
Council Meeting Date: March 27th, 2000

Agenda Item: 2(a)

CITY COUNCIL AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

AGENDA TITLE: Volunteer Week in the City of Shoreline Proclamation
DEPARTMENT: City Council
PRESENTED BY: Mayor Scott Jepsen

EXECUTIVE / COUNCIL SUMMARY

As part of your Council's upcoming volunteer recognition breakfast, scheduled for April 12th at 7:30 AM, staff has prepared a proclamation to recognize the week of April 9th to April 15th as Volunteer Week in the City of Shoreline. This proclamation will be posted on the City's web site and copies displayed at the upcoming volunteer recognition breakfast.

The Shoreline community benefits greatly from the services provided by the City's volunteers. Services that are provided by these volunteers are services the City would otherwise not have the resources to accomplish. These services include: monitoring homes of vacationing residents for criminal activity, calling to remind people facing misdemeanor charges of court hearings, staffing the police neighborhood storefronts and providing assistance with recreation and education programs. Volunteers also have helped the City by providing input on a variety of issues that affect the quality of life in our community through advisory bodies, such as the Shoreline Planning Academy, Citizen's Advisory Task Force for Aurora Avenue Design, Library Board, Planning Commission, Council of Neighborhoods, and the Parks, Recreation and Cultural Services Advisory Committee.

This proclamation is one of many activities planned by your Council to recognize the collective efforts of the City's volunteers.

RECOMMENDATION

No action is needed. This item is designed to draw attention to the efforts of the City's volunteers.

Approved By: City Manager LB City Attorney N/A

PROCLAMATION

Whereas, Volunteers serving the community increases the quality of life, and

Whereas, Volunteers working together build a sense of community, and

Whereas, Volunteer opportunities bring people together, and

Whereas, Volunteer opportunities break down barriers between people, and

Whereas, Volunteers provide an invaluable service to the Shoreline community, and

Whereas, Volunteers provided more than 9491 hours of service to the City of Shoreline in 1999,

Now therefore, I, Scott Jepsen, Mayor of the City of Shoreline, do proclaim the week of April 9-15, 2000 as

Volunteer Week

in the City of Shoreline and encourage residents to seek volunteer opportunities in our community and thank those who volunteer for their efforts.



Scott Jepsen

Scott Jepsen Mayor

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CITY OF SHORELINE

SHORELINE CITY COUNCIL

SUMMARY MINUTES OF REGULAR MEETING

Monday, February 14, 2000
7:30 p.m.

Shoreline Conference Center
Mt. Rainier Room

PRESENT: Mayor Jepsen, Deputy Mayor Hansen, Councilmembers Grossman, Gustafson, Montgomery and Ransom

ABSENT: Councilmember Lee

1. **CALL TO ORDER**

The meeting was called to order at 7:30 p.m. by Mayor Jepsen, who presided.

2. **FLAG SALUTE/ROLL CALL**

Mayor Jepsen led the flag salute. Upon roll call by the City Clerk, all Councilmembers were present, with the exception of Councilmember Lee.

Upon motion by Councilmember Gustafson, seconded by Deputy Mayor Hansen and unanimously carried, Councilmember Lee was excused.

3. **REPORT OF CITY MANAGER**

City Manager Robert Deis requested a ten-minute Executive Session at the beginning of the meeting to discuss potential litigation.

Next, Mr. Deis distributed a memorandum regarding Transportation Improvement Board (TIB) 2001 funding announcements. The City received TIB funding for 75 percent of the applications it submitted for a total of \$5.45 million. In addition, the TIB recommended to the State Legislature \$581,155 in grant funding for the Interurban Trail Phase II.

4. **REPORTS OF BOARDS AND COMMISSIONS:** None

5. **PUBLIC COMMENT:** None

6. **APPROVAL OF THE AGENDA**

Deputy Mayor Hansen moved to approve the agenda. Councilmember Gustafson seconded the motion.

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Councilmember Ransom moved an amendment to add an Executive Session as the next item of business. Deputy Mayor Hansen seconded the motion, which carried unanimously.

Councilmember Ransom asked to pull the minutes of the Regular Meeting of January 24, 2000 from the Consent Calendar.

A vote was taken on the motion to approve the agenda as amended, which carried unanimously.

EXECUTIVE SESSION

At 7:38 p.m., Mayor Jepsen announced that Council would recess into Executive Session for ten minutes to discuss one item of potential litigation. At 7:52 p.m., the Executive Session concluded, and the regular meeting reconvened.

7. CONSENT CALENDAR

Councilmember Montgomery moved to approve the consent calendar. Councilmember Gustafson seconded the motion, which carried 6-0, and the following items were approved:

**Minutes of Dinner Meeting of January 10, 2000
Minutes of Workshop Meeting of January 18, 2000
Minutes of Dinner Meeting of January 24, 2000**

Approval of expenses and payroll as of January 27, 2000 in the amount of \$517,857.60

Motion to authorize the City Manager to execute an agreement for design and inspection support services for the Shoreline swimming pool with the ORB Organization, in an amount not to exceed \$149,000

RECESS

At 7:55 p.m., Mayor Jepsen declared a five-minutes recess to provide Council the opportunity to determine the time frames for the public hearing. At 8:00 p.m., the meeting reconvened.

8. ACTION ITEMS: PUBLIC HEARINGS

- (a) Closed record appeal hearing of Planning Commission recommendations for denial of the Elena Lane Rezone and Subdivision

In response to Mayor Jepsen's request that Councilmembers disclose ex parte communication with any interested parties, Deputy Mayor Hansen disclosed that he has

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had business dealings with the engineering firm representing the appellant in his public accounting practice. He explained that none of the dealings were relevant to the Elena Lane Rezone and Subdivision.

Noting that ten parties of record signed up to testify, Mayor Jepsen limited the testimony of each party of record to two minutes. He went on to explain the order of the proceedings.

Tim Stewart, Planning and Development Services Director, reviewed the "Executive/Council Summary" that staff included in the Council packet on this agenda item.

Mayor Jepsen opened the public hearing.

G. Richard Hill spoke as counsel for Eric Sundquist, the project applicant who filed the appeal of the Planning Commission recommendations. Mr. Hill described the proposed rezone and subdivision. He asserted that the change from R-6 to R-12 zoning is consistent with the Medium Density Residential land use designation in the Comprehensive Plan. He noted that R-12 zoning would allow 18 units on the site; whereas, the proposed subdivision includes 15 dwelling units on 16 lots.

Mr. Hill identified conclusions one through four and conclusion six from Section III of the "Planning Commission Findings and Recommendation" as important factual findings. He attributed the Commission recommendation to deny the project to its finding that the project is not consistent with the Comprehensive Plan. He noted the four policies from the Comprehensive Plan that the Commission referenced in its report, and he asserted that the proposed project is consistent with each:

- LU23—he said the applicant proposed the medium density residential development of relatively affordable single-family homes to assist the City in meeting its housing targets;
- H1—noting illustrations in the Council packet, he stated that the proposed units are compatible with housing development in Shoreline and that the units will provide housing opportunities to Shoreline citizens;
- H6—he said the type of development proposed is appropriate in-fill at a site that transitions from the commercial uses along Aurora Avenue to the single-family neighborhood to the east;
- H3—he said the proposed project provides the medium density residential development called for in the Comprehensive Plan.

Mr. Hill asserted that the proposed development is compatible with other developments in the neighborhood. He urged Council not to choose the alternative of rezoning the property R-8, and he set out the following reasons for this position: 1) R-12 zoning is consistent with the Comprehensive Plan; 2) R-8 zoning would allow four or five fewer units, frustrating the City's housing targets and setting a precedent for similar rezones; 3) the fewer units allowed under R-8 zoning would be more costly, frustrating the City's goal to support affordable housing; 4) an R-8 designation would not be equitable with other similarly-situated rezones where the City allowed higher density; and 5) R-8 zoning

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would pose a significant delay, requiring the applicant to submit a new subdivision application and to complete the process again.

Mr. Sundquist mentioned his background in Shoreline. He said he applied City codes and regulations in determining the best use for the site. He noted other ways he could have developed the property. He said he considered single-family homes on small lots, subject to the same setbacks as those under which the surrounding neighborhood developed, to be the most compatible in appearance and price. He mentioned other positive attributes of the proposed development, and he asserted that the project deserves Council approval.

(1) Judith Chandler, 18016 Stone Avenue N, said she submitted a letter to Council in advance of the deadline. She disputed the staff explanation that the letter contained new information—she said a representative of the applicant raised the subject at the last hearing. She objected to the exclusion of the letter from the Council packet. She estimated the numbers of residents, pets and vehicles that would result from the proposed development. She commented that overcrowding and “bad buildings” could turn the neighborhood into a slum.

(2) Daniel Mann, 17920 Stone Avenue N, distributed excerpts from the housing element of the Comprehensive Plan. He said the application is inconsistent with the framework goals of the Comprehensive Plan. Referring to FG-2, he commented that the application is incompatible with the surrounding environment. He said Stone Avenue currently serves as a transition between multi-family/duplex housing on the west side of the street and single-family residential housing on the east side of the street. Referring to H-3, he asserted that the size of the lots in the proposed subdivision are not consistent with those in the area, which typically range from 6,000 to 7,000 square feet, with some as small as 5,000 square feet and some as large as 10,000 square feet. He said the alternative of rezoning the property R-8, while increasing density, would be more compatible and consistent with surrounding lots.

(3) Rodney Anderson, 18021 Ashworth Avenue N, disputed the last sentence of the “Project Description” on page 42 of the Council packet. He said the storm water runoff resulting from the increase in impervious surface at the site will ultimately end up in Ronald Bog. He asserted that the trees the applicant has proposed to preserve belong to a neighboring property owner. He commented that a six-foot fence will not screen a 24- to 30-foot-tall house. He said the proposed development is too dense for the neighborhood. He urged Council to exercise “the latitude for judgment” allowed it under the Comprehensive Plan and reject the application.

(4) Martin Kral, 1317 N 183rd Street, discussed impacts to his property from the proposed subdivision, including shade and loss of privacy. He asserted that the application is incompatible with the neighborhood.

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(5) Colleen Holbrook, 1361 N 180th Street, opposed the scale of the proposed subdivision. She asked why the concerns raised at the previous hearing remain unaddressed. She advocated construction of a smaller subdivision at the site.

(6) Rosalind Bates, 18027 Ashworth Avenue N, said the proposed development will cause the value of surrounding properties to decrease and will cause terrible storm water runoff and traffic congestion. She asked if the developer will be held accountable in the event the proposed storm water detention system fails. She said the proposed subdivision is not consistent with the neighborhood.

(7) Brian Lee, 18018 Stone Avenue N, said the zoning of the property should remain R-6. He asserted that elements of the Comprehensive Plan (e.g., transitions, design factors and setbacks) support this designation. He disputed the calculation of the current density of the block as seven units per acre; he said it would qualify as R-4. He asserted the validity of the concerns of the neighboring property owners, and he suggested amendments to the Comprehensive Plan. He questioned the compatibility of the homes within the subdivision, given the proposed density. In response to Mr. Hill's letter of February 7, he said the rezones at 15282 Dayton Avenue N and 20028 15th Avenue NE are not comparable with the subject application.

(8) Martin Kral, 1317 N 183rd Street, asked neighborhood residents to identify themselves. He reiterated concerns about the compatibility of new developments with existing housing.

Mr. Hill acknowledged the concerns of neighborhood residents. He said the applicant made reasonable efforts in the project design to address such concerns. He reiterated that the application is consistent with the Comprehensive Plan. He commented that a development does not have to have the same density as the surrounding neighborhood to be considered compatible. He said the City identified areas in Shoreline that could accommodate increased density to meet the City's housing targets. He urged Council to approve R-12 zoning consistent with the land-use designation in the Comprehensive Plan.

Councilmember Grossman moved to close the closed record appeal hearing. Councilmember Ransom seconded the motion, which carried unanimously.

Councilmember Ransom moved to deny the appeal and recommend rezone of the subject property to R-8 and review of a revised plat consistent with this zoning by the Planning Commission. Councilmember Gustafson seconded the motion.

In response to Councilmember Grossman's request for a definition of compatibility, City Attorney Ian Sievers said the application must be compatible with the Comprehensive Plan and must satisfy the criteria the City adopted by reference from the King County Code. He went on to quote from King County Code 20.24.180: "the decision will not be unreasonably incompatible with, or detrimental to, effected properties in the general public."

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Councilmember Grossman questioned the "normal process" for determining the zoning of a property subject to a land-use designation. Mr. Stewart said the policies of the Comprehensive Plan qualify the zoning of a property within the range of its land-use designation.

Councilmember Ransom discussed the Council intent behind the land-use designations in the Comprehensive Plan. He said Council had intended the development under R-12 zoning on the west side of Stone Avenue of apartment buildings buffered by surrounding green space, not subdivisions of multiple, small, single-family residences with very little surrounding green space. He added that Council had decided not to allow multi-family housing on the east side of Stone Avenue. He asserted that R-8 zoning on the east side of Stone Avenue is a more reasonable transition. He said this is especially true given the lack of multi-family units on the west side of the street at this time. He commented that the proposed subdivision "looks extremely cramped" and that it will have a significant impact on the surrounding neighborhood. He encouraged Council to support the Planning Commission denial of the request to rezone the property to R-12.

Mr. Stewart recalled that one of the many proposed amendments to the land-use map in the Comprehensive Plan requested the designation of the east side of Stone Avenue in this area as low density. Councilmember Ransom responded that Council may wish to apply the least dense zoning of the medium-density land-use designation.

Councilmember Gustafson agreed. He mentioned Council adoption of the moratorium on short plats of less than 7,200 square feet in response to opposition to 2,500- and 5,000-square-foot short plats. He noted Council support of high-quality development that is compatible with the surrounding environment. He said he favors a City target for new housing units on the "low side" of the range from 1,600 to 2,400. He asserted that R-8 zoning is more appropriate for the subject property. He supported Councilmember Ransom's motion.

Councilmember Grossman noted the City's obligation under the Growth Management Act (GMA) to provide new housing units. He said Shoreline is responsible as a community for addressing its housing issues. Noting the range of zoning possible within the Medium Density Residential land use designation, he asserted that R-8 is a reasonable approach for the subject property during the interim before the City completes the land-use planning process.

Deputy Mayor Hansen questioned the impact on the selling prices of the homes in the proposed subdivision of R-8 zoning. He noted the City's goal of providing affordable housing.

In response to Deputy Mayor Hansen, Mr. Stewart confirmed that City engineering staff testified that the storm water management system of the proposed development would improve surface water drainage in the area. Deputy Mayor Hansen commented that R-8 zoning would allow approximately 11 units at the property and that R-6 zoning would limit development to eight units. Mr. Stewart agreed. Deputy Mayor Hansen asked if the

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storm water management system of a development under R-8 zoning would provide the same drainage control as that of the proposed development under R-12 zoning. Mr. Stewart explained that the applicant will need to submit a new plat if Council recommends R-8 zoning for the property. Deputy Mayor Hansen said the storm water management system represents a substantial part of the development cost.

In response to Deputy Mayor Hansen, Mr. Stewart agreed that zoning the property R-6 is not compatible with the Comprehensive Plan. Deputy Mayor Hansen expressed concern about the density of the proposed subdivision.

In response to Councilmember Montgomery, Mr. Stewart said if the City rezoned properties in accordance with the Comprehensive Plan all at once, instead of one at a time, the west half of the block between Stone Avenue and Ashworth Avenue would be zoned R-12.

Mayor Jepsen noted the dilemma of having a Comprehensive Plan, which attempts to address growth, without having a development code to qualify how such growth should occur. He said lot size is less important to him than scale. He asserted his inclination toward R-8 zoning given the scale of the proposed housing units. He commented that smaller, less tall or attached units might justify R-12 zoning. Mr. Stewart agreed that the development code will provide objective criteria on issues such as scale and design. He said staff evaluated the proposed subdivision under the policies in the Comprehensive Plan.

In response to Mayor Jepsen, Mr. Stewart said open space would still be required under R-8 zoning.

Mayor Jepsen noted contract rezone requests that Council reviewed previously that placed conditions on the structures, as well as on the land use and infrastructure, of the proposed development. Mr. Stewart mentioned condition 10 on page 199 of the Council packet, which limits construction in the subdivision to those homes "as proposed on plans submitted . . . on November 3, 1999."

Councilmember Montgomery agreed with Mayor Jepsen's comments about the scale of the proposed subdivision. She said attached housing units would appear less dense and justify R-12 zoning.

Councilmember Grossman noted that Shoreline residents opposed the approach of increasing landscape buffering by concentrating housing during the preparation of the Comprehensive Plan. He suggested that the City might reconsider this approach as a future amendment to the Comprehensive Plan.

A vote was taken on the motion to deny the appeal and recommend rezone of the subject property to R-8 and review of a revised plat consistent with this zoning by the Planning Commission. The motion carried 4-2, with Deputy Mayor Hansen and Councilmember Montgomery dissenting.

9. ACTION ITEMS: OTHER ORDINANCES, RESOLUTIONS AND MOTIONS

- (a) Alternate Ordinance No. 228 rezoning property at 18034 N. Stone Avenue from R-6 to R-8 and remanding the preliminary plat to the Planning Commission for reconsideration

Mr. Stewart said the proposed ordinance would rezone the property from R-6 to R-8 and remand the application to the Planning Commission for additional platting.

Deputy Mayor Hansen moved that Council adopt the alternate version of Ordinance No. 228 as found on page 216 of the Council packet. Councilmember Ransom seconded the motion, which carried 6-0. [The alternate version of Ordinance No. 228 was designated Ordinance No. 228 for the record.]

- (b) Motion to authorize the City Manager to execute an agreement for Design Services #1 for the Interurban Trail with OTAK, Inc., in an amount not to exceed \$483,000

Bill Conner, Public Works Director, introduced Dan Dawson and Nico Vanderhorst of OTAK, Inc. and Paul Cornish, Project Engineer. He went on to review the staff report and the scope of work (Attachment A). He noted that the \$483,000 includes a management contingency reserve of \$42,000. He said the City has received \$2.85 million of the \$7.5 million needed to fund the Interurban Trail.

Mayor Jepsen invited public comment.

(1) Ken Howe, 745 N 184th Street, stressed the historical significance of the Interurban. He advocated that planning for the trail address the potential development of a trolley system. He expressed his desire to remain involved with the project in order to preserve the history of the Interurban through Shoreline.

(2) Martin Kral, 1317 N 183rd Street, advocated Council authorization of the proposed agreement and Council support of efforts to secure additional private funding.

Mayor Jepsen said Council has discussed, and will continue to consider, the potential for motorized trolleys on the Interurban Trail.

Councilmember Gustafson moved that Council authorize the City Manager to execute an agreement for Design Services #1 for the Interurban Trail with OTAK, Inc., in an amount not to exceed \$483,000. Councilmember Ransom seconded the motion.

Mayor Jepsen expressed his appreciation for staff efforts to coordinate work on the Interurban Trail with that on the Aurora Corridor. He said the construction of the

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southern section of the Aurora Corridor must be timed to coincide with the construction of the southern section of the Interurban Trail. He noted that work on the Aurora Corridor may present opportunities for the Interurban Trail crossing at 155th Street.

Mayor Jepsen suggested that staff invite County Councilmember Maggi Fimia and County Executive Ron Sims to participate on the Interurban Trail Technical Advisory Committee. In addition, he mentioned that County Councilmember Fimia and the Westminster Triangle Network have discussed the opportunity to purchase additional property at the trailhead at 145th Street. Mr. Deis said staff visited the property and recommended that the City postpone purchase consideration until it has completed the preliminary design.

Councilmember Ransom questioned the difference between the \$483,000 cost for Design Services #1 and the \$1.3 million total cost for Interurban Trail design. Referring to Table 1 on page 223 of the Council packet, Mr. Conner explained the services included in the proposed agreement. He clarified that staff will return to Council to request the additional \$700,000 in funds necessary to complete the design work.

In response to Councilmember Ransom, Mr. Conner acknowledged the study that the Parks, Recreation and Cultural Services Department conducted regarding the crossing at 155th Street.

Councilmember Gustafson asked if the listing of Puget Sound salmon under the Endangered Species Act (ESA) will increase the costs of the Interurban Trail project. Mr. Conner said staff expects the project to receive a finding of no significant impact under the National Environmental Policy Act and anticipates an equivalent ruling under the ESA.

Councilmember Gustafson encouraged the aggressive pursuit of additional grant funding. He advocated the reduction of design costs from 13.5 to ten percent of the total project costs. He supported the consideration of the connection of the Interurban Trail to the Burke Gilman Trail via 195th Street and the pedestrian crossing over I-5. He suggested an underpass at 175th Street to circumvent heavy vehicle traffic. He agreed with Mayor Jepsen's comments about the importance of coordinating work on the Interurban Trail and the Aurora Corridor.

Councilmember Grossman supported multi-modal uses of the Interurban Trail, including pedestrians, roller blades, bicycles, wheelchairs and trolleys. He expressed concern about duplicating work already performed in the Jones and Jones pre-design report such as base mapping. Mr. Conner noted the need for more detailed mapping.

Councilmember Grossman expressed enthusiasm about the Interurban Trail project. He mentioned that Regional Transit Authority projects may decrease the availability of skilled tradespeople and engineers and, thereby, increase the costs of the Interurban Trail.

Deputy Mayor Hansen questioned the "Recreational Technical Memorandum" addressed in Section 6.5 of the scope of work. Mr. Conner explained the goal to link the trail effectively with the City parks in its path.

In response to Deputy Mayor Hansen, Mr. Conner identified the "Reconnaissance BA" in Section 6.6 of the scope of work as a biological assessment that is part of the environmental analysis for the project. He reiterated that staff does not anticipate a necessity for any in-depth environmental or biological analysis.

MEETING EXTENSION

At 10:00 p.m., Deputy Mayor Hansen moved that Council extend the meeting until 10:30 p.m. Councilmember Ransom seconded the motion, which carried 5-1, with Councilmember Gustafson dissenting.

Councilmember Ransom questioned the indication on the on page 242 of the Council packet of separate eastern trail routes at 195th Street and 200th Street. Mr. Conner said the area from 195th Street to 205th Street has not been studied previously; therefore, staff has identified two proposed alignments.

In response to Deputy Mayor Ransom, Mr. Conner confirmed that the northern trailhead identified in the map would connect directly with the Snohomish County portion of the Interurban Trail.

In response to Councilmember Gustafson, Mr. Conner said staff intends to utilize the already-existing trail in the Ballinger Homes development between 195th Street and 205th Street.

A vote was taken on the motion to authorize the City Manager to execute an agreement for Design Services #1 for the Interurban Trail with OTAK, Inc., in an amount not to exceed \$483,000. The motion carried 6-0.

- (c) Motion to authorize the City Manager to execute a lease with Royal Property Management for office space in the Shoreline Business and Professional Center and to delegate authority to the City Manager to approve immaterial changes to the lease

Kristoff Bauer, Assistant to the City Manager, reviewed the staff report. Referring to the proposed lease, he explained that the last paragraph of "Option to Renew" (page 256 of the Council packet) provides some protection from the costs of a holdover period as addressed under "Holding Over" (page 255 of the Council packet). Finally, he distributed information concerning the City's additional rent costs updated to reflect information provided by the landlord.

Deputy Mayor Hansen moved to authorize the City Manager to execute a lease with Royal Property Management for office space in the Shoreline Business and

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Professional Center substantially in the form attached. Councilmember Ransom seconded the motion.

In response to Councilmember Ransom, Mr. Bauer confirmed that staff has received three originals of the proposed lease executed by the current property manager.

Councilmember Grossman questioned the staff estimate that the proposed rental rate is 11 percent higher than market rates given the unavailability of office space in Shoreline.

In response to Deputy Mayor Hansen, Mr. Bauer confirmed the combined rate of \$19.07 per square foot during the first year term of the lease. Presuming no increase in common area costs, Deputy Mayor Hansen estimated a combined rate of \$19.99 during the second year and \$20.47 during the third year. He commented that the City is paying premium rates, but he recommended approval of the lease.

A vote was taken on the motion to authorize the City Manager to execute a lease with Royal Property Management for office space in the Shoreline Business and Professional Center substantially in the form attached and to delegate authority to the City Manager to approve immaterial changes to the lease. The motion carried 6-0.

10. CONTINUED PUBLIC COMMENT

(a) Kevin Schindele, 634 N 203rd Lane, commented about problems of low water pressure in his neighborhood and requested City assistance.

(b) Virginia Botham, 16334 Linden Avenue N, mentioned that residents in her neighborhood funded a new water line through a local improvement district (LID). She thanked Council for zoning the property at 18034 N Stone Avenue R-8. She said staff used the least dense zoning in determining the number of housing units possible under the land-use designations of the Comprehensive Plan. She asserted that the City will meet the number of new housing units required of it under the GMA. She commented that Council decisions on particular properties set precedents that affect other properties. She noted that Shoreline residents have become knowledgeable about land use issues, and she encouraged Council to nominate knowledgeable, experienced residents to the vacancies on the Planning Commission.

(c) Walt Hagen, 711 N 193rd Street, thanked Council for zoning the property at 18034 Stone Avenue R-8. He asserted that Shoreline will meet the minimum number of new housing units required of it under the GMA. He questioned Council's position on the "blanket rezone" of Shoreline to the Comprehensive Plan.

(d) Michael Bosch, 1311 N 183rd Street, noted an "overabundance" of traffic on N 183rd Street between Aurora Avenue and Meridian Avenue. He asserted the need to divert or slow the traffic.

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(e) Daniel Mann, 17920 Stone Avenue N, thanked Council for listening to neighborhood residents. He said Council validated the Planning Commission's effort "to find some middle ground that respects the rights of the neighbors." On another issue, he asked the City to involve the businesses along the Interurban right-of-way in the trail planning.

Mayor Jepsen asked staff to follow up with Mr. Schindele and Mr. Bosch. He went on to say that Interurban Trail planning, like that for the Aurora Corridor, will involve businesses as well as other community interests.

11. ADJOURNMENT

At 10:25 p.m., Mayor Jepsen declared the meeting adjourned.

Sharon Mattioli, CMC
City Clerk

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CITY OF SHORELINE

SHORELINE CITY COUNCIL

SUMMARY MINUTES OF WORKSHOP MEETING

Tuesday, February 22, 2000
6:30 p.m.

Shoreline Conference Center
Mt. Rainier Room

PRESENT: Deputy Mayor Hansen, Councilmembers Grossman, Lee, Montgomery and Ransom

ABSENT: Mayor Jepsen and Councilmember Gustafson

1. **CALL TO ORDER**

The meeting was called to order at 6:30 p.m. by Deputy Mayor Hansen, who presided.

2. **FLAG SALUTE/ROLL CALL**

Deputy Mayor Hansen led the flag salute. Upon roll by the Deputy City Clerk, all Councilmembers were present, with the exceptions of Councilmember Ransom, who arrived later in the meeting, and Mayor Jepsen and Councilmember Gustafson.

Councilmember Lee moved to excuse Mayor Jepsen and Councilmember Gustafson. Councilmember Grossman seconded the motion, which carried unanimously.

3. **CITY MANAGER'S REPORT AND FUTURE AGENDAS**

City Manager Robert Deis noted the 2nd Annual Volunteer Recognition Breakfast on April 12. Eric Swansen, Senior Management Analyst, discussed plans for the breakfast.

Mr. Deis mentioned a joint dinner meeting with the Woodway Town Council on March 27.

4. **COUNCIL REPORTS**

Councilmember Montgomery said she has attended several meetings of the Regional Transit Committee. She reported the ongoing lack of new transit funding to replace funds eliminated by Initiative 695.

Deputy Mayor Hansen said he attended a meeting of the Suburban Cities Association which addressed a variety of issues, including transportation.

5. **PUBLIC COMMENT**

(a) Les Nelson, 15340 Stone Avenue N, commented that the Chambers Cable upgrade has resulted in more channels with poor service. He asked whether Chambers Cable must correct problems before its acquisition by AT&T. He questioned whether AT&T will be attentive to customer complaints about the existing system. He expressed appreciation for actions by City staff prompting Chambers Cable to acknowledge problems.

(b) Clark Elster, 1720 NE 177th Street, mentioned the following traffic signal problems: the northbound traffic signal at 15th Avenue NE and NE 155th Street has an extremely short cycle; the red light controlling vehicles turning from 15th Avenue NE to NE 196th Street should be more noticeable (e.g., a blinking red light); and the left-turn light for traffic turning from Meridian Avenue to 185th Street skips a cycle. He advocated any changes to make traffic lights consistent and clearly visible.

Councilmember Ransom arrived at 6:45 p.m.

(c) Jim Turner, 14521 32nd Avenue NE, said City staff advised him that a bed and breakfast establishment must meet congregate housing standards. He asserted that the land use code specifically allows bed and breakfast establishments in residential areas provided that they meet State codes for such establishments. He said there is nothing in the code to prohibit a resident from establishing a bed and breakfast or to require that a bed and breakfast meet congregate housing standards. He commented that he should not have to file a \$350 appeal fee to achieve a reasonable consideration of the code.

Kristoff Bauer, Assistant to the City Manager, mentioned that other residents have experienced problems similar to Mr. Nelson's. He noted his intent to contact Chambers Cable and to report back to Council.

Mr. Deis agreed to relay Mr. Elster's comments about traffic signals to Public Works Director Bill Conner for follow up by staff.

Planning and Development Services Director Tim Stewart explained that the City issued a notice and order to Mr. Turner on February 17 to correct code violations at his property. He noted Mr. Turner's right to appeal the notice and order to the City Hearing Examiner. Deputy Mayor Hansen requested that staff report back to Council upon resolution of the issue.

6. WORKSHOP ITEMS

- (a) Water Services Study – Evaluation of Possible City Role in Water Service Delivery – Follow-up

Mr. Bauer noted that Council requested further analysis of three of the five water service delivery options that staff presented at the January 18th Council workshop. He discussed each option in terms of the three criteria on which Council sought to focus. He explained

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that Option 5—City acquisition of the Seattle Public Utility (SPU) service area in Shoreline and City assumption of the Shoreline Water District system—best meets the criteria.

Mr. Bauer and Consultant Dave Parkinson of CH2MHill went on to respond to issues that the Shoreline Water District raised in its letter to Council of February 10, 2000. These included: pipeline replacement; SPU water rights; a possible Lake Washington water treatment plant; Growth Management Act (GMA) responsibilities; the effect on rates of District participation in the Cascade Water Alliance; the comparison of SPU and District residential water rates; franchise term; and the assumption process. Mr. Bauer disputed the District assertion of factual errors in the City water services study. He acknowledged that different interpretations have led the City and the District to different conclusions.

Mr. Bauer summarized steps the City would need to take to acquire the SPU service area in Shoreline and assume the District system. He stressed that staff analysis of the possible City role in water service delivery is meant for discussion purposes only, and he noted additional public process to follow (e.g., staff presentation at March 1 Council of Neighborhoods meeting).

Deputy Mayor Hansen invited public comment.

(1) Les Nelson, 15340 Stone Avenue N, expressed concern about the impact on Shoreline residents of the different options. He explained that the SPU water main serving his neighborhood is made of "fairly thin" steel, that it was installed in 1947 and that it will soon need replacement. While he anticipated that SPU will replace the water main at little or no cost to him and his neighbors, he feared that they will have to pay the full replacement cost if the District or the City acquires the SPU system. Noting his job as a corrosion engineer with the SPU water department, he estimated the life span of cast-iron and ductile-iron water mains at 100-150 years. He said shorter life spans are indicative of substandard materials.

(2) Dennis Lee, 14547 26th Avenue NE, spoke on behalf of the Briarcrest Neighborhood Association. He praised the performance of the Shoreline Water District. He asserted the inevitability of City assumption of the District and of City acquisition of the SPU service area. However, he advocated that Council slow the process to prevent disproportionate impacts to District customers. He recommended that Council insure the equality of the two systems before combining them. He said the City needs to create a detailed timeline, including opportunities for public participation.

(3) Cynthia Driscoll, District Manager, Shoreline Water District, read a written statement in response to the staff report, and she presented a revised and expanded version of the summary matrix on page two of the Council packet. She noted the additional 13 criteria included in the new matrix. She requested that Council ask City staff to work with the District and SPU to analyze the governance options under the additional criteria. She said the City must address most of the additional criteria under the Boundary Review Board process.

(4) Clark Elster, 1720 NE 177th Street, urged Council to slow its consideration of a possible City role in water service delivery. He described the District system as "functional and well run." He said the City should require SPU to upgrade its system before the City acquires it.

Councilmember Grossman said the City seems prepared to take dramatic action to address issues that might be better resolved through agreements and understandings. He advocated the cost effectiveness of District participation in the Cascade Water Alliance over efforts to develop a Lake Washington water treatment plant. However, he recommended efforts to dissuade the District from pursuing this option, if the City opposes it, rather than assumption of the District to preempt it.

Mr. Deis commented that staff is not proposing "dramatic action." He clarified that staff is responding to the Council request that it evaluate the three water service delivery options in terms of the three criteria on which Council sought to focus.

Councilmember Grossman explained that he interpreted the report to say that the City could accomplish the identified goals (e.g., operational efficiencies) more easily by assuming the District. Whereas, he asserted that the City and the District could work together to accomplish the identified goals.

Deputy Mayor Hansen noted the public comments in favor of "slowing the process." He commented that there is no process to slow, that the City is only gathering information.

Councilmember Ransom said the citizens involved in "Vision Shoreline" anticipated that the City would eventually incorporate all of the freestanding districts. He identified three main districts: the Shoreline Water District; the Shoreline Wastewater District and the Shoreline Fire Department. He agreed that the City is in the process of gathering information. He mentioned the study that the Shoreline Wastewater District is conducting of the SPU sewer system in Shoreline and closer cooperation between the City and the fire department. He said the Shoreline Water District has become an increasingly important "missing piece" as Council considers the Shoreline infrastructure. He asserted that the City should control water service delivery, as well as other elements of the infrastructure, to insure comprehensive planning. He commented that City assumption of this role will take as long as four years. He said the question before Council is when to begin the process. He suggested the assumption of the water district as a first step—prior to acquisition of the SPU service area in Shoreline—in a staged process of taking control of water service delivery. He asserted that it is now time to begin this process.

Continuing, Councilmember Ransom said Mayor Jepsen expressed support of the City first assuming the water district and later acquiring the SPU service area.

Councilmember Lee noted that the City has a two-year franchise agreement with SPU for water service. She expressed concern that the City does not have a franchise agreement

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with the District. She asserted that the District's request for a 25-year guarantee of independence is unrealistic.

In response to Councilmember Lee, Mr. Deis explained that staff has advised Lake Forest Park of the options that Council is considering. In addition, staff assured Lake Forest Park of its willingness to address any concerns that Lake Forest Park may have if Council decides to pursue the assumption of the water district.

Councilmember Lee asked where the City will acquire water after 2002 if it has assumed the District. Mr. Bauer said the City will have the same options as those the District faces now: the Cascade Water Alliance, SPU or identifying a third alternative.

Councilmember Lee questioned SPU's commitment to upgrading infrastructure in Shoreline under its six-year capital improvement plan. Mr. Parkinson noted that SPU will be working on its comprehensive water plan during the next 12 to 18 months. He said now is a good time to discuss City issues and concerns. He commented that SPU can assess the project impacts of a future separation of the system if Council determines the City will acquire the SPU service area.

Councilmember Lee expressed her concern that the City not "get stuck with the cost of upgrading" the SPU system in Shoreline.

Deputy Mayor Hansen expressed concern about aging SPU infrastructure, but he commented that SPU water service has been very adequate. He said SPU was very responsive in resolving the one water service problem in his neighborhood during the past 29 years.

Councilmember Montgomery agreed with Deputy Mayor Hansen's assessment of SPU water service. She asserted Council's responsibility to ask questions and obtain data to determine what is in the best interests of Shoreline citizens. She noted her concern about duplication of capital investments and about revenue to provide other services that residents seek. She expressed disappointment at the District's recalcitrance in negotiating a reasonable franchise agreement. She asserted that the 40-year pipeline replacement cycle is unnecessarily expensive. She said she is "leaning toward" City assumption of the water district and subsequent acquisition of the SPU service area.

Deputy Mayor Hansen concurred that Council is responsible to all Shoreline residents.

In response to Councilmember Lee, Mr. Bauer said the City could begin discussions with Lake Forest Park about City assumption of the District before completing the State Environmental Policy Act (SEPA) process. However, he explained that the City must complete the SEPA process before Council can pass an ordinance to begin the process of assuming the District.

Councilmember Lee asked if City assumption of the District is a prerequisite for addressing the question of a future water source for Shoreline residents. Mr. Bauer said

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staff can research additional information. He noted that the City must be a water purveyor to have a regional role (e.g., to participate in the Cascade Water Alliance).

Councilmember Lee expressed her concern about the uncertainty of the District's future water supply.

Councilmember Ransom mentioned the good service he has received from SPU over 29 years in his neighborhood. He went on to ask if water supply pipes in areas the City has designated in the Comprehensive Plan for multi-family housing are large enough to support such housing. Mr. Bauer noted that the City must review and approve SPU and District water services plans. He said City staff assesses the concurrency between such plans and the City's Comprehensive Plan.

In response to Councilmember Lee, Mr. Bauer noted three potential reactions by Lake Forest Park to City efforts to assume the District: 1) oppose City assumption of the District; 2) seek to partition the District and assume the portion within Lake Forest Park; and 3) allow the City to assume the entire District and to operate the portion within Lake Forest Park. Mr. Deis confirmed that the City could pursue negotiations with Lake Forest Park before undertaking the SEPA process.

In response to Deputy Mayor Hansen, Mr. Bauer said the City and SPU would need to negotiate the terms under which SPU would give up and the City would acquire the SPU service area in Shoreline. He mentioned that Tukwila acquired the portions of SPU water and wastewater facilities within its boundaries after negotiating a purchase price with SPU. Deputy Mayor Hansen stressed the importance of the price of the SPU service area in Shoreline to the consideration of whether to acquire it.

In response to Deputy Mayor Hansen, Mr. Bauer said the City of Seattle has expressed a greater willingness to negotiate water contracts with individual providers since the failure of the Cascade Water Alliance to fully form.

Deputy Mayor Hansen advocated that the City eventually assume the District and acquire the SPU service area in Shoreline "in one bite."

Councilmember Grossman expressed support for the Comprehensive Plan goals noted on page eight of the Council packet. However, he said the City does not have to assume the District to meet the goals.

Councilmember Lee advocated that the City identify and address all of the potential issues (e.g., the position of Lake Forest Park) before pursuing any of the options.

(b) Economic Development Program Strategy

Mr. Stewart provided a brief overview of the three economic development approaches—passive, partnering and proactive—included in the staff report.

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Economic Development Coordinator Ross Cutshaw presented slide photographs of different commercial properties in Shoreline to illustrate aspects of the three economic development approaches.

In response to Councilmember Ransom, Mr. Stewart said Top Foods is proceeding with the permitting process to develop the U&I site at 175th Street and Midvale Avenue. He noted staff efforts to resolve concerns about the transition to the residential neighborhood along the south boundary of the property.

Mr. Stewart explained the staff recommendation that Council choose the partnering approach to implement the City's economic development effort.

Deputy Mayor Hansen invited public comment.

(1) Jim Turner, 14521 32nd Avenue NE, said rental housing represents the largest business in Shoreline. He asserted that low- and moderate-income housing issues are inadequately supported in Shoreline. He noted the growth nationally of non-traditional households, and he advocated that City economic development efforts address such demographics. He displayed a newspaper article stating that the founder of software company Onyx started the business in his basement. He said City permitting prohibits such action. He commented that City economic development efforts will be useless if the City permitting process stifles business development.

(2) Harley O'Neill, 17844 8th Avenue NW, stressed the need to streamline the City permitting process. He said some investors will be discouraged by a failure to address the permitting process.

(3) Daniel Mann, 17920 Stone Avenue N, stressed the importance of the City maintaining an open dialogue with Shoreline business owners. He said the wording and implementation of the City economic development plan will "speak volumes" about how the City treats businesses. He said business owners are counting on Council to honor the commitments it made to respect existing businesses while encouraging new economic development.

(4) Chris Koehler represented Les Schwab Tires. She said the company would like to continue doing business and develop further in Shoreline.

Councilmember Ransom said the passive approach will not meet Council goals to promote economic development. He advocated the brokering included in the partnering approach. He asserted that the proactive approach is too aggressive. He said the partnering approach represents a "nice compromise."

Councilmember Ransom went on to advocate City support for small business development. He mentioned that economic development specialists state that only two businesses of 200 or more employees would locate in Shoreline. He expressed concern that the development code penalizes home-based businesses. He recommended a system

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to register such businesses. He noted studies attributing half of new employment growth to businesses with less than 50 employees. He said the City should encourage and support small businesses through its permitting process and zoning.

Mr. Stewart discussed a provision regarding home-based businesses in the second phase of the development code under consideration by the Planning Commission. He said the current proposal permits such businesses but limits off-site impacts to prevent disruptions in the neighborhoods in which they are located.

Mr. Deis noted business licensing as one of the potential projects on page 41 of the Council packet. He recommended that the City "follow the lead" of the Shoreline Chamber of Commerce to determine whether licensing would be worthwhile.

Deputy Mayor Hansen expressed wariness about business licensing. He said the City of Edmonds sought to use information from business licensing to implement new taxes.

Councilmember Ransom asserted the advantage of business licensing to create a registry of the types and numbers of businesses in Shoreline.

Councilmember Lee supported Mr. Deis's suggestion to seek direction from the Chamber of Commerce.

Councilmember Grossman asked if the City has encouraged mixed-use development along 15th Avenue NE and Aurora Avenue. Mr. Stewart said the sub-area plan for North City funded in the 2000 City budget will translate previous designs, including mixed-use development, to specific sites. He stressed that mixed-use is a critical element in the Comprehensive Plan. He noted that the new design code also presents opportunities for mixed-use development. Councilmember Grossman commented that the park and ride site at Aurora Avenue and 192nd Street would lend itself to mixed-use development.

Continuing, Councilmember Grossman recommended that staff develop a safe way for people who feel they have had negative experiences working with the City to provide feedback about what the City can do differently. Mr. Stewart said staff has already planned a presentation to Council on tools and techniques for soliciting such feedback.

Councilmember Grossman expressed support for the partnering approach. However, he advocated greater City assertiveness in "certain limited cases."

Councilmember Ransom expressed support of greater City assertiveness on selected projects.

Councilmember Lee said she would advocate the proactive approach if the City had funds to support it. She supported greater City assertiveness in instances requiring City action.

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Councilmember Montgomery agreed with Councilmember Grossman's comments. She identified economic development as one of her priorities. She supported the partnering approach as a minimum level of City involvement. She said she would advocate "proactive partnering" if the City had greater resources.

Deputy Mayor Hansen supported Council consideration of greater City assertiveness on a case-by-case basis.

Councilmember Grossman commented that City assertiveness and City-business partnerships are not mutually exclusive. He noted greater thought and longer timelines as prerequisites for accommodating both goals.

Mr. Stewart proposed an addition to the partnering approach recommended in the staff report: "and a proactive approach with specific Council approval."

In response to Councilmember Ransom, Mr. Stewart said staff would not commit funds to specific projects before receiving Council approval.

Councilmember Lee advocated the encouragement of existing businesses as the City's first priority, followed by recruitment of new businesses. She asked if the Aurora Corridor redevelopment project is generating business interest. Mr. Cutshaw noted increasing interest. Mr. Stewart commented that the project will create challenges and opportunities.

In response to Councilmember Lee, Mr. Stewart confirmed that staff has begun developing the "other tools or processes to continue successful progress" listed on page 30 of the Council packet.

Councilmember Grossman suggested an analysis of needed businesses based upon the economic size of Shoreline. Mr. Cutshaw noted the lack of office space as a basic issue. He and Mr. Stewart said the City must rely upon and, to a large degree, react to developments in the commercial market.

Councilmember Ransom advocated a Shoreline post office on property owned by the federal government.

7. CONTINUED PUBLIC COMMENT

(a) Jim Turner, 14521 32nd Avenue NE, expressed concern about the City bypassing the opportunities represented by small businesses, including bed and breakfast and boarding house establishments. He noted the economic potential of such businesses. He asserted that low- to moderate-income people represent a profitable customer base. He advocated City economic development efforts to assist small businesses in areas other than North City and along Aurora Avenue. He mentioned elements of the new development code (e.g., height restrictions, variance application fees) that he considers onerous.

(b) Harley O'Neill, 17844 8th Avenue NW, mentioned that the City of Tukwila has designated a redevelopment area along Pacific Highway South and, thereby, provided developers with access to low-interest State and federal funding for projects in the area. He acknowledged that City improvements to the Aurora Corridor s will attract businesses to Shoreline. He advocated access to low-interest funding as another incentive for business development.

(c) Daniel Mann, 17920 Stone Avenue N, recommended that Council reconsider Ordinance No. 128 as part of its economic review. He noted the opinion of some business people that the ordinance has obstructed economic growth.

8. ADJOURNMENT

At 9:50 p.m., Deputy Mayor Hansen declared the meeting adjourned.

Ruth Ann Rose, CMC
Deputy City Clerk

February 28, 2000

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CITY OF SHORELINE
SHORELINE CITY COUNCIL
SUMMARY MINUTES OF DINNER MEETING

Monday, February 28, 2000
6:00 p.m.

Shoreline Conference Center
Highlander Room

PRESENT: Deputy Mayor Hansen and Councilmember Gustafson, Lee, Montgomery and Ransom

ABSENT: Mayor Jepsen and Councilmember Grossman

STAFF: Robert Deis, City Manager; Larry Bauman, Assistant City Manager; Tim Stewart, Planning and Development Services Director

The meeting convened at 6:10 p.m. All Councilmembers were present except Mayor Jepsen and Councilmember Grossman.

Deputy Mayor Hansen mentioned that he signed a petition earlier in the day in support of the 2000 appointments to the PSRC.

Assistant City Manager Larry Bauman distributed photographic proofs for Council review and approval.

City Manager Robert Deis noted the inclusion of Phase 1 of the Development Code on the agenda of the regular meeting later in the evening. He explained that Council will not need to address the following agenda item—the extension of the moratorium within R-4 and R-6 residential zones on short plats of less than 7,200 square feet—if it approves Phase 1 of the Development Code.

Councilmember Ransom asked why R-8 zoning permits a minimum lot size of 2,500 square feet. Mr. Deis pointed out that R-8 allows a maximum density of eight units per acre.

Councilmember Gustafson noted the designation of appeal authority as the only potentially contentious issue in the proposed code.

Councilmember Lee mentioned proposals in the State Legislature to replace funding to cities eliminated by passage of Initiative 695.

Referring to the agenda for the regular meeting later in the evening, Councilmember Lee proposed that Council move items 9 (b) and (c) to the consent calendar. After discussion, there was consensus to place only item 9 (b) on the consent calendar.

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Planning and Development Services Director Tim Stewart arrived at 7:05 p.m.

Mr. Deis distributed photographs of a code enforcement action at 14521 32nd Avenue NE.

The meeting adjourned at 7:20 p.m.

Larry Bauman, Assistant City Manager

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CITY OF SHORELINE

SHORELINE CITY COUNCIL

SUMMARY MINUTES OF REGULAR MEETING

Monday, February 28, 2000
7:30 p.m.

Shoreline Conference Center
Mt. Rainier Room

PRESENT: Deputy Mayor Hansen, Councilmembers Gustafson, Lee, Montgomery and Ransom

ABSENT: Mayor Jepsen and Councilmember Grossman

1. **CALL TO ORDER**

The meeting was called to order at 7:30 p.m. by Deputy Mayor Hansen, who presided.

2. **FLAG SALUTE/ROLL CALL**

Deputy Mayor Hansen led the flag salute. Upon roll call by the City Clerk, all Councilmembers were present, with the exceptions of Mayor Jepsen and Councilmember Grossman.

Upon motion by Councilmember Gustafson, seconded by Councilmember Lee and unanimously carried, Mayor Jepsen and Councilmember Gustafson were excused.

3. **REPORT OF CITY MANAGER**

(a) **Officer of the Year**

City Manager Robert Deis and Shoreline Police Chief Sue Rahr announced that Shoreline Police Officer Mark Brown was posthumously selected as Officer of the Year for 1999. Chief Rahr presented a plaque to Officer Brown's mother, wife, and daughter.

RECESS

At 7:48 p.m., Deputy Mayor Hansen declared a three-minute recess. The meeting reconvened at 7:51 p.m.

Mr. Deis corrected a typographical error in the Dinner Meeting Minutes of February 14 which mistakenly identified them as the minutes of February 24.

4. **REPORTS OF BOARDS AND COMMISSIONS:** None

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5. PUBLIC COMMENT

(a) Patty Hale, 16528 8th Avenue NE, spoke on behalf of Camp Fire Boys and Girls. She urged Council and other Shoreline residents to join other adults around the country in recognition of Absolutely Incredible Kid Day on March 16.

(b) Ken Howe, 745 N 184th Street, noted that Richmond Highlands will celebrate its centennial this year. He asked Council to create a Shoreline Landmarks Board.

(c) Terry Green, 613 N 179th Street, spoke on behalf of the Shoreline Chamber of Commerce and reminded Council of the Chamber's meeting at noon on March 8.

(d) Kristina Stimson, 2155 NW 201st Street, addressed the Phase II development standards under review by the Planning Commission. She asserted that the proposed standards are not sufficiently specific to Shoreline. She advocated sub-area plans to supplement them.

(e) Clark Elster, 1720 NE 177th Street, reported that a City traffic engineer contacted him in response to his comments at the Council meeting February 22. He went on to advocate City actions to slow speeding traffic on 15th Avenue NE north of NE 180th Street and improvements to pedestrian facilities in the same area.

Mr. Deis noted City work on a sub-area plan for North City. He said the City may undertake similar initiatives in the future in other parts of Shoreline. He committed to communicate Mr. Elster's concerns regarding 15th Avenue NE to appropriate staff.

Deputy Mayor Hansen suggested Vicki Stiles, Executive Director of the Shoreline Historical Museum, as a resource for investigating a Shoreline Landmarks Board.

6. APPROVAL OF THE AGENDA

Councilmember Ransom moved to approve the agenda. Councilmember Gustafson seconded the motion.

Councilmember Montgomery moved to change item 9 (b) to item 7 (d). Councilmember Lee seconded the motion, which carried unanimously.

A vote was taken on the motion to approve the agenda, as amended, which carried unanimously.

7. CONSENT CALENDAR

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Councilmember Ransom moved approval of the consent calendar. Councilmember Lee seconded the motion, which carried unanimously, and the following items were approved:

**Minutes of Regular Meeting of January 24, 2000
Minutes of the Workshop Meeting of February 7, 2000
Minutes of the Dinner Meeting of February 14, 2000**

Approval of expenses and payroll as of February 18, 2000 in the amount of \$1,194,772.41

Motion to accept the highest evaluation score and authorize the City Manager to execute a contract with Red Carpet Building Maintenance in the amount of \$76,777; and to execute change orders up to 10% of the original contract; and to authorize the City Manager to exercise the two one-year extensions to the contract upon satisfactory performance

Resolution No. 160 approving the transfer of the Cable Television Franchise from Edmonds Cable Company to TIC Cablevision of Washington

8. ACTION ITEMS: PUBLIC HEARINGS

- (a) Public hearing to consider citizens' comments regarding the Planning Commission's recommendations on the Phase 1 amendments to the Development Code**

Tim Stewart, Director, Planning and Development Services, discussed the process through which the City developed the Phase 1 amendments to the Development Code. He recognized the members of the Planning Academy in attendance at the meeting.

Anna Kolousek, Assistant Director, Planning and Development Services, reviewed key differences between the existing code and the Development Code Phase I.

Next, Mr. Stewart discussed proposed amendments with which the Planning Commission and staff disagree.

Deputy Mayor Hansen opened the public hearing.

(1) Ken Howe, 745 N 184th Street, advocated that the Development Code include a reference to the policy in the Comprehensive Plan that no particular neighborhood should have an over concentration of City services.

(2) Elizabeth Welsh, 2129 NW 201st Street, expressed concern about the effectiveness of the pre-application meetings that applicants must conduct with neighborhoods for Type B or C actions. She said the process relies upon the willingness of developers to address neighbors' concerns. She supported a minimum lot size for R-4

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and R-6 zones of 7,200 square feet. Finally, she explained that many residents and some members of the Planning Academy are concerned about inconsistent City issuance of engineering variances. She said these individuals support the right to appeal such variances.

(3) Lena Wood, 20415 25th Avenue NW, recommended that the City allow exceptions to the 7,200-square-foot minimum lot size on blocks in which two or more 5,000-square-foot lots already exist.

(4) Virginia Botham, 16334 Linden Avenue N, supported a minimum lot size for R-4 and R-6 zones of 7,200 square feet and pre-application notification of and meetings with neighbors by applicants. She advocated a pre-application neighborhood meeting requirement for short plats as well.

(5) George Mauer, 1430 NW 191st Street, advocated the right to appeal variances from engineering standards and supported early neighborhood notification. Referring to a 1998 survey of Richmond Beach residents, he reported that 76 percent of respondents very much supported design review. Noting that the same percentage of respondents expressed concern about growth in general, he asserted widespread support for insuring that citizens can provide input regarding development.

(6) Dennis Lee, 14557 26th Avenue NE, represented the Briarcrest Neighborhood Association. He commented about the struggle between neighborhood property rights and developers' rights. He said residents accept the growth inherent in the land-use designations of the Comprehensive Plan. He noted that a neighborhood-driven mechanism to allow exceptions to the 7,200-square-foot minimum lot size already exists in the code. He advocated neighborhood sub-area plans. He expressed concern about Council adoption of the Development Code Phase I before completion of the Development Code Phase II. He said provisions of Phase II could undermine those in Phase I. He advocated early neighborhood notification of variance requests.

(7) Walt Hagen, 711 N 193rd Street, underscored the amount of effort that citizens have contributed to the drafting of the Development Code Phase I. He asserted a sense of ownership of the new code among citizens. He said the rights of neighborhood residents should be at least equal to those of someone seeking to develop a property in the area. He stressed the importance of early neighborhood notification of all Type A and Type B actions.

(8) LaNita Wacker, 19839 8th Avenue NW, supported early neighborhood notification of variances. She advocated the right to appeal to a Hearing Examiner. She said the Hearing Examiner serves as a neutral judge of issues on which competing parties cannot agree.

(9) Kristina Stimson, 2155 NW 201st Street, supported the permit review process in the Development Code Phase I. She said it provides the City with the

opportunity for individual character and community pride. She advocated neighborhood sub-area plans as a next step.

(10) Clark Elster, 1720 NE 177th Street, identified neighborhood character as the underlying community concern. He asserted that Council must clearly establish the intent or purpose of each section of the code. He said appeals result from ambiguous or inconsistent rules. He advocated neighborhood notification of all major action, including Type A variance requests.

Councilmember Lee moved that Council close the public hearing. Councilmember Gustafson seconded the motion, which carried unanimously.

In response to Mr. Howe's comment, Mr. Stewart explained the staff contention that decision criteria III.7(b)(B)(6) already addressed the concern regarding conditional use permits. He said staff will evaluate the relationships of development proposals to the Comprehensive Plan; therefore, it is not necessary to repeat the policies of the Comprehensive Plan in the code.

Noting that Ms. Welsh and other speakers supported the 7,200-square-foot minimum lot size, Mr. Stewart said the City can accommodate the 7,200-square-foot minimum and meet its requirements under the Growth Management Act (GMA) through provisions such as sub-area plans to increase densities in appropriate areas.

Next, Mr. Stewart explained that a variance from engineering standards represents a minor technical detail within the context of a larger development proposal. He noted that staff will treat an engineering variance requested as part of a larger permit as part of the larger action, subject to the code requirements of the larger action. He commented that changing engineering variances from Type A to Type B would significantly slow development of projects requiring such variances. He went on to note the decision criteria under III.7(a)(B), which the Director, or the Director's designee, will use in considering variances from engineering standards. He asserted that the criteria are technically stringent.

In response to Ms. Botham's comments, Mr. Stewart confirmed that short plats are considered Type B actions under the new code.

Councilmember Lee asked if the City will enforce the requirement of neighborhood meetings by applicants for Type B or C actions. Mr. Stewart explained that the City will not consider an application complete until the neighborhood meeting has taken place. He noted that applicants must provide a written summary of the meeting.

Noting Mr. Mauer's comment about the importance of design review, Mr. Stewart acknowledged the diversity of Shoreline neighborhoods and the value of distinct design needs and criteria. He mentioned the City's work on the sub-area plan for North City and the potential for similar initiatives in other areas in the future.

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In response to Mr. Lee's comments, Mr. Stewart noted concerns that the designation of development agreements as Type C actions was "too open-ended." He explained that staff has eliminated development agreements from the list of Type C actions. He identified sub-area plans as a replacement mechanism.

Mr. Stewart supported Ms. Wacker's comments about the value of the Hearing Examiner. He noted one proposal to make the Hearing Examiner the review authority for three Type C actions. He explained the designation of the Planning Commission as the hearing authority for these actions as a means of including community values in the decision making process.

Referring to page 46 of the Council packet, Mr. Stewart noted that zoning variances have been designated as Type B actions, subject to neighborhood notification by the City and neighborhood meetings by the applicant.

Ordinance No. 230, amending the procedural and administrative provisions of the zoning code, adopting a 7,200 square foot minimum lot size and a minimum density of four units per acre for R-4 and R-6 zones; and adopting a new Title 20 and amending Shoreline Municipal Code 18.12.030(A)

Councilmember Montgomery moved that Council adopt Ordinance No. 230, amending the procedural and administrative provisions of the zoning code, adopting a 7,200 square foot minimum lot size and a minimum density of four units per acre for R-4 and R-6 zones; and adopting a new Title 20 and amending Shoreline Municipal Code 18.12.030(A). Councilmember Lee seconded the motion.

Councilmember Gustafson noted Ms. Wood's recommendation that the City allow exceptions to the 7,200-square-foot minimum lot size. Mr. Stewart said owners will retain rights to build on existing, legally-vested 5,000-square-foot lots. He explained that staff will otherwise rely upon the Comprehensive Plan and make a determination of appropriate zoning. He noted that the minimum lot size in low-density residential zones is 7,200 square feet. He said the owners could submit a suggestion of rezoning as part of an annual review of the Comprehensive Plan. As an example, he mentioned that properties abutting a major commercial facility might be rezoned to accomplish a transition to a neighborhood of single-family residences.

In response to Councilmember Gustafson, Mr. Stewart asserted the financial expense of making all City land-use actions appealable. He noted that the City issued over 2,000 permits in 1999. He explained staff intent to distinguish Type B actions as major, intensive land uses, subject to neighborhood notification and appeal.

Deputy Mayor Hansen asserted that all City actions are appealable through the courts.

Councilmember Gustafson noted his understanding of the annual opportunity for review and amendment of the Comprehensive Plan and the Development Code. Mr. Stewart

acknowledged the likely need for amendments to the Development Code over time. Referring to III.4(c) on page 50 of the Council packet, he noted that anyone may ask the Council, the Planning Commission or the Director to initiate amendments to the Development Code at any time.

Councilmember Gustafson stressed that the Development Code is a "working document." He noted a typographical error in section III.7(g)(B): (4) duplicates (3).

Councilmember Montgomery supported Ms. Wacker's comments about the value of the Hearing Examiner. Mr. Stewart acknowledged that a majority of Planning Academy members supported the designation of the Hearing Examiner as the review authority for Type C actions. He said the Planning Commission unanimously supported the designation of it as the review authority. He reiterated the benefits of the Commission's community perspective and sensitivity to community values.

Councilmember Ransom said the law created the Planning Commission to represent the community through the involvement of community members. He compared it to a jury, and he commented that it gives people the chance to convince their peers. He advocated that review of Type C actions retain this orientation.

Councilmember Ransom asserted a big dichotomy between the 7,200-square-foot minimum lot size in R-4 and R-6 zones and the 2,500-square-foot minimum lot size in R-8 zones. He recommended a 5,000-square-foot minimum lot size in R-8 zones as a more realistic "buffer size." Mr. Stewart said the proposal to amend the minimum lot size in R-4 and R-6 zones to 7,200 square feet is relatively non-controversial. He indicated that a 5,000-square-foot minimum lot size for R-8 zones—which the City has not previously considered—is likely to raise significant issues. Councilmember Ransom said the minimum lot size in R-8 zones will become an issue. He mentioned the closed record appeal hearing regarding the Elena Lane rezone at the February 14 Council meeting as an example. Mr. Deis suggested the City could address the minimum lot size in R-8 zones during a future annual review. He noted the potential impact on City compliance with GMA housing requirements. Mr. Stewart mentioned that the Development Code Phase 2 will address residential densities and dimensions.

Councilmember Ransom went on to question the designation of the Director as the review authority for final formal plats (Table 3 on page 47 of the Council packet). Mr. Stewart described the review of the final plat as a ministerial determination of its compliance with all of the conditions and requirements imposed on the preliminary plat. Deputy Mayor Hansen commented that any different approach to final plat review would present the applicant with "moving goal post."

Councilmember Lee praised the citizen involvement in City policy development represented by the Planning Academy. She supported the designation of the Planning Commission as the review authority for most Type C actions as another means of community involvement in City decision making. Councilmember Gustafson and Deputy Mayor Hansen agreed.

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Councilmember Montgomery and Deputy Mayor Hansen praised the Development Code Phase 1 as sensible, clear and concise.

Councilmember Gustafson supported the Development Code Phase 1 with the understanding that Council can consider amendments to address future issues.

Deputy Mayor Hansen described the Development Code Phase I as "a big step in the right direction." He identified the following typographical errors:

- I.4(A), page 41 of the Council packet—"... except in compliance with the provisions of this Code and then than only after securing all required permits and licenses"
- III.4(g)(B)(2), page 52 of the Council packet—"If the Department determines that ... is insufficient, the Department shall ..."
- III.6(A), page 56 of the Council packet—"Any use, structure, lot or other site improvement ... which was legally established prior to the effective date of this Code ..."

In response to Deputy Mayor Hansen, Mr. Stewart confirmed that the City does not intend the code to prevent an applicant from meeting with a neighborhood before a pre-application meeting. He recommended the following revision of the first sentence of the third paragraph of III.4(a) (page 49 of the Council packet): "Pre-application meetings are required prior to the a neighborhood meeting."

Deputy Mayor Hansen expressed concern that III.7(b)(B)(6) might prohibit a civic center, combining City offices and those of other districts, "as an over-concentration of a particular use." Mr. Stewart explained that the City would identify a civic center as an essential public facility, to which III.7(b)(B)(6) would not apply.

A vote was taken on the motion to adopt Ordinance No. 230, amending the procedural and administrative provisions of the zoning code, adopting a 7,200 square foot minimum lot size and a minimum density of four units per acre for R-4 and R-6 zones; and adopting a new Title 20 and amending Shoreline Municipal Code 18.12.030(A). The motion carried 5-0.

In response to Deputy Mayor Hansen, City Attorney Ian Sievers confirmed that adoption of Ordinance No. 230 makes the second public hearing, regarding proposed Ordinance No. 229, unnecessary.

9. ACTION ITEMS: OTHER ORDINANCES, RESOLUTIONS AND MOTIONS

- (a) Ordinance No. 227, amending the City's zoning map to change the zoning of a parcel located at 15282 Dayton Ave. N, from R-6 to R-12

Mr. Stewart reviewed the staff report.

DRAFT

Councilmember Montgomery moved adoption of Ordinance No. 227, the rezone of the property owned by Majid Dorriz from R-6 to R-12. Councilmember Ransom seconded the motion.

Councilmember Ransom asked if the proposal had resulted in an appeal or in controversy in the neighborhood. Mr. Stewart responded that the proposal has not been appealed. Referring to pages 147 through 150 of the Council packet, he noted that several citizens and two Planning Commissioners raised concerns about the proposal.

In response to Councilmember Lee, Mr. Stewart confirmed that review of the subsequent short plat application will include mitigations to address the traffic concerns raised during the Planning Commission hearing.

A vote was taken on the motion to adopt Ordinance No. 227, amending the City's zoning map to change the zoning of a parcel located at 15282 Dayton Avenue N, from R-6 to R-12. The motion carried 5-0.

- (b) Proposed Surface Water Small Projects for 2000 and update of 1999 Surface Water Small Projects

Gail Perkins, Public Works Operations Manager, reviewed the staff report. She noted that the City has begun to focus more on infrastructure improvements in public rights-of-way after focusing previously on problems affecting private properties. She mentioned that new projects are requiring extensive hydraulic modeling, sub-basin analysis and environmental review, all of which increase project costs.

Deputy Mayor Hansen invited public comment.

- (1) Patty Hale, 16528 8th Avenue NE, noted a surface water drainage problem at NE 175th Street and 10th Avenue NE.

- (2) Ken Howe, 745 N 184th Street, said the installation of small asphalt barriers by individual property owners has caused surface water from N 185th Street to drain into his and other people's properties on 184th Street. He noted that the barriers violate City codes.

Deputy Mayor Hansen praised the Public Works Department for resolving many long-standing surface water drainage problems in Shoreline. He confirmed Council consensus of the proposed prioritized list of Surface Water Small Projects for 2000.

10. CONTINUED PUBLIC COMMENT

MEETING EXTENSION

At 10:00 p.m., Councilmember Ransom moved to extend the meeting until 10:15 p.m. Councilmember Gustafson seconded the motion, which carried 5-0.

DRAFT

(a) Les Nelson, 15340 Stone Avenue N, expressed disappointment at Council approval of the transfer of the cable television franchise from Edmonds Cable Company to TCI Cablevision of Washington. He said the City did not hold Chambers Cable accountable for providing adequate service. He questioned whether the City can hold AT&T accountable. He also objected to Council placement of Resolution No. 160 on the consent calendar given that he had signed up to speak on the item.

(b) Patricia Pekol, 19144 8th Avenue NW, commented that she and other members of the Planning Academy sought to make the Hearing Examiner the review authority on some Type C actions because they do not consider the Planning Commission to be a group of their peers. She asserted a bias on the Planning Commission in favor of the rights of individual property owners and developers and against neighborhood rights. She encouraged Council to consider the candidates for new Planning Commissioners carefully. She suggested that Council consider participation in the Planning Academy an indication of candidates' commitment. She advocated a true jury of peers on the Planning Commission.

In response to Mr. Nelson, Kristoff Bauer, Assistant to the City Manager, said Chambers Cable may have made some errors in its haste to complete the upgrade of its system. He predicted service problems in isolated areas in coming months. He acknowledged that it has taken too long to address the problems about which Mr. Nelson complained. He indicated that AT&T has been responsive in addressing problems in the former TCI service area. He said he has advised AT&T of the problems about which Mr. Nelson complained.

In response to Deputy Mayor Hansen, Mr. Bauer said the City may enforce the same legal requirements of AT&T that it enforced of Chambers Cable.

11. ADJOURNMENT

At 10:10 p.m., Deputy Mayor Hansen declared the meeting adjourned.

Sharon Mattioli, CMC
City Clerk

CITY COUNCIL AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

AGENDA TITLE: Approval of Expenses and Payroll as of March 17, 2000
DEPARTMENT: Finance
PRESENTED BY: Al Juarez, Interim Finance Director 

EXECUTIVE / COUNCIL SUMMARY

It is necessary for the Council to approve expenses formally at the meeting. The following claims expenses have been reviewed by C. Robert Morseburg, Auditor on contract to review all payment vouchers.

RECOMMENDATION

Motion: I move to approve Payroll and Claims in the amount of \$987,898.45 specified in the following detail:

Payroll and benefits for February 6 through February 19, 2000 in the amount of \$228,864.10 paid with ADP checks 3854 through 3906, vouchers 80001 through 80105, benefit checks 3632 through 3640.

Payroll and benefits for February 20 through March 4, 2000 in the amount of \$267,731.95 paid with ADP checks 3907 through 3959, vouchers 100001 through 100106, benefit checks 3796 through 3807.

the following claims examined by C. Robert Morseburg paid on February 25, 2000:

Expenses in the amount of \$13,224.81 paid on Expense Register dated 2/23/00 with the following claim checks: 3570-3591 and

Expenses in the amount of \$42,126.26 paid on Expense Register dated 2/23/00 with the following claim checks: 3592-3598 and

Expenses in the amount of \$8,461.55 paid on Expense Register dated 2/25/00 with the following claim checks: 3599-3626 and

Expenses in the amount of \$36,231.19 paid on Expense Register dated 2/25/00 with the following claim checks: 3627-3631 and

the following claims examined by C. Robert Morseburg paid on March 3, 2000:

Expenses in the amount of \$380.00 paid on Expense Register dated 2/28/00 with the following claim check: 3641 and

Expenses in the amount of \$63,119.12 paid on Expense Register dated 3/1/00 with the following claim checks: 3642-3674 and

Expenses in the amount of \$147,629.47 paid on Expense Register dated 3/1/00 with the following claim checks: 3675-3686 and

Expenses in the amount of \$149.89 paid on Expense Register dated 3/2/00 with the following claim checks: 3687-3696 and

Expenses in the amount of \$68,852.32 paid on Expense Register dated 3/2/00 with the following claim checks: 3697-3711 and

Expenses in the amount of \$27,838.46 paid on Expense Register dated 3/3/00 with the following claim checks: 3712-3729 and

Expenses in the amount of \$4,517.60 paid on Expense Register dated 3/3/00 with the following claim check: 3730 and

Expenses in the amount of \$8,102.48 paid on Expense Register dated 3/3/00 with the following claim checks: 3731-3734 and

the following claims examined by C. Robert Morseburg paid on March 10, 2000:

Expenses in the amount of \$1,040.45 paid on Expense Register dated 3/9/00 with the following claim checks: 3735-3736 and

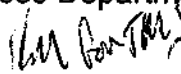
Expenses in the amount of \$21,510.93 paid on Expense Register dated 3/9/00 with the following claim checks: 3737-3756 and

Expenses in the amount of \$23,777.03 paid on Expense Register dated 3/10/00 with the following claim checks: 3757-3775 and

Expenses in the amount of \$24,340.84 paid on Expense Register dated 3/10/00 with the following claim checks: 3776-3778

Approved By: City Manager _____ City Attorney _____

CITY COUNCIL AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

AGENDA TITLE: Approval of a Final Plat at 18842 Meridian Avenue North
DEPARTMENT: Planning and Development Services Department
PRESENTED BY: Tim Stewart, Director
Daniel Bretzke, Project Engineer 

EXECUTIVE / COUNCIL SUMMARY

The decision before your Council is the approval of a final plat (long subdivision) proposed by K and C Construction for the property located at 18842 Meridian Avenue North. The proposal would create from a 40,065 square foot lot, six building lots, on which six detached single family homes will be built. The lot sizes range from 5,045 square feet to 5,578 square feet. (See Attachment A for site plan).

Your Council approved the subject preliminary plat on July 27, 1998. Your approval followed a public hearing held by the Planning Commission on May 21, 1998. The Planning Commission's recommendation for approval was subject to twelve conditions, which are listed later in this report.

The applicant has met the conditions of the preliminary subdivision approval. The engineering plans have been reviewed and approved by Staff. A site development permit has been issued. All utilities and basic site improvements have been installed. Final paving of the access road, and required landscaping improvements have been guaranteed with a performance bond. A public notice of decision was issued on February 25, 2000, with appeals being accepted until March 6, 2000. No timely appeals were filed.

The applicant complied with all requirements of the City of Shoreline Code and your Council is asked to approve the final plat by adopting Resolution No. 161 (see Attachment B) and authorize the Mayor to sign the final plat. After signing it will be recorded with King County Records and Elections Division.

RECOMMENDATION

Staff recommends the adoption of Resolution No. 161, which will approve the six (6) lot final plat at 18842 Meridian Avenue North and authorize the Mayor and Planning and Development Services Director to sign the final plat.

Approved By:

City Manager 

City Attorney 

BACKGROUND / ANALYSIS

A. Summary Information

Project Address: 18842 Meridian Avenue North, Shoreline, WA 98133
Zoning: R-6 Residential (Six (6) dwelling units per acre)
Property Size: 40,065 Square Feet (.91 Acres)
Number of Proposed Lots: Six (6)
Proposed Lot Size: Lot 1: 5,438 Sq. Ft., Lot 2: 5,438 Sq. Ft., Lot 3: 5,076 Sq. Ft.
Lot 4: 5,045 Sq. Ft., Lot 5: 5,578 Sq. Ft., Lot 6: 5,578 Sq. Ft.
Access Tract A: 8,221 Sq. Ft.

Comprehensive Plan
Designation: Low Density Residential
Subdivision: Meridian Court
Application No.: 1997-00667
Applicant: K and C Construction
Property Owner: K and C Construction

B. Review Process

Action	Review Authority	Appeal Authority and Decision – Making Body
Preliminary Long Plat (Subdivision)	Planning Commission – Public hearing: May 21, 1998, Recommendation for approval to the City Council	City Council – Public Meeting: July 13, 1998 Decision: Preliminary Subdivision Approval
Final Long Plat (Subdivision)	Director – Public Notice: February 25, 2000 Recommendation of approval to the City Council	City Council – Public Meeting: March 27, 2000 Decision: Final Plat Approval

The preliminary subdivision approval process required formal public notification of the proposal, followed by a formal public hearing in front of the Planning Commission. The Planning Commission made a recommendation to the City Council. After a public meeting, the City Council made a decision on the project.

Site development engineering plans were created to show how the subdivision will comply with the preliminary approval mitigations and code requirements. The Planning and Development Services Department reviewed the site development plans. Necessary corrections to the plans were made before preliminary plan approval. After all inspection and plan review fees were paid, a site development permit was issued. This permit authorized the developer to fulfill the preliminary approval requirements, such as the installation of site utilities and roads. Site development work that is not completed before final plat must be guaranteed by performance bonds or other surety. These financial guarantees assure that the construction as shown on the site development plans will be constructed.

The final plat is the final document, which actually creates the new lots of a new subdivision. The final plat must be reviewed, approved, all taxes paid, and recorded, before any lots are sold, or building permits for the new lots are issued. Staff reviewed the final subdivision, and verified that all conditions of the preliminary approval have been fulfilled. Based upon this review, the Director makes this recommendation to your City Council for approval. Pursuant to SMC 16.35.110, a party of record may file any appeal within 14 days of the director's recommendation to Council.

C. Procedural History

On July 27, 1998 your Council reviewed and approved this preliminary subdivision subject to the following conditions. Condition two was modified during the engineering plan review process to meet or exceed the requirements of the preliminary approval conditions. A copy of the approved engineering plans were provided to Mr. Paul Hayes, the owner of the adjacent residence located at 18816 Meridian Avenue North. Mr. Hayes requested to have access from his current driveway to the new private road, and the developer agreed to provide an easement. An additional condition and easement were included on the final plat.

(The compliance with each condition is stated in italic.):

1. The applicant shall provide the City with a ten (10) foot wide utility and sidewalk easement adjacent to the existing Meridian Avenue right of way.

A condition has been added to the face of the plat as follows; "A ten feet wide public utility and sidewalk easement is granted across the west 10 feet of lot one of this subdivision."

2. Based upon the City requirement that the development proposal provide a five foot wide sidewalk and a five foot wide planting strip within the access tract, the applicant shall increase the width of the proposed access tract to 27' and provide a 5' sidewalk easement. This additional width shall be provided from the southwest corner of the subject property along the entire length of the adjacent lot located immediately to the south.

The applicant has increased the easement width to accommodate other utilities. The following note is included on the plat. "A utility and sidewalk easement across the south 20 feet of lot 1, and across the south 15.5 feet of lots 2 - 4 of this subdivision is granted for the benefit of all lots in this subdivision."

3. The applicant shall extend the proposed access tract the entire length of the property in order to accommodate all the proposed stormwater facilities.

The final plat shows the required tract extended the entire length of the property.

4. The paved width of the proposed access road shall be increased to 22' for the entire length. The applicant shall also construct a five feet wide sidewalk (with curb and gutter) on the north side of this road and provide a planting strip between the road and adjacent property to the south. This planting strip shall be 10 feet wide at the intersection with Meridian Avenue and five feet wide elsewhere. The planting will help screen the development and must use medium size street trees and groundcover.

The engineering plans have incorporated the required planting strip. The plat includes the following condition; "The landscaping in tract A, is to be planted and maintained by the owner of all lots of this subdivision.

5. In order to avoid the creation of additional access driveways on Meridian Avenue by potential future development, the applicant shall add language to the face of the plat to allow potential use of the proposed access road by the property immediately to the south.

The plat includes the following condition; "Upon future subdivision of the property located at 18816 Meridian Avenue North, and subject to the approval of the City of Shoreline, access to the private road of North 189th Street, is granted. All properties having access to the Private Street of North 189th Street shall share in the maintenance and operation of the street."

6. In order to ensure the privacy of future owners of the subdivision, the applicant shall install either a six (6) foot high wooden fence, or, an equivalent planting of trees and shrubs, to buffer the northern property boundary of lots 1, 2, 3, and 4 from the adjacent church.

The plat includes the following condition; "A six foot high wooden fence or equivalent planing of trees and shrubs to be built on lots 1 through 4 of this plat. This may be constructed at the time of building permits for each lot."

7. The applicant shall revise all drainage plans, including the sizing, number, and placement of all drainage orifices, in accordance with City of Shoreline engineering corrections and standards.

The engineering plans have been revised and approved by the City of Shoreline. These plans included revised sizing of the detention system, drainage pipe, and orifices.

8. In addition to any other plans required for final approval of this proposal, the applicant shall submit an engineered grading plan that addresses the grading proposed for the plat in detail and specifically addresses and mitigates any impact on adjacent property.

The revised engineering plans addressed the grading impact on adjacent property, by including rock walls, and slope grading. Additional changes included lowering the drainage inlet pipe to collect surface drainage water.

9. All Engineering and Plat plans shall be revised to show existing significant trees and topography and precisely identify the location of existing buildings on adjacent property.

The engineering plans included a clearing and erosion control plan which limited the clearing on the site to two phases. The clearing for the construction of the road and associated grading under the first phase. The second phase is to be reviewed with the building permits applications for lots four and five. The applicant, for building will submit at a site specific tree protection plan. This plan to preserve significant trees on site.

10. Prior to final plat approval, the applicant must establish a homeowners association or other entity that will be responsible for the maintenance and repair of all commonly owned facilities, such as sidewalks, the private road, and landscaping installed as part of the subdivision. The duties and responsibilities for the maintenance and repair of the commonly owned facilities shall be set forth in

covenants, conditions and restrictions (CC&Rs) which must be reviewed and approved by the City and recorded with the King County Auditor (See Attachment A).

The plat includes the following conditions; "All owners of lots in this plat shall provide for the maintenance and repair of all commonly owned facilities, such as sidewalks, the private road, drainage detention and conveyance system, and landscaping as installed as a part of this subdivision."

"Private covenants, conditions and restrictions (CC&Rs) are recorded with King County Records and elections under recording number _____"

11. Any house built on Lot 1 shall have the side facing Meridian Avenue North modulated for depth and have windows installed as to relieve the potential for a blank wall.

The plat includes the following condition; "Any house built on lot one of this subdivision shall have the side facing Meridian Avenue North modulated for depth and have windows installed so as to relieve the potential for a blank wall."

12. The issue of adverse possession of a portion of the proposed plat has been raised by Mr. Hayes, an adjoining property owner. Prior to approval of the final plat, the applicant shall submit proof of ownership establishing compliance with RCW 58.17 and Section 17.28 of the City Code.

The plat includes the following condition; "A 6 foot wide perpetual use easement / agreement has been granted to the property located at 18816 Midvale Avenue North, as shown on page four of this plat, and as filed with the King County Records and Elections under recording number 9811160949."

Additional Condition based upon comment submitted by Mr. Paul Hayes, owner of adjacent property located at 18816 Meridian Avenue North.

"Over the west 45 feet of tract A, an ingress, egress and utility easement is granted to the property located at 18816 Meridian Avenue North."

RECOMMENDATION

Staff recommends the adoption of Resolution No. 161, which will approve the six (6) lot final plat at 18842 Meridian Avenue North and authorize the Mayor and Planning and Development Services Director to sign the final plat.

ATTACHMENTS

Attachment A: Copies of the final plat drawings for the subject final plat. Copies of the approved site development permit drawings are available at The City Planning and Development Services Department.

Attachment B: Resolution No. 161

MERIDIAN COURT

SECTION 5, T.26N., R.4E., W.M.
CITY OF SHORELINE
KING COUNTY, WASHINGTON

APPROVALS

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
EXAMINED AND APPROVED THIS _____ DAY OF _____, 2000.

PLANNING AND DEVELOPMENT SERVICES DIRECTOR
EXAMINED AND APPROVED THIS _____ DAY OF _____, 2000.

ATTEST: CLERK OF THE COUNCIL
CITY OF SHORELINE

KING COUNTY DEPARTMENT OF ASSESSMENTS
EXAMINED AND APPROVED THIS _____ DAY OF _____, 2000.

KING COUNTY ASSESSOR
ACCOUNT NUMBER: _____
DEPUTY KING COUNTY ASSESSOR

FINANCE DIVISION CERTIFICATE

I HEREBY CERTIFY THAT ALL PROPERTY TAXES ARE PAID, THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION, AND THAT ALL SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION ON ANY OF THE PROPERTY HEREIN CONTAINED DEDICATED AS STREETS, ALLEYS OR FOR ANY OTHER PUBLIC USE, ARE PAID IN FULL.

THIS _____ DAY OF _____, 2000.

FINANCE DIVISION

MANAGER, FINANCE DIVISION

RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF KAC CONSTRUCTION, LLC, THIS _____ DAY OF _____, 2000, AT _____ OF PLANS, PAGES _____, RECORDING RECORDS OF KING COUNTY, WASHINGTON.

RECORDING NUMBER _____

DIVISION OF RECORDS AND ELECTIONS

CERTIFIER

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF "MERIDIAN GARDENS" IS BASED UPON AN ACTUAL SURVEY OF THE LAND AND SUBDIVISION OF SECTION 5, T.26N., R.4E., W.M., AS SHOWN ON THE PLAT OF "MERIDIAN GARDENS" AND DISTANCES ARE SHOWN CORRECTLY THEREON. THAT THE MONUMENTS HAVE BEEN STAKED CORRECTLY ON THE GROUND, AND THAT I HAVE FULLY COMPLIED WITH PROVISIONS OF THE STATE AND LOCAL STATUTES AND REGULATIONS CONCERNING PLATTING.



LAURENCE F. DIXON
PROF. LAND SURVEYOR
CERTIFICATE NO. 13374
EXACTA SURVEYING SERVICE
12304 31st AVENUE NE
SEATTLE, WA 98125 (206) 365-0670

IN THE SW 1/4 SW 1/4, SECTION 5, T26N, R4E, W.M.

EXACTA SURVEYING SERVICE
12304 31st AVENUE NE
SEATTLE, WA 98125 (206) 365-0670
PAGE 1 OF 4

DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE LAND HEREBY SUBDIVIDED, HEREBY DECLARE THIS PLAT TO BE THE OFFICIAL RECORD OF THE SUBDIVISION OF THE LAND AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC THE STREETS AND ALLEYS NOT SHOWN AS PRIVATE HEREON, AND DEDICATE THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES, AND ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR GRADING OF LAND STREETS, AND ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR THE PUBLIC ALL THE EASEMENTS AND TRACTS SHOWN ON THIS PLAT FOR ALL PUBLIC PURPOSES AS INDICATED THEREON, INCLUDING BUT NOT LIMITED TO PARKS, OPEN SPACE, UTILITIES AND DRAINAGE, UNLESS SUCH EASEMENTS OR TRACTS ARE PERSON OR ENTITY OTHER THAN THE PUBLIC IN WHOLE OR IN PART FROM THE DEDICATE SUCH STREETS, EASEMENTS OR TRACTS TO THE PERSON OR ENTITY IDENTIFIED AND FOR THE PURPOSE STATED.

FURTHER, THE UNDERSIGNED OWNERS OF THE LAND HEREBY SUBDIVIDED, WAIVE FOR THEMSELVES, THEIR HEIRS AND ASSIGNS, AND ANY PERSONS OR ENTITIES DERIVING TITLE FROM THE UNDERSIGNED, ANY AND ALL CLAIMS FOR DAMAGES AGAINST THE CITY OF SHORELINE, ITS SUCCESSORS AND ASSIGNS WHICH MAY BE MADE OR INCURRED BY THE CITY OF SHORELINE, ITS SUCCESSORS AND ASSIGNS, IN CONNECTION WITH THE ESTABLISHMENT, CONSTRUCTION OR MAINTENANCE OF ROADS AND/OR DRAINAGE, STREETS, ALLEYS OR TRACTS, INCLUDING BUT NOT LIMITED TO CLAIMS RESULTING FROM INADEQUATE MAINTENANCE BY THE CITY OF SHORELINE.

FURTHER, THE UNDERSIGNED OWNERS OF THE LAND HEREBY SUBDIVIDED, AGREE TO WAIVE ALL CLAIMS AND ASSIGNS, TO INDEMNIFY AND HOLD THE CITY OF SHORELINE, ITS SUCCESSORS AND ASSIGNS, HARMLESS FROM ANY DAMAGE, INCLUDING ANY COSTS OF DEFENSE, CLAIMED BY PERSONS OR ENTITIES, IN CONNECTION WITH THE SUBDIVISION OF THE LAND, CAUSED BY ALTERATIONS OF THE GROUND SURFACE, VEGETATION, DRAINAGE OR SURFACE OR SUBSURFACE WATER FLOWS OF THE SUBDIVISION OR BY ESTABLISHMENT, CONSTRUCTION OR MAINTENANCE OF THE ROADS, STREETS, ALLEYS OR TRACTS SHOWN ON THIS PLAT. THIS WAIVER AND INDEMNIFICATION SHALL NOT BE CONSIDERED AS A RELEASE OF LIABILITY FOR DAMAGES, INCLUDING THE COSTS OF DEFENSE, RESULTING IN WHOLE OR IN PART FROM THE NEGLIGENCE OF THE CITY OF SHORELINE, ITS SUCCESSORS OR ASSIGNS.

THIS SUBDIVISION, DEDICATION, WAIVER OF CLAIMS AND AGREEMENT TO HOLD HARMLESS IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNERS.

IN WITNESS WHEREOF, WE SET OUR HANDS AND SEALS, THIS _____ DAY OF _____, 2000.

KAC CONSTRUCTION, LLC, COMPANY

MIKLOS KOHARY, MEMBER

LARRY M. COBB, MEMBER

ACKNOWLEDGEMENTS

STATE OF WASHINGTON) SS

COUNTY OF KING)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT MIKLOS KOHARY, IS THE PERSON WHO REPRESENTED KAC CONSTRUCTION, LLC, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO SIGN THIS INSTRUMENT AND ACKNOWLEDGED IT AS A MEMBER OF KAC CONSTRUCTION, LLC, TO BE HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: _____

SIGN: _____

PRINT: _____

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT _____

MY APPOINTMENT EXPIRES _____

STATE OF WASHINGTON) SS

COUNTY OF KING)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT LARRY M. COBB, IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO SIGN THIS INSTRUMENT AND ACKNOWLEDGED IT AS A MEMBER OF KAC CONSTRUCTION, LLC, TO BE HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: _____

SIGN: _____

PRINT: _____

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT _____

MY APPOINTMENT EXPIRES _____

MERIDIAN COURT
SECTION 5, T.28N., R.4E., W.M.
CITY OF SHORELINE
KING COUNTY, WASHINGTON

**DECLARATION OF COVENANT ASSOCIATED WITH
DEVELOPMENT OF DETENTION FACILITY**

1. DRAINAGE EASEMENTS AS SHOWN ON FACE OF PLAT ARE DEDICATED TO CITY OF SHORELINE FOR ACCESS TO INSPECT, MAINTAIN OR REPAIR THE FACILITIES IN CONFORMITY WITH CITY OF SHORELINE CODE.
2. IF CITY OF SHORELINE DETERMINE THAT MAINTENANCE OR REPAIR WORK IS REQUIRED TO BE DONE TO THE PRIVATE DETENTION FACILITY EXISTING ON THE ABOVE DESCRIBED PROPERTY, THE DIRECTOR OF THE DEPARTMENT OF PUBLIC WORKS SHALL GIVE THE OWNERS OF THE PROPERTY WITHIN WHICH THE DRAINAGE FACILITY IS LOCATED, THE PERSON RESPONSIBLE FOR MAINTENANCE OF THE FACILITY OR OTHER PERSON OR AGENT IN CONTROL OF SAID PROPERTY NOTICE OF THE CITY OF SHORELINE'S INTENTION TO PERFORM SUCH MAINTENANCE OR REPAIR WORK. THE CITY OF SHORELINE'S INTENTION TO PERFORM SUCH MAINTENANCE OR REPAIR WORK IS TO BE COMPLETED BY THE TITLEHOLDERS WHO WERE GIVEN NOTICE. IF THE ABOVE REQUIRED MAINTENANCE AND/OR REPAIR IS NOT COMPLETED WITHIN THE TIME SET BY THE DIRECTOR, THE CITY MAY PERFORM THE REQUIRED MAINTENANCE OR REPAIR WORK. THE CITY OF SHORELINE'S INTENTION TO PERFORM SUCH MAINTENANCE OR REPAIR WORK SHALL NOT COMMENCE UNTIL AT LEAST SEVEN DAYS AFTER SUCH NOTICE IS MAILED.
3. IF AT ANY TIME THE CITY OF SHORELINE REASONABLY DETERMINES THAT ANY EXISTING DETENTION DETENTION SYSTEM CREATES A HAZARD TO THE CONDITIONS IN SHORELINE CODE AND HEREIN INCORPORATED BY REFERENCE, THE DIRECTOR MAY TAKE MEASURES SPECIFIED HEREIN.
4. THE TITLEHOLDERS SHALL ASSUME ALL RESPONSIBILITY FOR THE COST OF ANY MAINTENANCE OR REPAIR WORK REQUIRED TO BE DONE TO THE FACILITY. THE RESPONSIBILITY SHALL INCLUDE REIMBURSEMENT TO THE CITY WITHIN 30 DAYS OF THE RECEIPT OF THE INVOICE FOR ANY SUCH WORK PERFORMED. OVERDUE PAYMENTS WILL REQUIRE PAYMENT OF INTEREST AT THE CURRENT LEGAL RATE FOR LOANED FUNDS. IF LEGAL ACTION ENDSSES, ANY COSTS OR FEES INCURRED BY THE CITY WILL BE BORNE BY THE PARTIES RESPONSIBLE FOR SAID REIMBURSEMENTS.

ADDRESSES

LOT 1 IS 2100 NORTH 189th STREET
 LOT 2 IS 2104 NORTH 189th STREET
 LOT 3 IS 2114 NORTH 189th STREET
 LOT 4 IS 2118 NORTH 189th STREET
 LOT 5 IS 2122 NORTH 189th STREET
 LOT 6 IS 2117 NORTH 189th STREET

NOTES

1. AN EASEMENT IS GRANTED TO SEATTLE CITY LIGHT UNDER RECORDING NUMBER 953139.
2. A SECURITY BOND HAS BEEN PLACED WITH THE CITY OF SEATTLE FOR THE INSTALLATION OF A NEW WATER MAIN, UNDER WATER MAIN PROJECT NUMBER 953139.
3. A FINANCIAL SECURITY HAS BEEN SECURED TO GUARANTEE THE SITE STABILIZATION, INSTALLATION OF COMMON LANDSCAPING.
4. THIS FIELD TRAVERSE SURVEY WAS PERFORMED WITH A 6-SECOND THEODOLITE AND ELECTRONIC MEASURING UNIT. ACCURACY STANDARD IS WAC 332-1-30-090.
5. APPLICATION DATE OF PRELIMINARY PLAT WAS APRIL 15, 1987.



IN THE SW 1/4 SW 1/4, SECTION 5, T28N, R4E, W4M.
 12404 21st AVE NE NE
 SEATTLE, WA 98125
 (206) 302-0870
 PAGE 2 OF 4

RESTRICTIONS AND COVENANTS

1. A TEN FEET WIDE PUBLIC UTILITY AND SIDEWALK EASEMENT IS GRANTED ACROSS THE WEST 10 FEET OF LOT 1 OF THIS SUBDIVISION.
2. A UTILITY AND SIDEWALK EASEMENT ACROSS THE SOUTH 20 FEET OF LOT 1 AND ACROSS THE SOUTH 10.5 FEET OF LOTS 2-4 OF THIS SUBDIVISION IS GRANTED FOR THE BENEFIT OF ALL LOTS IN THIS SUBDIVISION.
3. THE LANDSCAPING IN TRACT A IS TO BE PLANTED AND MAINTAINED BY THE OWNER AS ALL LOTS OF THIS SUBDIVISION.
4. UPON FUTURE SUBDIVISION OF THE PROPERTY LOCATED AT 189th MERIDIAN AVENUE NORTH, AND SUBJECT TO THE APPROVAL OF THE CITY OF SHORELINE, ACCESS TO THE PRIVATE ROAD OF PORTLAND STREET IS GRANTED TO ALL PROPERTIES HAVING ACCESS TO THE PRIVATE STREET OF NORTH 189th STREET SHALL SHARE IN THE MAINTENANCE AND OPERATION OF THE STREET.
5. A 6 FOOT HIGH WOODEN FENCE OR EQUIVALENT PLANTING OF TREES AND SHRUBS TO BE BUILT ON LOTS 1 THROUGH 4 OF THIS PLAT. TREES MAY BE CONSTRUCTED AT THE TIME OF BUILDING PERMITS FOR EACH LOT.
6. BUILDING PERMITS APPLICATIONS FOR LOTS 4 AND 5 OF THIS PLAT TO SUBMIT AT THE A SPECIFIC TREE PROTECTION PLAN. THIS PLAN TO PRESERVE SIGNIFICANT TREES ON SITE.
7. ALL OWNERS OF LOTS IN THIS PLAT SHALL PROVIDE FOR THE MAINTENANCE OF COMMONLY OWNED FACILITIES, SUCH AS SIDEWALKS, THE PRIVATE ROAD, DRAINAGE DETENTION AND CONVEYANCE SYSTEM, AND LANDSCAPING AS INSTALLED AS A PART OF THIS SUBDIVISION.
8. ANY HOUSE BUILT ON LOT 1 OF THIS SUBDIVISION SHALL HAVE THE SIDE FACING LOT 4 AND A MINIMUM NORTH MODULATED FOR DEPTH AND HAVE WINDOWS INSTALLED SO AS TO RELIEVE THE POTENTIAL FOR A BLANK WALL.
9. A PERPETUAL USE EASEMENT/AGREEMENT HAS BEEN GRANTED UNDER RECORDING NUMBER 9811160849.
10. A ROAD STANDARD VARIANCE FOR ROAD SPACING BETWEEN INTERSECTIONS, AND FOR TURNAROUND WAS GRANTED IN THE APPROVAL OF THIS SUBDIVISION.
11. ALL NEW RESIDENCES CONSTRUCTED IN THIS PLAT SHALL INSTALL A FIRE SPRINKLER, DESIGNATED IN ACCORDANCE WITH STANDARD NFPA 130.
12. TRACT A IS OWNED WITH AN UNDIVIDED INTEREST BETWEEN LOTS IN THIS SUBDIVISION.
13. ANY FURTHER SUBDIVISION OR ADJUSTMENT TO THE LOT LINES WITHIN THIS SUBDIVISION SHALL BE SUBJECT TO THE APPROVAL OF THE CITY OF SHORELINE FOR DENSITY AND DIMENSIONAL REQUIREMENT FOR CITY OF SHORELINE ZONING CODE.
14. RUN-OFF PROTECTION. ALL BUILDING DOWN SLOUTS, FOOTING DRAINS AND ALL IMPERVIOUS SURFACES SUCH AS ROADS, DRIVEWAYS, AND PATHS TO BE CONNECTED TO THE PERMANENT STORM DRAINAGE SYSTEM AS SHOWN ON THE APPROVED CONSTRUCTION ORDINANCES UNDER PERMIT NUMBER 1998-1734.
15. MINIMUM FINISHED FLOOR ELEVATION OF ANY HOUSE CONSTRUCTED IN THIS SUBDIVISION TO BE 446.7, AND IF CHANL SPACES ARE USED, MINIMUM GROUND ELEVATION TO BE 446.
16. ALL LOTS IN THIS SUBDIVISION TO PROVIDE A MINIMUM OF FOUR PARKING SPACES (2 COVERED, 2 UNCOVERED).
17. THE PRIVATE STREET OF NORTH 189th STREET IS TO BE SIGNED WITH NO OTHER SIGNAGE OR MARKING. THE RESPONSIBILITY OF ALL PROPERTY OWNERS IN THIS PLAT.
18. OVER THE WEST 45 FEET OF TRACT A, AN EGRESS, EGRESS AND UTILITY EASEMENT IS GRANTED TO THE PROPERTY LOCATED AT 189th MERIDIAN AVE NORTH.
19. BUILDING SETBACK LINES REFLECT ZONING CODE AT THE TIME OF SUBDIVISION APPLICATIONS. SEATTLE CITY LIGHT EASEMENT AS SHOWN ON PAGE 3 OF 4 OF THIS PLAT.
20. A 6 FEET WIDE PERPETUAL USE EASEMENT AGREEMENT HAS BEEN GRANTED TO THE PROPERTY LOCATED AT 189th MERIDIAN AVENUE NORTH AS SHOWN ON PAGE 4 OF THIS PLAT, AND AS FILED WITH THE KING COUNTY RECORDS AND ELECTIONS UNDER RECORDING NUMBER 9811160849.
21. PRIVATE COVENANTS, CONDITIONS AND RESTRICTIONS (CC&R) ARE RECORDED WITH KING COUNTY RECORDS AND ELECTIONS UNDER RECORDING NUMBER.

EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO ALL UTILITIES SERVING THE SUBJECT PLAT, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE EXTERIOR TEN (10) FEET PARALLEL WITHIN WHICH TO MAINTAIN THE PUBLIC STREET FRONTAGE, REPAIR, OPERATE AND MAINTAIN UNDERGROUND DISTRIBUTION SYSTEMS WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION, AND OTHER PROPERTY, WITH ELEC-RIC, TELEPHONE, TELEVISION CABLE, DRAINAGE AND OTHER UTILITIES TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR THE PURPOSES HEREIN STATED.

POLES OR WIRES FOR THE TRANSMISSION OF ELECTRIC CURRENT, OR FOR TELEPHONE USE, CABLE TELEVISION, FIRE OR POLICE SIGNALS, OR FOR OTHER PURPOSES, SHALL BE PLACED UPON ANY LOT UNLESS THE SAME SHALL BE UNDERGROUND OR IN CONDUIT ATTACHED TO A BUILDING.

LEGAL DESCRIPTION

THAT PORTION OF TRACT 5 AND TRACT 6, ECHO LAKE GARDEN TRACTS FIFTH DIVISION, RECORDED IN VOLUME 12 OF PLATS, PAGE 28, RECORDS OF KING COUNTY, WASHINGTON, LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28 NORTH, RANGE 4 EAST, T28N., R4E., W.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF MERIDIAN AVENUE NORTH AND NORTH 1900th STREET;

THENCE SOUTH 00°14'52" WEST ALONG THE CENTERLINE OF MERIDIAN AVENUE NORTH A DISTANCE OF 100 FEET;

THENCE SOUTH 00°14'52" WEST A DISTANCE OF 30.01 FEET TO THE COMMON CORNER BETWEEN TRACTS 5 AND 6, THE TRUE POINT OF BEGINNING;

THENCE NORTH 00°14'52" EAST ALONG THE WEST LINE OF SAID TRACTS A DISTANCE OF 107 FEET;

THENCE SOUTH 89°03'24" WEST PARALLEL WITH THE SOUTH LINE OF SAID TRACT 5 A DISTANCE OF 158.25 FEET TO THE INTERSECTION WITH THE WEST LINE OF THE PLAT WELCOME LAKE NO. 2, RECORDED IN VOLUME 88 OF PLATS, PAGE 68, RECORDS OF KING COUNTY, WASHINGTON;

THENCE SOUTH 00°16'09" WEST ALONG SAID WEST LINE A DISTANCE OF 107 FEET TO THE SOUTHWEST CORNER OF SAID WELCOME LAKE NO. 2, AT A POINT ON THE THENCE SOUTH 89°03'24" WEST ALONG THE COMMON LINE BETWEEN SAID WELCOME LAKE NO. 2 AND SAID TRACT 6 A DISTANCE OF 43.37 FEET TO THE NORTHWEST CORNER OF THE PLAT OF CORLISS COURT ADDITION, RECORDED IN VOLUME 73 OF PLATS, PAGE 31, RECORDS OF KING COUNTY, WASHINGTON;

THENCE SOUTH 00°16'09" WEST ALONG THE WEST LINE OF SAID CORLISS COURT ADDITION A DISTANCE OF 46.53 FEET TO THE SOUTHEAST CORNER OF THE PLAT OF SHIRWOOD LAKE, RECORDED IN VOLUME 78 OF PLATS, PAGE 51, RECORDS OF KING COUNTY, WASHINGTON;

THENCE NORTH 89°03'24" WEST ALONG THE NORTH LINE OF SAID PLAT A DISTANCE OF 158.25 FEET TO THE NORTHWEST CORNER OF SAID PLAT;

THENCE NORTH 00°16'09" EAST A DISTANCE OF 68.82 FEET TO THE NORTH LINE OF SAID TRACT 6;

THENCE NORTH 89°03'24" WEST ALONG THE COMMON LINE BETWEEN TRACTS 5 AND 6 A DISTANCE OF 158.25 FEET TO THE TRUE POINT OF BEGINNING.

(ALSO KNOWN AS LOT B OF CITY OF SEATTLE BOUNDARY LINE ADJUSTMENT NO. 84-01, RECORDED UNDER KING COUNTY RECORDING NUMBER 8702271506.)

SUBJECT TO, ANY AND ALL EASEMENTS, RESTORATIONS, RESERVATIONS, RIGHTS OF WAY AND ZONING ORDINANCES, IF ANY, ENFORCEABLE IN LAW AND EQUITY.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

SEATTLE CITY LIGHT EASEMENT-EXHIBIT A
EASEMENT (Overhead and Underground)

THIS EASEMENT GRANTS to the City of Seattle (hereafter referred to as Grantee), its successors and assigns, the right, privilege and authority to install, construct, erect, alter, improve, repair, enlarge, operate and maintain overhead and underground electric lines, including but not limited to, distribution and transmission lines, with poles, towers, depths not exceeding 15 feet, which consist of poles, with cross-arms and anchors, cross-arms, transformers, ducts, vaults, manholes, cabinets, conduits, conductors, wires and other necessary or convenient appurtenances to make said underground and overhead installation an integrated electric system. All such electric system is to be located across, over, upon and under the following described lands and premises situated in the County of King, State of Washington, to wit:

TRACT A AND ALL SHOWN UTILITY EASEMENTS.

Together with the rights at all times to the Grantee, its successors and assigns, of ingress to and egress from said lands across adjacent lands owned by the Grantee, its successors and assigns, for the purpose of installing, constructing, reconstructing, repairing, maintaining, altering, changing, patrolling, energizing and operating said electric system, and the right at any time to remove all or any part of said electric system from said lands.

Also the right to the Grantee, its successors and assigns, at all times to cut and trim brush, trees or other plants standing or growing upon said lands or adjacent lands which, in the opinion of the Grantee, interfere with the safe operation of the system, or constitute a menace or danger to said electric system.

It is further covenanted and agreed that no structure or fire hazards will be erected or permitted within the above described easement area without prior written approval from the Grantee, its successors and assigns; that no digging will be done or permitted within the easement area which in any manner endangers the electric system or the safety of the public; that no structure or fire hazards will be erected or permitted within the easement area which in any manner endangers the electric system or the safety of the public; that no structure or fire hazards will be erected or permitted within the easement area which in any manner endangers the electric system or the safety of the public.

The City of Seattle is to be responsible, as provided by law, for any damage through its negligence in the construction, maintenance and operation of said electric system across, over, upon and under the property granted in this easement or adjacent lands thereto.

The rights, title, privileges and authority hereby granted shall continue and be in force until such time as the Grantee, its successors, assigns shall permanently remove said poles, wires and appurtenances from said lands or shall otherwise permanently abandon said electric system, at which time all such rights, title, privileges and authority hereby granted shall terminate.

MERIDIAN COURT

SECTION 5, T.28N., R.4E., W.M.
CITY OF SHORELINE
KING COUNTY, WASHINGTON



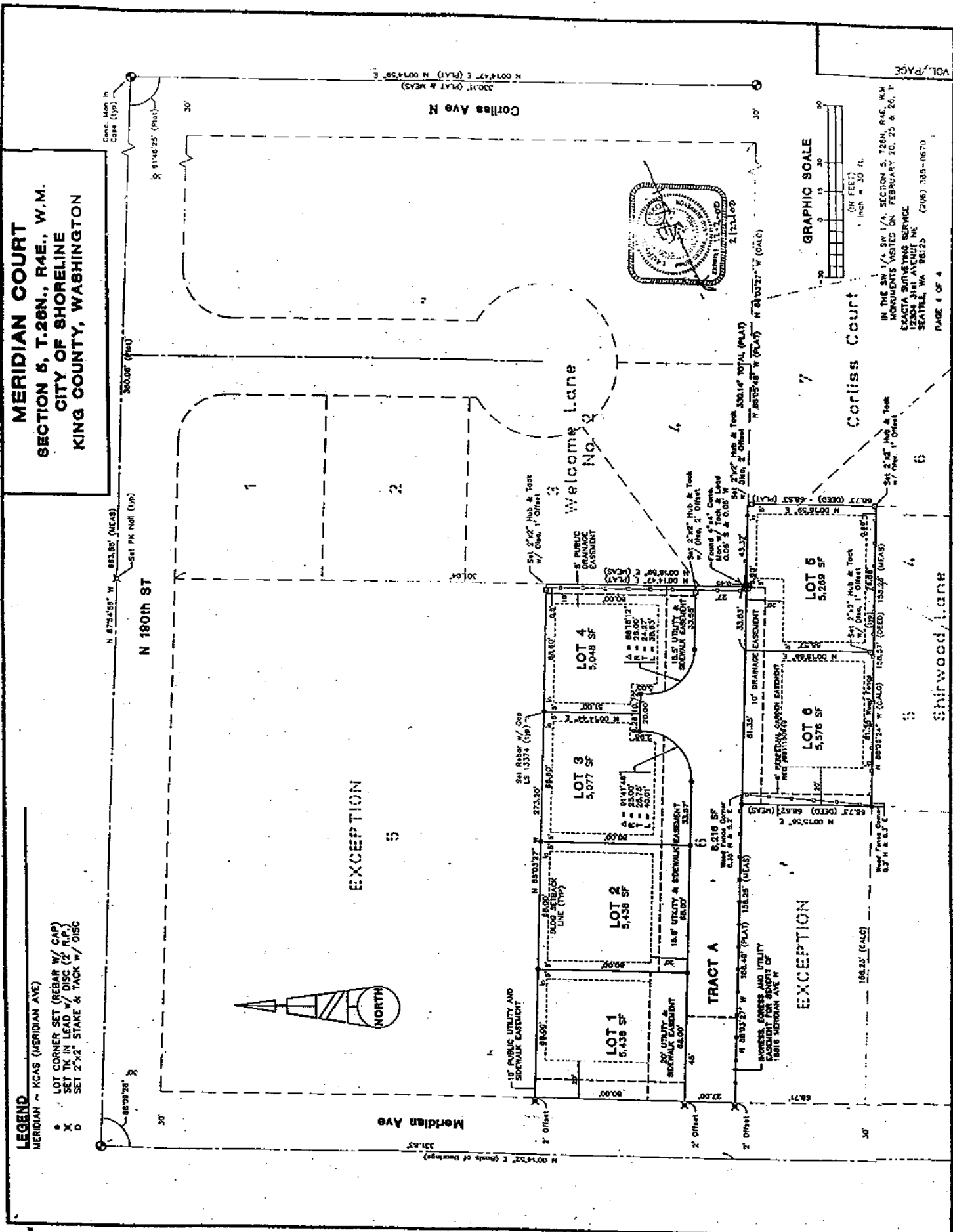
IN THE SW 1/4 SW 1/4 SECTION 5, T28N. R4E. W.M.

EXACTA SURVEYING SERVICE
2500 3RD AVENUE NE
SEATTLE, WA 98175

(206) 365-0679

PAGE 3 OF 4

VOL / PAGE



RESOLUTION NO. 161

**A RESOLUTION OF THE CITY OF SHORELINE,
WASHINGTON, APPROVING THE FINAL PLAT OF MERIDIAN
COURT.**

WHEREAS, the applicant has made application for final plat of Meridian Court, a six lot subdivision.

WHEREAS, your Council approved the subject preliminary plat of Meridian Court on July 27th, 1998, following your approval followed a public hearing held by the Planning Commission on May 21, 1998.

WHEREAS, the applicant has met the conditions of the preliminary subdivision approval, and all utilities and basic site improvements have been installed.

WHEREAS, Final paving of the access road, and required landscaping improvements have been guaranteed with a performance bond, with improvements to be completed within two years of final plat approval.

WHEREAS, the applicant complied with all requirements of the City of Shoreline Municipal Code chapter 17.32, for recording the plat.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF
THE CITY OF SHORELINE, WASHINGTON AS FOLLOWS:**

Section 1. The Council finds that the conditions of preliminary plat approval have been met and the requirements for recording the final plat have been satisfied.

Section 2. The final plat of Ashworth Gardens, is approved, subject to a performance bond guaranteeing paving and landscaping will be completed within two years.

Section 3. The Mayor and the Planning and Development Director are authorized to sign the plat, which will then be recorded with King County Records and Elections Division.

ADOPTED BY THE CITY COUNCIL ON MARCH 27, 2000.

Mayor Scott Jepsen

ATTEST:

Sharon Mattioli, CMC
City Clerk

CITY COUNCIL AGENDA ITEM

CITY OF SHORELINE, WASHINGTON

AGENDA TITLE:	Motion to Increase the Contingency Amount from 5% to 10% of the Contract Amount for the 25 th Avenue N.E. Pedestrian Improvements Project
DEPARTMENT:	Public Works
PRESENTED BY:	William L. Conner, Public Works Director <i>WLC</i>

EXECUTIVE / COUNCIL SUMMARY

The 1999/2000 Capital Improvement Program (CIP) includes funding for the 25th Avenue N.E. Pedestrian Improvements project. This project includes the installation of two segments of new sidewalk on the west side of 25th Avenue N.E. The first segment extends from N.E. 150th Street to N.E. 153rd Street and the second segment extends from N.E. 158th Street to N.E. 160th Street along Hamlin Park (See Attachment A).

On September 27, 1999, your Council awarded a construction contract to Brad Mason Trucking and Excavating for \$120,152 including a 5% contingency for change orders. At that time, staff committed to returning to your Council for approval should change orders be required in addition to this 5%.

Construction on this project began late October 1999. Staff recommends making two modifications to the project that include: the addition of 55 linear feet of safety handrail along the sidewalk at a cost of \$1,400; and the addition of 530 square feet of rock retaining wall at a cost of \$6,420. The additional hand rail and rock retaining wall was identified after the design was completed and during field inspections by staff. In order to complete these modifications, an additional 5% contingency needs to be granted for the project. The source of funding for this project is the Roads Capital Fund and Transportation Improvement Board (TIB) grant funds. The additional 5% would be paid out of the Roads Capital Fund.

The following table demonstrates that funds exist within the overall project budget to accommodate the additional 5% contingency. Staff's request to increase the contingency to 10% would bring the new total construction contract authorization to \$125,874.

Contract Cost Comparison

	Council Approved Budget from the CIP	Contract With Contingency	Design Costs	Total Cost
Existing Budget	\$150,902	\$120,152 (With 5% Contingency)	\$16,988	\$137,140
Proposed Budget	\$150,902	\$125,874 (With 10% Contingency)	\$16,988	\$142,862

This project is substantially complete.

RECOMMENDATION

Staff recommends that your Council approve the contingency amount increase from 5% to 10% and authorize the City Manager to execute change orders up to 10% of the original contract amount.

Approved By: City Manager LB City Attorney [Signature]

ATTACHMENTS:

Attachment A: Site Plan of Project Area



CITY OF SHORELINE

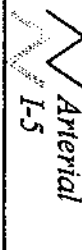
City of Shoreline GIS Catalog, Order Page
City of Shoreline, 9500 1st Avenue NE
Shoreline, WA 98148-3100
Phone: 206.343.5500
Fax: 206.343.5501
Email: gis@shoreline.wa.gov
Website: www.shoreline.wa.gov
Map 10, 2000

ATTACHMENT A

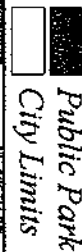
25th Ave NE Pedestrian Improvements



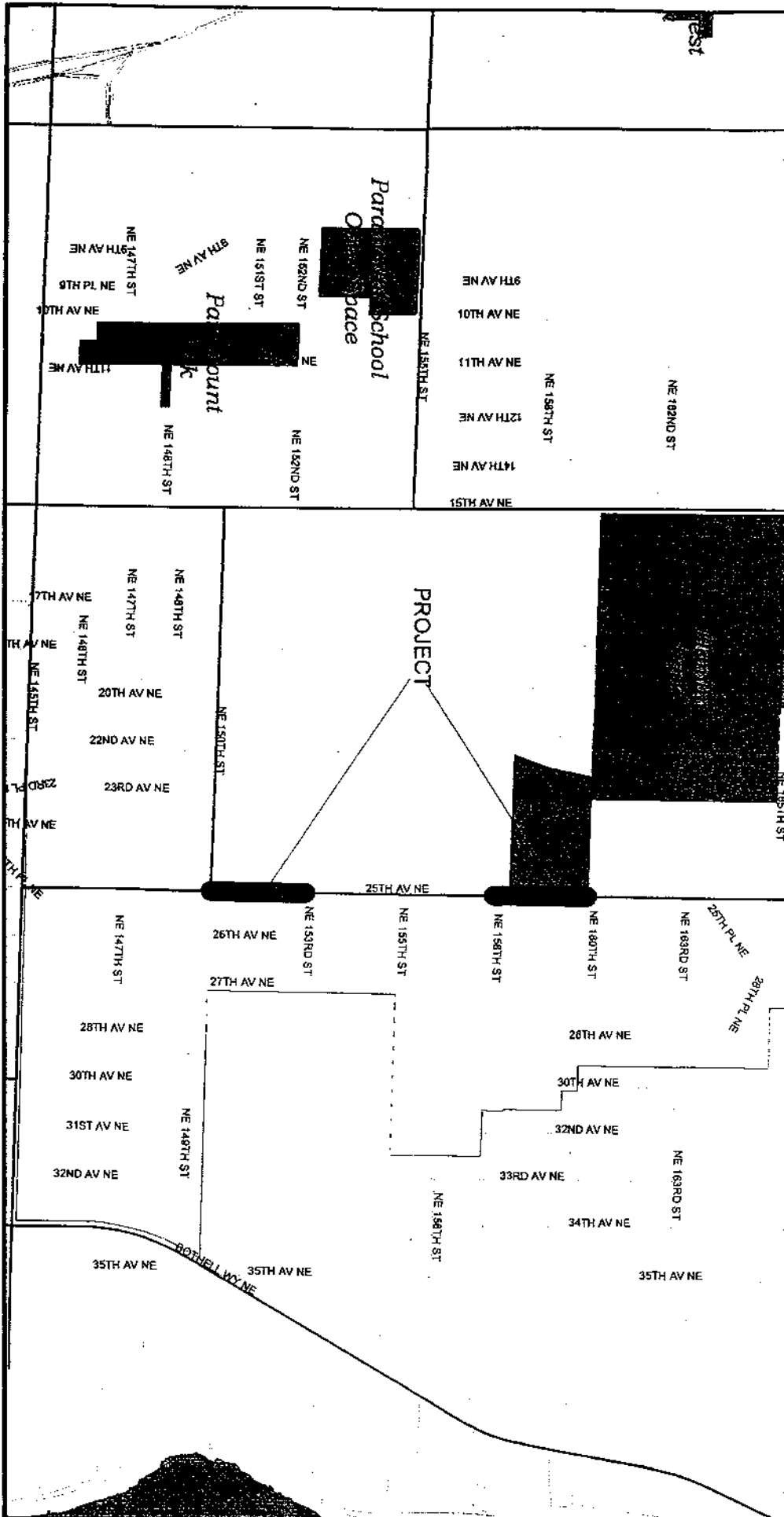
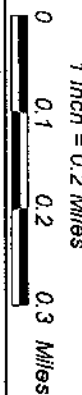
Pedestrian Improvement
Street Class



Arterial
I-5



Public Park
City Limits



Council Meeting Date: March 27, 2000

Agenda Item: 7(e)

CITY COUNCIL AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

AGENDA TITLE: Resolution 162 Adopting Shoreline Recreation Scholarship Policy and Procedures
DEPARTMENT: Parks, Recreation and Cultural Services
PRESENTED BY: Wendy Barry, Director *WB*

EXECUTIVE / COUNCIL SUMMARY

The purpose of this report is to obtain City Council approval of Resolution No. 162 adopting the Recreation Scholarship Policy and Procedures that will be used to guide the City of Shoreline's Recreation Scholarship Program. Please see Attachment A: Resolution 162 and Attachment B: "Exhibit A", Recreation Scholarship Policies and Procedures.

On February 7, City Council reviewed the proposed Recreation Scholarship Program and provided consensus to proceed with the Recreation Scholarship Program as presented. The Recreation Scholarship Program includes components designed to stretch and augment limited scholarship resources currently provided by King County. This will help to ensure that eligible low-income participants will have recreation program opportunities accessible throughout the year. Eligibility is based on proof of participation in one of the following established assistance programs: public school free or reduced lunch program, Head Start program, city, county or state subsidized day care, food stamps or other Department of Social and Health Services assistance.

Your City Council did suggest additional marketing efforts be made to advise the public and customers of their opportunity to donate to the scholarship fund. This will be included in the Department's registration materials as soon as possible.

The five components of the proposed 2000 Recreation Scholarship Program that were discussed and supported by your Council on February 7 are listed below.

1. Scholarships by King County Funding

A fund of \$6,000 is provided by a grant from King County Councilmember Maggi Fimia's office for year 2000. This component has been utilized by the Parks, Recreation, and Cultural Services (PRCS) Department since its inception in

2. Scholarships by City of Shoreline Funding

A \$4,500 revenue reduction was approved in the 2000 PRCS Department budget to augment the scholarship program.

3. "In Filling" Recreation Programs

This authorizes eligible low-income individuals to register for classes after minimum program revenue requirements have been met. No additional funds are collected or distributed by the City.

4. Community and Individual Donations

This directs donations from individuals, community organizations, businesses, etc. who wish to contribute to the scholarship fund. The department will also develop marketing and registration materials that provide information and give customers and the general public an opportunity to donate to the scholarship fund.

5. Solicitation For Optional Contributions By Low-Income Participants

This offers the optional opportunity for a potential participant to pay "what he/she can afford". The individual's response will not affect his or her scholarship eligibility.

Scholarships will be applied to programs that have variable costs associated with the addition of each participant. "In-filling" will be applied to programs where the direct costs of providing the program are recovered when a minimum number of paying customers are registered and where the City would not incur additional costs for participants above that minimum number. Staff will closely monitor registration to ensure that paying customers will not be turned away from program opportunities. Past experience with the Recreation Scholarship Program suggests that this is unlikely to be an issue.

RECOMMENDATION

Staff recommends the City Council approve Resolution No. 162 adopting Shoreline Recreation Scholarship Policies and Procedures.

Approved By: City Manager LB

City Attorney 

ATTACHMENTS

Attachment A: Resolution No. 162 adopting Recreation Scholarship Policies and Procedures
Attachment B: "Exhibit A", Recreation Scholarship Policies and Procedures

ATTACHMENT A

RESOLUTION NO. 162

**A RESOLUTION OF THE CITY OF SHORELINE,
WASHINGTON, ADOPTING THE RECREATION SCHOLARSHIP
PROGRAM POLICY AND PROCEDURES**

WHEREAS, the City Council wishes to establish policies and procedures for the implementation of the City's Recreation Scholarship Program;

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY
OF SHORELINE, WASHINGTON AS FOLLOWS:**

Section 1. Establishment of Policy and Procedures. The City Council hereby adopts those policies and procedures set forth in the Parks, Recreation, and Cultural Services policy, "Recreation Scholarships", a copy of said policy and procedures being attached hereto as "Exhibit A".

ADOPTED BY THE CITY COUNCIL ON MARCH 27, 2000.

Mayor Scott Jepson

ATTEST:

Sharon Mattioli, CMC
City Clerk



City of Shoreline
Parks Recreation and Cultural Services Department
Department Policies and Procedures

Title & Category RECREATION SCHOLARSHIPS Recreation Services	Code No. Rec-7
Department PARKS, RECREATION AND CULTURAL SERVICES	Effective Date:
Approved By:	

1.0 Purpose:

Scholarship Program Philosophy

The City of Shoreline and King County wish to make public recreation program opportunities available to all interested participants, and recognize that financial hardships may hinder the ability to pay recreation program fees. To accommodate these special needs, both the City of Shoreline and King County have provided scholarship funds for 2000 recreation programs.

2.0 Policy:

a. Eligibility

Any low-income King County youth or developmentally disabled individual residing in District 1 who is eligible for Head Start, DSHS, public school free/reduced lunch, and/or related assistance program.

b. Proof

Complete the City of Shoreline Scholarship Application Form.. Note eligibility requirements. For non public school-age programs, use Head Start, DSHS or related documentation for eligibility. Appropriate documentation for free/reduced lunch, Head Start and/or DSHS is required.



City of Shoreline
Parks Recreation and Cultural Services Department
Department Policies and Procedures

c. Amount

Eligible participants may use up to \$45.00 per quarter per participant for Recreation, Teen, or Aquatics programs.

Based on funding availability, and upon the Parks, Recreation and Cultural Services Director's authorization, in the summer quarter, youth participants may use up to \$90.00. (These funds may not be used for Skyhawk Sports Camps).

3.0 Procedure:

a. Registration Receptionist receives request for scholarship (either via phone, "in-person" or via referral from school or community agency).

- For phone inquiries, mail *Scholarship Form* to caller (including *Recreation Program Registration Form & Rec Guide*).
- No space can be held in a class until form is returned.
- For "in-person" requests, above-listed paperwork may be completed on-site.

b. Registration Receptionist receives completed forms from applicant.

- Checks to assure they are filled out correctly.
- Checks to see if documentation guidelines are indicated. (Necessary documentation must be attached.)
- Registers participant for program. (Full amount paid is recorded as if money was received, but scholarship boxes need to be checked).

c. Paperwork/forms are forwarded to Administrative Assistant II for logging, tracking, recording, and totaling.

4.0 In-Filling Programs

a. Low-income youth and specialized recreation participants may also apply for and be allowed entry to fee-based programs through the Department's In-Filling program. When eligibility is established, entry is allowed after the minimum registration/revenue requirement for a particular program has been met and spaces are still available. For each seasonal program session, a list of eligible programs qualifying for In-Filling status will be designated at the Front Desk registration operation.