

ORIGINAL

Findings and Determination of the City of Shoreline Planning Commission

Fircrest (State of Washington, DSHS) Special Use Permit , File #201073

Summary-

After reviewing and discussing the Fircrest Special Use Permit (SUP) application on November 1, 2001 the Shoreline Planning Commission did find and determine that the SUP request to expand the uses at the Fircrest Campus by allowing the construction of an emergency generator building be approved. It was found that approval of the SUP was in compliance with City codes and not detrimental to the health, safety, or welfare of the City of Shoreline, and therefore recommended approval of such action.

I. FINDINGS OF FACT

1. Project Description-

- 1.1 Action: Special Use Permit request to allow the construction of an emergency generator building.
- 1.2 Location: Fircrest Campus, 15230 15th AVE NE, Shoreline.
- 1.3 a.) The subject property has a land use designation of *Single Family Institution* as identified in the City of Shoreline's 1998 Comprehensive Plan.
- b.) The subject property is zoned *R-6* (Residential, 6 du/acre).

2. Procedural History-

- 2.1 Public hearing held by the Planning Commission November 1, 2001.
- 2.2 Complete Application Date: September 14, 2001
Notice of Application Date: September 27, 2001
- 2.3 Neighborhood meeting date: August 15, 2001
- 2.4 No prior action or approvals related to the project have been taken.

3. Public Comment-

3.1 The following individuals participated in Neighborhood Meetings:

- Stacy Agar, 1540 NE 148th ST, Shoreline
- J. Shaw, PO BOX 25474, Seattle WA 98125
- Virginia King, 15548 14th ST NE, Shoreline
- The Mize's, 1219 NE 155th ST, Shoreline (written comments only)

3.2 No written comments were received during the notice period.

3.3 Public Testimony was given during the Public Hearing by:

- Edwin Valbert, DSHS Project Manager, 1949 South State Street, Tacoma
- Randy Goodrich, Project Engineer, 19125 North Creek Parkway #210

4. SEPA-

A SEPA determination is not required, it is exempt under the provisions of WAC 197.11.305(1)(b)(iii).

5. Consistency-

5.1 The application has been evaluated and found to be consistent with the Special Use Permit criteria listed in Shoreline Municipal Code Section 20.30.330.B

5.2 This SUP action does not constitute approval for any development proposal. Applicable permits shall be obtained prior to construction. Permit applications shall show compliance with, but not limited to, Title 20 of the Shoreline Municipal Code.

II. CONCLUSIONS

1. The use will provide a public benefit or satisfy a public need of the neighborhood, district or City.

The new emergency generator building will satisfy the needs of the Fircrest residents for a reliable backup energy source.

2. The characteristics of the special use will be compatible with the types of uses permitted in surrounding areas.

An emergency generator building or other similar support facilities is an expected accessory use at facilities such as Fircrest, or its neighbor Shorecrest High School.

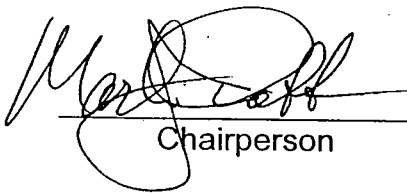
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3. **The special use will not materially endanger the health, safety and welfare of the community.**
There is no anticipated off site impacts and the new building will provide a public benefit to the community of Fircrest residents.
 4. **The proposed location shall not result in either the detrimental over-concentration of a particular use within the City or within the immediate area of the proposed use, unless the proposed use is deemed a public necessity.**
Fircrest is identified as an Essential Regional Facility in the 1998 Comprehensive Plan. The expansion of this facility to include a new generator building is a public necessity to ensure a reliable emergency power source for the Fircrest residents.
 5. **The special use is such that pedestrian and vehicular traffic associated with the use will not be hazardous or conflict with existing and anticipated traffic in the neighborhood.**
The special use will not cause any increased pedestrian or vehicular traffic in the neighborhood. An existing parking lot on the campus will be reconfigured to accommodate the new building (a number of spaces will be removed). Even with the reconfiguration, parking demands can still be met by existing spaces on the site. It is estimated that the demand for parking in the immediate vicinity of the new generator building is 45 spaces. With the reconfiguration, 58 parking stalls are still provided; 13 more than required.
 6. **The special use will be supported by adequate public facilities or services and will not adversely affect public services to the surrounding area or conditions can be established to mitigate adverse impacts.**
The need for public facilities is not increased; adequate infrastructure exists for the site.
 7. **The location, size and height of buildings, structures, walls and fences, and screening vegetation for the special use shall not hinder or discourage the appropriate development or use of neighboring properties.**
The proposed new building will be more than 230 feet from any property line, the structure will be less than 28 feet tall. The building design incorporates noise baffling to mitigate any impacts the use may have on neighboring buildings at the campus, and any impacts it may have to an adjoining parcel. With these measures it is anticipated that this SUP will not discourage development or use of neighboring property.

3. **The special use is not in conflict with the policies of the Comprehensive Plan or the basic purposes of this title.**
The Fircrest campus is regarded as an Essential Regional Facility in the 1998 Comprehensive Plan. A generator building is an expected accessory use for a campus such as this.
9. **The special use is not in conflict with the standards of the critical areas overlay.**
The proposed site of the generator building is not in any known critical area. Construction is to take place where there is currently a parking lot, and therefore no new impervious surface will be created by the construction.

III. RECOMMENDATION

Based on the Findings, the Planning Commission recommends approval of the Special Use Permit application 201073 for the Fircrest Campus located at 15230 15th Avenue Northeast.

City of Shoreline Planning Commission


Chairperson

Date: 11-13-01