and develop their recommendation. Amendments to the Development Code are subject to the criteria established by SMC 20.30.350.

While the TMP was under development, Council directed staff to develop a new methodology for measuring concurrency in Shoreline. Staff has been working with Randy Young of Henderson, Young & Co. to develop this new ordinance, which will be incorporated as part of Shoreline Municipal Code Title 12. Amendments to Title 12 are not reviewed by the Planning Commission. Completion of this work needed to wait until adoption of the Transportation Element of the Comprehensive Plan and the TMP, as these plans adopted a new transportation Level of Service (LOS) for the City. The revised concurrency methodology and associated impact fee program will be based upon this new LOS. Identification of a transportation LOS as well as a funding strategy to maintain that LOS are required by the Growth Management Act.

During the development of the TMP and Comprehensive Plan amendments, staff met with the Planning Commission to provide progress updates. This included a joint meeting with Council to discuss concurrency, where Randy Young made a presentation. In September and October 2011, the Planning Commission reviewed the draft Transportation Element and forwarded a recommendation to Council. One policy contained within this recommendation was a new transportation LOS, which was adopted by Council.

PROPOSAL & ANALYSIS

Attachment A identifies the draft Development Code amendments. They are confined to SMC 20.60.140 and primarily focus on subsection B.

SMC 20.30.350 establishes the following criteria for approval of a Development Code amendment:

1. The amendment is in accordance with the Comprehensive Plan;
2. The amendment will not adversely affect the public health, safety or general welfare; and
3. The amendment is not contrary to the best interest of the citizens and property owners of the City of Shoreline.

The draft Development Code amendments meet the criteria for approval. They are being proposed in order to ensure consistency with the recently adopted changes to the Comprehensive Plan, specifically the policies addressing concurrency and transportation levels of service.

By expanding the field of applicants that must identify the greatest traffic impacts associated with their proposal and subsequently mitigate them, this Development Code amendment will result in processes that further protect the public health, safety or

general welfare of the City's residents. For the same reasons, the Development Code amendment is in the best interest of the City's residents.

TIMING AND SCHEDULE

The City prepared a SEPA checklist for the Development Code amendments and issued a Determination of Nonsignificance (DNS) on February 21, 2012 (Attachment B). The DNS included notice of the scheduled public hearing on March 15, 2012 and was sent to the Washington State Department of Ecology and other parties that receive SEPA notifications from the City of Shoreline. The Department of Commerce was notified of the intent to amend the Comprehensive Plan and Development Code on February 21, 2012.

As of the writing of this staff report (February 23, 2012), no comments have been received in response to the SEPA determination.

RECOMMENDATION

The proposed Plan Amendments meet the criteria listed in SMC 20.30.340 and staff recommends that the Planning Commission recommend approval to the City Council on the proposed amendments to the Development Code. Upon the close of the public hearing, if the Planning Commission is comfortable with the Development Code amendments and all questions have been answered, the Planning Commission may choose to take action and make a recommendation to the City Council.

ATTACHMENTS

Attachment A: Draft Development Code amendments

Attachment B: SEPA Checklist, Threshold Determination and Notice of Public Hearing

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AMENDMENT #1 SMC 20.60.140

This change would modify the ~~development~~ Development Ceode to bring it into compliance with the direction for traffic impact analyses outlined in the Transportation Master Plan. The changes to how the City evaluates traffic impacts from proposed development will coincide with updates to Shoreline's concurrency evaluation methodology.

SMC 20.60.140 Adequate streets.

The intent of this subchapter is to ensure that public streets maintain an adequate Level of Service (LOS) as new development occurs.

A. Level of Service. The level of service standard that the City has selected as the basis for measuring concurrency is as follows:

- LOS D at signalized intersections on arterial streets and at unsignalized intersecting arterials;
- A volume to capacity (V/C) ratio of 0.90 or lower for Principal and Minor arterials

The V/C ratio on one leg of an intersection may exceed 0.90 when the intersection operates at LOS D or better.

These Level of Service standards apply throughout the City unless an alternative Level of Service for particular streets has been adopted in the Comprehensive Plan Transportation Element.

B. Development Proposal Requirements. All new proposals for development that would generate 20 or more new trips during the p.m. peak hour or during the peak hour of usage for the proposed development must submit a traffic ~~study~~ impact analysis at the time of application. The estimate of the number of trips for a development shall be consistent with the most recent edition of the Trip Generation Manual, published by the Institute of Traffic Engineers. Detailed requirements of The the traffic study impact analysis are outlined in the City's Engineering Development Manual and shall include at a minimum:

1. A description of existing conditions
2. An analysis of traffic projections, including trip generation and distribution origin/destination trip distribution proposed;
- ~~23. The identification of any intersection that would receive the addition of 20 or more trips during the p.m. peak hour; and~~ A site evaluation
- ~~34. An analysis demonstrating how impacted intersections could accommodate the additional trips and maintain the LOS standard~~ Recommendations and conclusions.

C. Concurrency Required; Development Approval Conditions. A development proposal that will have a direct traffic impact on a roadway or intersection that causes it to exceed the adopted LOS standards , or impacts an intersection or a road segment currently operating below a level of service identified in 20.60.140~~B~~ 140A will not meet the City's established concurrency threshold and shall not be approved unless:

1. The applicant agrees to fund or build improvements within the existing right of way that will attain the LOS standards; or
2. The applicant achieves the LOS standard by phasing the project or using transportation demand management (TDM) techniques or phasing the development proposal as approved by the City of Shoreline to reduce the number of peak hour trips generated by the project to attain LOS standards.



Planning and Development Services

STATE ENVIRONMENTAL POLICY ACT
(SEPA)
ENVIRONMENTAL CHECKLIST

Purpose of Checklist:

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply". Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Public notice is required for all projects reviewed under SEPA. Please submit current Assessor's Maps/Mailing Labels showing:

- Subject property outlined in red.
- Adjoining properties under the same ownership outlined in yellow.
- All properties within 500' of the subject property, with mailing labels for each owner.

NOTE: King County no longer provides mailing label services. Planning and Development Services can provide this for a fee or provide you instructions on how to obtain this information and create a mail merge document to produce two sets of mailing labels for your application.

Use of Checklist for nonproject proposals:

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply". IN ADDITION complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D).

For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "propose," and "affected geographic area," respectively.

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BY APPLICANT

A. BACKGROUND

1. Name of proposed project, if applicable:

Amendments to Title 20, Shoreline Development Code

2. Name of applicant:

**City of Shoreline
Planning and Community Development**

3. Address and phone number of applicant and contact person:

**Alicia McIntire
Public Works
17500 Midvale Ave N
Shoreline, WA 98133-4905
206.801.2483**

4. Date checklist prepared:

February 17, 2012

5. Agency requesting checklist:

City of Shoreline

6. Proposed timing or schedule (including phasing, if applicable):

**March 2012 – Planning Commission study session and public hearing
May 2012 –Amendments presented to City Council
June 2012 – Amendments adopted by City Council**

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

Non-project action does not apply

8. List any environmental information you know about that has been prepared or will be prepared, directly related to this proposal.

Final Environmental Impact Statement for the City of Shoreline Comprehensive Plan was issued 11/2/98 for the main body of related environmental analysis. SEPA analysis was also conducted for the adoption of the Development Code 6/12/00, and subsequent non-exempt amendments to the Development Code. SEPA analysis was conducted for the adoption of the Transportation Master Plan and a DNS issued on 9/29/11. This SEPA checklist provides a non-project environmental review of the proposed Development Code amendments.

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- 9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

The City of Shoreline is currently in the process of updating the Comprehensive Plan. The plan includes a transportation element. The Comprehensive Plan update is not expected to interfere with this development code amendment.

- 10. List any government approvals or permits that will be needed for your proposal, if known.

Final adoption of proposed amendments by City Council

- 11. Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description).

Amendments include:

20.60.140 – Adequacy of Public Facilities

The proposed amendments modify the conditions under which a traffic impact analysis is required in conjunction with a development proposal and the required contents of the analysis.

- 12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

City-wide non-project action

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B. ENVIRONMENTAL ELEMENTS

1. Earth

- a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other: _____

Non-project action does not apply.

- b. What is the steepest slope on the site (approximate percent of slope)?

Non-project action does not apply.

- c. What general types of soils are found on the site (for example clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

Non-project action does not apply.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so describe.

Non-project action does not apply.

- e. Describe the purpose, type and approximate quantities of any filling or grading proposed. Indicate source of fill.

Non-project action does not apply.

- f. Could erosion occur as a result of clearing construction or use? If so generally describe.

Non-project action does not apply.

- g. About what percent of the site will be covered with hardscape after project construction (for example asphalt or buildings)?

Non-project action does not apply.

- h. Proposed measures to reduce or control erosion , or other impacts to the earth, if any:

Non-project action does not apply.

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2. Air

- a. What types of emissions to the air would result from the proposal (i.e. dust, automobile, odors, industrial, wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

Non-project action does not apply.

- b. Are there any off site sources of emissions or odor that may affect your proposal? If so, generally describe.

Non-project action does not apply.

- c. Proposed measures to reduce or control emissions or other impacts to air if any:

Non-project action does not apply.

3. Water

a. Surface:

- 1. Is there any surface water body on or in the immediate vicinity of the site (including year round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Non-project action does not apply.

- 2. Will the project require any work over, in, or adjacent to (within 200') of the described waters? If yes, please describe and attach available plans.

Non-project action does not apply.

- 3. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

Non-project action does not apply.

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- 4. Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities, if known.

Non-project action does not apply.

- 5. Does the proposal lie within a 100 year floodplain? If so, note location on the site plan.

Non-project action does not apply.

- 6. Does the proposal involve any discharges of waste materials to surface waters? If so describe the type of waste and anticipated volume of discharge.

Non-project action does not apply.

b. Ground:

- 1. Will ground water be withdrawn or will water be discharged to ground water? Give general description, purpose and approximate quantities if known.

Non-project action does not apply.

- 2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals ...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

Non-project action does not apply.

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c. Water Runoff (including storm water):

- 1. Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Non-project action does not apply.

- 2. Could waste materials enter ground or surface waters? If so, generally describe.

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Non-project action does not apply.

- 3. Proposed measures to reduce or control surface ground and runoff water impacts, if any:

Non-project action does not apply.

4. Plants

- a. Check or circle types of vegetation found on the site:

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

- b. What kind and amount of vegetation will be removed or altered?

Non-project action does not apply.

- c. List threatened or endangered species known to be on or near the site.

Non-project action does not apply.

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- d. Proposed landscaping use of native plants or other measures to preserve or enhance vegetation on the site if any:

Non-project action does not apply.

5. Animals

- a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

Birds: hawk, heron, eagle, songbirds, other: _____

Mammals: deer, bear, elk, beaver, other: _____

Fish: bass, salmon, trout, herring, shellfish, other: _____

- b. List any threatened or endangered species known to be on or near the site.

Non-project action does not apply.

- c. Is the site part of a migration route? If so explain.

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Non-project action does not apply.

- d. Proposed measures to preserve or enhance wildlife if any:

Non-project action does not apply.

6. Energy and Natural Resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc

Non-project action does not apply.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

Non-project action does not apply.

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- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts if any:

Non-project action does not apply.

7. Environmental Health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur a result of this proposal? If so describe.

Non-project action does not apply.

- 1. Describe special emergency services that might be required.

Non-project action does not apply.

- 2. Proposed measures to reduce or control environmental health hazards, if any:

Non-project action does not apply.

b. Noise

- 1. What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

Non-project action does not apply.

- 2. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate

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what hours noise would come from the site.

Non-project action does not apply.

3. Proposed measures to reduce or control noise impacts, if any:

Non-project action does not apply.

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8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties?

Non-project action does not apply.

b. Has the site been used for agriculture? If so, describe

Non-project action does not apply.

c. Describe any structures on the site.

Non-project action does not apply.

d. Will any structures be demolished? If so, what?

Non-project action does not apply.

e. What is the current zoning classification of the site?

Non-project action does not apply.

f. What is the current comprehensive plan designation of the site?

Non-project action does not apply.

g. If applicable, what is the current shoreline master program designation of the site?

Non-project action does not apply.

h. Has any part of the site been classified as an “environmentally sensitive” area? If so, please specify.

Non-project action does not apply.

i. Approximately how many people would reside or work in the completed project?

Non-project action does not apply.

j. Approximately how many people would the completed project displace?

Non-project action does not apply.

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- k. Proposed measures to avoid or reduce displacement impacts, if any:

Non-project action does not apply.

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

Non-project action does not apply.

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low income housing.

Non-project action does not apply.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low income housing.

Non-project action does not apply.

- c. Proposed measures to reduce or control housing impacts if any:

Non-project action does not apply.

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

Non-project action does not apply.

- b. What views in the immediate vicinity would be altered or obstructed?

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- c. Proposed measures to reduce or control aesthetic impacts, if any:

Non-project action does not apply.

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Non-project action does not apply.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

Non-project action does not apply.

- c. What existing off site sources of light or glare may affect your proposal?

Non-project action does not apply.

- d. Proposed measures to reduce or control light and glare impacts if any:

Non-project action does not apply.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?

Non-project action does not apply.

- b. Would the proposed project displace any existing recreational uses? If so, please describe.

Non-project action does not apply.

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- c. Proposed measures to reduce or control impacts on recreation including recreation opportunities to be provided by the project or applicant if any:

Non-project action does not apply.

13. Historic and Cultural Preservation

- a. Are there any places or objects listed on or proposed for national, state or local preservation registers known to be on or next to the site? If so, generally describe.

Non-project action does not apply.

- b. Generally describe any landmarks or evidence of historic, archaeological, scientific or cultural importance known to be on or next to the site.

Non-project action does not apply.

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- c. Proposed measures to reduce or control impacts, if any:

Non-project action does not apply.

14. Transportation

- a. Identify public streets and highways serving the site and describe proposed access to the existing street system. Show on site plans, if any:

The amendments would require that project applicants analyze impacts to the City's roadway network arising from their proposal.

- b. Is site currently served by public transit? If not what is the approximate distance to the nearest transit stop?

The amendments would require that project applicants analyze access to public transit from their project site.

- c. How many parking spaces would the completed project have? How many would the project eliminate?

Non-project action does not apply.

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- d. Will the proposal require any new roads, streets or improvements to existing roads or streets not including driveways? If so, generally describe (indicate whether public or private).

The amendments would require that project applicants analyze impacts to the City's transportation network arising from their proposal and mitigate those impacts to comply with the City's adopted level of service standards.

- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

Non-project action does not apply.

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

The amendments would require that project applicants identify the anticipated traffic volumes associated with their proposal, as well as when the peak volumes will occur.

- g. Proposed measures to reduce or control transportation impacts if any:

The amendments would require that project applicants

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analyze impacts to the City's transportation network arising from their proposal and mitigate those impacts to comply with the City's adopted level of service standards.

15. Public Services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

Non-project action does not apply.

- b. Proposed measures to reduce or control direct impacts on public services, if any.

Non-project action does not apply.

16. Utilities

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

Non-project action does not apply.

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- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Non-project action does not apply.

c. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: Alicia McIntire

Printed Name: Alicia McIntire

Address 17500 Midvale Ave N

Telephone Number: 206.801.2483

Date February 17, 2012

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**D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS
(DO NOT USE THIS SHEET FOR PROJECT ACTIONS)**

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent of the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water/emissions to air/production, storage, or release of toxic or hazardous substances; or production of noise?

The proposed development code amendments should not directly result in an increase in discharges.

Proposed measures to avoid or reduce such increases are:

N/A

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

The proposed development code amendments should not directly affect plants, animals, fish, or marine life.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

N/A

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3. How would the proposal be likely to deplete energy or natural resources?

The proposal should not directly result in depletion of energy resources or promote activities which would consume these resources.

Proposed measures to protect or conserve energy and natural resources are:

Currently adopted City codes and ordinances provide for resource protection through energy conservation, low impact development, and land development standards.

- 4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

There are no proposed changes to the City's regulations that would decrease the protection of critical areas. City regulations provide for mitigation and protect critical areas from impacts associated with development. No wilderness areas, wild and scenic rivers, or prime farm lands are located within the City.

Proposed measures to protect such resources or to avoid or reduce impacts are:

Any impact that is allowed within a critical area of buffer must be fully mitigated pursuant to the recommendations of a qualified professional. The critical areas code amendments were drafted in order to more fully protect critical areas and their buffers. Measures are proposed such as identifying slopes and landslide hazard areas more easily, requiring geotechnical studies and allowing the city to use a third party when evaluating reports.

- 5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

No changes to the adopted Shoreline Management Program regulations are included with this proposal.

Part Eleven - 197-11-960

SEPA Rules

TO BE COMPLETED BY APPLICANT

EVALUATION FOR AGENCY USE ONLY

Proposed measures to avoid or reduce shoreline and land use impacts are:

The critical area regulations require avoidance of most of the shoreline environments.

- 6. How would the proposal be likely to increase demands on

1/2010

17500 Midvale Avenue North, Shoreline, Washington 98133-4905

Telephone (206) 801-2500 Fax (206) 546-8761 pds@shorelinewa.gov

The Development Code (Title 20) is located at mrsc.org

transportation or public services and utilities?

The proposed amendments are not likely to substantially increase demands on transportation or public services and utilities. The amendments would require that project applicants analyze impacts to the City's transportation network arising from their proposal and mitigate those impacts to comply with the City's adopted level of service standards.

Proposed measures to reduce or respond to such demands(s) are:

The proposed amendment will require development project applicants to identify and mitigate for transportation impacts arising from their proposal.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

The proposed changes will not conflict with any local, state or federal laws or requirements for the protection of the environment.

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Planning & Community Development

17500 Midvale Avenue North
Shoreline, WA 98133-4905
(206) 801-2500 ♦ Fax (206) 801-2788

SEPA THRESHOLD DETERMINATION OF NONSIGNIFICANCE (DNS)

PROJECT INFORMATION

DATE OF ISSUANCE: **February 23, 2012**
PROPONENT: **City of Shoreline**
LOCATION OF PROPOSAL: **Not Applicable - Non Project Action**

DESCRIPTION OF PROPOSAL: The City of Shoreline is proposing changes to the Shoreline Development Code that apply citywide. The non-project action to amend the code includes changes to: 20.60.140 – Adequate Streets. The amendment clarifies when a traffic impact analysis is required and what needs to be included in that analysis.

PUBLIC HEARING **March 15, 2012**

SEPA THRESHOLD DETERMINATION OF NONSIGNIFICANCE (DNS)

The City of Shoreline has determined that the proposal will not have a probable significant adverse impact(s) on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of the environmental checklist, the City of Shoreline Comprehensive Plan, the City of Shoreline Development Code, and other information on file with the Department. This information is available for public review upon request at no charge.

This Determination of Nonsignificance (DNS) is issued in accordance with WAC 197-11-340(2). The City will not act on this proposal for 15 days from the date below.

RESONSIBLE OFFICIAL: **Rachael Markle, AICP**
Planning Director and SEPA Responsible Official
ADDRESS: **17500 Midvale Avenue North** PHONE: **206-801-2531**
Shoreline, WA 98133-4905

DATE: 2/21/12 SIGNATURE: *Rachael Markle*

PUBLIC COMMENT AND APPEAL INFORMATION

The public comment period will end on March 9, 2012. There is no administrative appeal of this determination. The SEPA Threshold Determination may be appealed with the decision on the underlying action to superior court. If there is not a statutory time limit in filing a judicial appeal, the appeal must be filed within 21 calendar days following the issuance of the underlying decision in accordance with State law.

The file is available for review at the City Hall, 17500 Midvale Ave N., 1st floor – Planning & Community Development.

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PO Box 70, Seattle, WA 98111

CITY OF SHORELINE
KIM SULLIVAN/PLANNING DEPT
17500 MIDVALE AVE N
SHORELINE, WA 981334905



Re: Advertiser Account #6391000
Ad #: 802712000

Affidavit of Publication

4157767 / 2

STATE OF WASHINGTON
Counties of King and Snohomish

The undersigned, on oath states that he/she is an authorized representative of The Seattle Times Company, publisher of The Seattle Times of general circulation published daily in King and Snohomish Counties, State of Washington. The Seattle Times has been approved as a legal newspaper by orders of the Superior Court of King and Snohomish Counties.

The notice, in the exact form annexed, was published in the regular and entire issue of said paper or papers and distributed to its subscribers during all of the said period.

Newspaper	Publication Date
The Seattle Times	02/27/12

Agent Marilyn Chavez Signature Marilyn Chavez



Subscribed and sworn to before me on February 27, 2012
(DATE)
Christina C. McKenna
(SIGNATURE) Notary Public in and for the State of Washington, residing at Seattle

Christina C. McKenna



seattletimes.com

Re Advertiser Account #6391000

Ad # 802712000

Ad TEXT: The City of Shoreline
Notice of Public Hearing of
the Planning Commission and
Notice of SEPA Threshold
Determination

Description of Proposal: The
City of Shoreline
is proposing changes to the
Shoreline
Development Code that apply
citywide. The
non-project action to amend
the code includes a
change to SMC 20.60.140 -
Adequate Streets. The
proposed amendments modify
the conditions under
which a traffic impact analysis
is required in
conjunction with a development
proposal and the
required contents of the
analysis.

Public Hearing: The public
hearing is scheduled
for Thursday, March 15, 2012 at
7:00 pm in the
Council Chamber at City Hall,
17500 Midvale
Avenue N, Shoreline, WA.

Threshold Determination: The
City of Shoreline
has determined that the
proposal will not have a
probable significant adverse
impact on the
environment and is issuing a
Determination of
Nonsignificance. The Threshold
determination was
issued February 21, 2012.

Written comments must be
received at the address
listed below before 5:00 p.m.
March 15, 2012.
Please mail, fax (206) 801-2788
or deliver
comments to the City of
Shoreline, Attn: Steven
Szafran 17500 Midvale Avenue
North, Shoreline,
WA 98133 or emailed to
sszafran@shorelinewa.gov.

Copies of the proposal, SEPA
Checklist and
applicable codes are available
for review at the
City

Hall, 17500 Midvale Avenue
North.

Judicial Appeal: There is no
administrative
appeal available for this
decision. The SEPA
Threshold Determination may
be appealed with the
decision on the underlying
action to superior
court. If there is not a statutory
time limit in
filing a judicial appeal, the
appeal must be
filed within 21 calendar days
following the
issuance of this decision on the
underlying
decision in accordance with
State law.

Questions or More Information:
Please contact
Steven Szafran, Planning &
Community Development
at (206) 801-2512.

Any person requiring a
disability accommodation
should contact the City Clerk at
(206) 801-2230
in advance for more
information. For TTY
telephone service call (206)
546-0457. Each
request will be considered
individually
according to the type of
request, the
availability of resources, and
the financial
ability of the City to provide the
requested
services or equipment.