


**CITY COUNCIL AGENDA ITEM**  
CITY OF SHORELINE, WASHINGTON

**AGENDA TITLE:** Public Hearing and Adoption of Proposed Amendments to the Development Code  
**DEPARTMENT:** Planning and Development Services   
**PRESENTED BY:** Tim Stewart, Director of Planning and Development Services  
Rachael Markle, Senior Planner

**PROBLEM/ISSUE STATEMENT:**

The Planning Commission forwarded its recommendation on the proposed amendments to the Development Code to Council in January. Staff conducted a Workshop on the proposed amendments with Council on January 22, 2002. Staff has completed the additional research and analysis as requested by Council at the Workshop. The requested analysis is presented by Tab. This report also contains Ordinance No. 299, which if adopted would implement the Planning Commission's recommendation as amended by Staff to incorporate the Council's January 22, 2002 comments (See Attachment A: Ordinance No. 299). Council also confirmed at the January 22, 2002 Workshop the approach to conduct a second public hearing prior to adopting any of the proposed amendments.

**(NOTE: Please bring Attachment A "the binder" entitled "The Proposed Development Code Amendments for 2001" from the January 22<sup>nd</sup> Staff Report packet.)**

**RECOMMENDATION**

Staff recommends that Council hold a Public Hearing on the proposed amendments to the Development Code and adopt Ordinance No. 299 which amends Chapters 20.20: Definitions; 20.30: Procedures and Administration; 20.40: Zoning and Use Provisions; 20.50: General Development Standards; 20.60: Adequacy of Public Facilities; 20.70: Engineering and Utilities Development Standards; and 20.80: Special Districts of Shoreline's Development Code.

Approved By:

City Manager 

City Attorney 

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## INTRODUCTION

The revised Development Code has been in use for more than a year. Through the application of the Code, staff, the Planning Commission and other members of the public identified specific regulations that should be considered for amendment. These amendments clarify existing regulations, create new regulations, and propose changes to regulations to better meet the intent of the Comprehensive Plan and/or Development Code. The Planning Commission conducted a Public Hearing and then formulated its recommendation to Council on the proposed amendments. Council agreed to hold a second public hearing in preparation for the adoption of the proposed amendments.

## BACKGROUND

The proposed amendments to the Development Code were last discussed with Council at the January 22<sup>nd</sup> Council Workshop. The January 22<sup>nd</sup> staff report Attachment A: Proposed Development Code Amendments for 2001 includes copies of each amendment (**Note: Please bring this attachment to the February 25<sup>th</sup> meeting**). The amendments are organized by Tab and there are a total of 39 Tabs. At the Workshop staff presented the "hot topics" and answered questions regarding these amendments. Council requested staff to do some additional research and to further describe a few of the "hot topics" to facilitate the Council's final decision. In response, staff has compiled additional information as requested for the following Tabs:

- Tab 8: Add RV to use table as P-"i" in every zone. Index criteria to allow RVs in any zone with the owner's permission for up to two weeks.
- Tab 15: Increase height in the R-48 zone to 60 feet.
- Tab 23: Increase the maximum allowable height of fences located in the front yard from 3 ½ feet to 6 feet subject to site distance clearance.
- Tab 29: Change clearing and grading from a Type B to a Type A process; and Increase the SEPA threshold from "100" cubic yards and replace with "500" cubic yards.
- Tab 32: Amendments to the Subchapter on Signs.

## ALTERNATIVES ANALYSIS

Council requested additional information on each of the Tabs listed below.

**Tab 8: Add RV to use table as P-"i" in every zone. Index criteria to allow RVs in any zone with the owner's permission for up to two weeks.**

In response to the direction given by Council at the Workshop, staff prepared Ordinance 299 to include adoption of this amendment as redrafted by staff in this report. Council directed staff to combine the proposals from the applicant, Reverend Ulmer, and Council member Ransom into a new proposal. The alternative amendment includes Recreational Vehicle as a temporary lodging use permitted in all zones subject to Supplemental Use Criteria. The alternative amendment restricts the length and number of times per year this use may occur. Only one recreation vehicle is allowed

per lot and only with the lawful property owner's permission. The criteria specify that the recreational vehicle shall be parked on an approved surface, outside of the yard setbacks, and the use shall not pose a public or health hazard.

**Supplemental Use Criteria**

Council also requested additional information on how supplemental use criteria is applied. Chapter 20.40.110 states "If the letter "P" appears in the box at the intersection of the column and the row, the use is **permitted** in that zone." "If an "-- i" appears in the box at the intersection of the column and the row, the use may be allowed subject to the appropriate review process (**Permitted (P)**, **Conditional (C)** or **Special (S)**, the requirements of this Code, and the specific conditions indicated in the **Index of Supplemental Use Criteria (SMC 20.40.200 through 20.40.610)** for that type of use." Using the Recreational Use as an example, the use of a Recreational Vehicle as temporary lodging is permitted in every zone. The use is permitted with a small "- i " which specifies the use is subject to additional Supplemental Use Criteria. The supplemental use criteria for the Recreational Vehicle use specifies additional restrictions such as time limits, parking limits, number of RVs, public health standards, etc. Please see the proposed legislative language below.

20.40.120 Residential Type Uses

NAICS #	SPECIFIC LAND USE	R4-R6	R8-R12	R18-R48	NB & O	CB	RB & I
TEMPORARY LODGING							
721191	Bed and Breakfasts	P-i	P-i	P-i	P-i	P-i	P-i
72111	Hotel/Motel					P	P
	<b>Recreational Vehicle</b>	<b>P-i</b>	<b>P-i</b>	<b>P-i</b>	<b>P-i</b>	<b>P-i</b>	<b>P-i</b>
<b>P = Permitted Use</b>				<b>S = Special Use</b>			
<b>C = Conditional Use</b>				<b>-i = Indexed Supplemental Criteria</b>			

**20.40.495 Recreational Vehicle**

Recreation vehicles (RV) may be occupied as a temporary dwelling for up to two weeks ( two weeks = one occupancy) on a lot with the permission of the property owner subject to the following conditions:

- A. Limited to one recreational vehicle per lot; and
- B. No more than two (2) occupancies per calendar year per lot; and
- C. Such occupancy does not create a public health hazard or nuisance; and
- D. RV must be parked on approved surface that meets the Off Street Parking Construction Standards in the Engineering Guide; and
- E. RV may not be parked in yard setbacks; and
- F. Any deviation from time limits, number of occupancies per year, and number of recreational vehicles allowed may be proposed through a Temporary Use Permit, 20.40.540.

**Tab 15: Increase height in the R-48 zone to 60 feet.**

**1/22/02 Workshop question: What is the minimum height necessary to achieve a density of 48 dwelling units per acre on the average size R-48 zoned parcel in Shoreline?**

**Staff Response:** The required parking, setbacks, landscaping, open space, access, and interior safety features severely restrict the horizontal building area or footprint. In order to achieve the permitted density, the development must go up. Although the height at which each R-48 parcel could achieve 48 dwelling units per acre is site specific, staff developed a test case based on the average size R-48 lot located around Echo Lake – an area with the City's highest concentration of R-48 zoned land. Based on this example the minimum height necessary to accommodate 48 dwelling units per acre on the average size R-48 zoned parcel in Shoreline is 50 feet. Please see Attachment B for a detailed depiction of how a density of 48 dwelling units per acre is accommodated on the average R-48 zoned parcel in Shoreline.

**1/22/02 Workshop question: Why would the City want to allow properties abutting R-4, R-6 or R-8 zones to build to a maximum height of 60 feet?**

**Note:** There are currently no R-48 parcels abutting R-4 zoned parcels. See Attachment C for a map depicting R-48 adjacency by zone.

**Staff response to 1/22/02 Workshop question:**

As a general rule, staff and the Planning Commission do not recommend allowing a maximum height of 60 feet to abut R-4, R-6 and R-8 zoned properties that have a maximum height of 35 feet. That is why the recommendation is to limit the height to 35 feet for R-48 zoned parcels that abut R-4, R-6 or R-8 zoned properties unless a conditional use or special use permit is obtained. R-48 zoned parcels abutting R-4, R-6, or R-8 properties that meet the criteria for a Conditional Use permit may construct to a maximum height of 50 feet. R-48 zoned parcels abutting R-4, R-6 or R-8 properties may be constructed to a maximum height of 60 feet if a Special Use Permit is obtained.

The purpose of a special use permit is to allow the location of a regional land use not specifically allowed by the zoning of the location but provides a benefit to the community and is compatible with other uses in the zone in which it is proposed. The special use permit is granted subject to conditions placed on the proposed use to ensure compatibility with adjacent land uses. A Special Use permit is approved or denied as part of a quasi-judicial decision-making process. The Planning Commission would conduct a public hearing on the proposal and forward a recommendation to the Council on whether to approve the special use, approve the use with conditions, or deny the use. The Code outlines the criteria that Council must use to approve or deny the Special Use Permit.

Obtaining a Special Use Permit is a rigorous endeavor:

- The application fee is nearly \$10,000.
- It takes an average of 4 months to obtain the permit.

- The decision criteria are difficult to meet. (See Development Code Chapter 20.30.330).
- The project can be conditioned by the Council.

The intent behind creating the opportunity to increase height in R-48 zones that abut R-4, R-6, or R-8 zones is to increase density on those parcels that may be appropriate for increased height. For example:

- Areas where there is a significant change in topography between parcels (ex. R-6 abutting R-48 where the R-6 property is situated on top of a 25 ft. ridge).
- Large R-48 parcels that abut an R-4, R-6 or R-8 property for a very small percentage of the property boundaries. (ex. An 8.6 acre R-48 zoned property on south end of Echo Lake (address: 19250 Aurora Avenue) abuts one R-6 property for 107 feet of the R-48 property's nearly 700 feet of northeast/northwest property line. A Special Use permit could condition development of the R-48 parcel to protect the R-6 parcel for example by limiting the height to 35 feet in the areas visible from the R-6 parcel or requiring greater setbacks in areas adjacent to the R-6 zoned parcel.)
- Some R-4, R-6 or R-8 parcels are not developed as single family dwellings and are not likely to redevelop as single family dwellings (ex. There is a water tower zoned R-6 in North City that would prohibit the R-48 zoned properties surrounding it from developing to a maximum height of 60 feet).

Through a public process, it may be determined that properties such as those mentioned above may be suitable for increased height and density.

**Tab 23: Increase the maximum allowable height of fences located in the front yard from 3 ½ feet to 6 feet subject to site distance clearance.**

In response to the direction given by Council at the Workshop, staff prepared Ordinance No. 299 to include language to the proposed amendment that encourages property owners to construct fences that are less than 3 ½ feet tall in the front yard. Staff proposes the following:

*The maximum height of fences located along a property line shall be six (6) feet, subject to the site clearance provisions of Sections 20.70.170, 20.70.180, and 20.70.190C. (Note: the recommended maximum height of fences and walls located between the front yard building setback line and the front property line is three (3) feet, six (6) inches high.)*

**Tab 29: Change clearing and grading from a Type B to a Type A process; and Increase the SEPA threshold from "100" cubic yards and replace with "500" cubic yards.**

The proposal to change clearing and grading permits from a Type B permit to a Type A permit is to make the grading permit consistent with other types of building permits. An important distinction to make is that the threshold for requiring a clearing and grading permit is not being changed. Moving 50 cubic yards of dirt or any amount of dirt located in a Critical Area will require a permit.

Type A permits require administrative and technical reviews. Type A permits include building permits for single family residences. Type B permits require pre-application meetings, neighborhood meetings, public notice and written findings. Short

subdivisions, conditional use permits and SEPA are Type B permits. Clearing and Grading projects are more closely related to building permits and therefore should be processed in a similar manner: Type A permit process.

Council requested a description of 50 cubic yards of dirt in comparison to 500 cubic yards of dirt to help put the concept into perspective.

- A cubic yard of dirt can be represented by a square, which is 3 feet on each side. One cubic yard is equal to 27 cubic feet, which is equal to a one foot of dirt over a 9 ft. X 3 ft. rectangle.
- 50 cubic yards yard of dirt is equal to 1,350 cubic feet, which is equal to 3 feet of dirt over a 30 ft. x 45 ft. rectangle.
- 100 cubic yards, is 2,700 cubic feet, which is equal to a rectangle one foot deep by 43 ft. x 62.9 ft. This represents the required earthwork and paving to create six parking stalls for a small commercial office building.
- 500 cubic yards is 13,500 cubic feet, which is equal to a rectangle one foot deep by 63 ft. X 214 ft. This represents the earthwork required for the construction of a small 2,000 square foot office building and associated parking. Currently this permit is reviewed under a Type A permit and is subject to a clearing and grading review.

Most single family residences excavate in excess of 50 cubic yards for the foundation. A single family residence permit is a Type A permit. This permit is subject to an administrative grading and drainage review, but does not require a pre-application meeting, neighborhood meeting, public notice and written findings. However, under the current regulations, if a citizen wanted to put a foot of top soil on their 40 ft. by 45 ft. garden, which is equal to 1,800 cubic feet, and 66.6 cubic yards, they would need to apply for a Type B grading permit. The requirement for neighborhood meetings, notices, and additional permit fees, may discourage some, and encourage others to do the work without a permit.

Projects that move more than 100 cubic yards currently, or 500 cubic yards as proposed, require SEPA, and thus a Type B permit process. Top Foods site development will move about 80,000 cubic yards. The Interurban trial from N 145<sup>th</sup> to North 155<sup>th</sup> street will move 2,050 cubic yards. These projects are therefore subject to the Type B review process. Staff is also recommending that the SEPA Threshold be increased from 100 cubic yards to 500 cubic yards.

The WAC 197-11-800 gives jurisdictions some flexibility to setting exempt levels. The majority of jurisdictions in our region use the 500 cubic yard grading threshold for SEPA, including Seattle, Edmonds, Kirkland, Bellevue, and Bothell. Jurisdictions that use 100 cubic yards (our current level) include Lynnwood, Lake Forest Park, and Bainbridge Island. Please also note that if the project would alter the existing conditions in a critical area, the exemption does NOT apply. We already have (and will continue to have) protections for those "special cases".

Even 500 cubic yards is a fairly low threshold given that is how much soil you move to make a small office building of 2,000 sq. ft., which IS exempt. The sizeable projects with real impacts need SEPA, it is a waste of time and money on both the City's and the applicants part to require SEPA on small projects, like landscaping a back yard, where

100 cubic yards could easily be involved and code standards are adequate to protect the public and the environment. This change will most benefit the individual private property owners who are currently being impacted by an overly conservative SEPA grading threshold. This change is very important as we seek to improve customer service and the quality of reviews.

<b>Tab 32: Amendments to the Subchapter on Signs</b>
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- The Council requested staff to research the minutes associated with the Council discussions and adoption of the Comprehensive Plan for references to decisions regarding Community Development Policy 19 (CD Policy: 19). CD Policy 19 was deleted from the Comprehensive Plan. Prior to deletion CD Policy 19 stated: "Discourage signs at upper levels of buildings (with limited exceptions for hotel names and logos when compatible with the building architecture)." Staff searched the minutes from 1997 – 1999 for any votes or consensus reached by the Council with any reference to signs. The motion logs compiled by the City Clerk were also consulted for the same years.

The findings include:

- The Shoreline Draft Comprehensive Plan published on July 11, 1998 contained CD Policy 19.
- The Final Draft of the Comprehensive Plan published in September shows this policy deleted.
- The Minutes of the August 8<sup>th</sup> Special Meeting contain a discussion on the Community Design Element (See Attachment D: Council Minutes). However, there is no vote to remove CD Policy 19.
- The Minutes of the October 5<sup>th</sup> Workshop Meeting contain a brief reference by Tim Stewart to signage not specifically referencing CD Policy 19 (See Attachment D: Council Minutes).
- The Public Hearing on the Comprehensive Plan was held on November 9, 1998, however the only reference to signs concerned Council member Ransom's motion regarding the amortization of billboards that failed.
- Staff also searched the minutes associated with the Aurora Pre-Design, Aurora Corridor Overlay, workshop on the Development Code Phase I, public hearing/adoption of the Development Code and did not find any references to signs.

**Conclusion: No formal vote was recorded in the minutes or the motion log regarding the removal of CD Policy 19.**

***1/22/02 Workshop Question: Is the regulation that prohibits signs mounted on the roof in the current Development Code consistent with the adopted policies of the Comprehensive Plan?***

***Staff Response: Yes. The remaining policies state that:***

- CD 14: Ensure that sign design and placement complements the building architecture.



- CD 15: Ensure that signs provide information and make a positive visual contribution to the character of the community.
- CD 16: Discourage multiple or large scale signs that clutter, distract, and dominate the streetscape of commercial areas.
- CD 17: Initiate removal of billboards using an amortization schedule.
- CD 18: Consolidate signs on a single structure where commercial development includes multiple businesses.

Council also requested staff to provide a more detailed explanation of the amendments that are proposed for the Subchapter on Signs. In Attachment E, staff has "pulled" out each individual amendment to the Subchapter on Signs and provided a brief explanation of the purpose of the proposed amendment.

### **Conclusion**

Ordinance 299 contains the amendments as recommended by the Planning Commission with the exception of the addition of Tab 8, removal of Tab 10 and an amendment to Tab 23.

- Tab 8, which would allow the temporary use of a recreation vehicle in all zones if the use meets the Code's index criteria, was added by staff to the adopting Ordinance No. 299 based on the Council's discussion at the 1/22/02 Workshop.
- Tab 10, regarding the permitting of small livestock in all zones if the index criteria is met, was not included in the adopting Ordinance based on Council's general consensus with a recommendation from staff to remove this amendment from consideration.
- Tab 23 proposes to increase the maximum height of fences in front yards from 3 ½ feet to 6 feet. Staff added language to encourage property owners constructing fencing in the front yard to limit the height to 3 ½ feet in response to Council's comments at the 1/22/02 Workshop.

The remaining amendments are presented as recommended by the Planning Commission.

### **RECOMMENDATION**

Staff recommends that Council hold a Public Hearing on the proposed amendments to the Development Code and adopt Ordinance No. 299 which amends Chapters 20.20: Definitions; 20.30: Procedures and Administration; 20.40: Zoning and Use Provisions; 20.50: General Development Standards; 20.60: Adequacy of Public Facilities; 20.70: Engineering and Utilities Development Standards; and 20.80: Special Districts of Shoreline's Development Code.

### **ATTACHMENTS**

- Attachment A: Ordinance No. 299
- Attachment B: R-48 Density Example
- Attachment C: R-48 Adjacency Maps
- Attachment D: Council Minutes - August 8, 1998 and October 5, 1998 City Council Minutes
- Attachment E: Response to Tab 32 Amendments to the Subchapter on Signs

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**ATTACHMENT A:  
ORDINANCE NO.  
299**

## ORDINANCE NO. 299

**AN ORDINANCE OF THE CITY OF SHORELINE, WASHINGTON AMENDING THE DEVELOPMENT CODE INCLUDING SHORELINE MUNICIPAL CODE CHAPTERS 20.20 DEFINITIONS; 20.30 PROCEDURES AND ADMINISTRATION; 20.40 ZONING AND USE PROVISIONS; 20.50 GENERAL DEVELOPMENT STANDARDS; 20.60 ADEQUACY OF PUBLIC FACILITIES; 20.70 ENGINEERING AND UTILITIES DEVELOPMENT STANDARDS; AND 20.80 SPECIAL DISTRICTS .**

WHEREAS, the City adopted Shoreline Municipal Code Title 20, the Development Code, on June 12, 2000;

WHEREAS, the City has completed a review of its development regulations in accordance with the Washington State Growth Management Act (GMA), RCW36.70A.130, which states “[e]ach comprehensive land use plan and development regulations shall be subject to continuing review and evaluation by the county or city that adopted them”; and

WHEREAS, the City received three (3) complete applications from the public to amend the Development Code; and

WHEREAS, City staff drafted thirty-six (36) additional amendments to the Development Code;

WHEREAS, the Planning Commission developed a recommendation on all thirty-nine (39) amendments; and

WHEREAS, a public participation process was conducted to develop and review amendments to the Development Code including:

- Development Code Amendments are accepted from the public all year and there is no charge to submit an application.
- Staff presented the Planning Commission with a copy of the proposed amendments at the July 9, 2001 Planning Commission meeting for review.
- Staff conducted two workshops on the amendments at the Planning Commission on September 6, 2001 and September 19, 2001.
- A public comment period was advertised from September 27, 2001 to October 11, 2001.
- The proposed amendments were available for review and comment at the Planning Commission Open House on October 4, 2001.
- The Planning Commission held a Public Hearing on the proposed amendments on October 18, 2001.
- The Planning Commission met on November 1<sup>st</sup>, November 15<sup>th</sup>, December 6<sup>th</sup> and December 20<sup>th</sup>, 2001 to formulate its recommendation to Council on the proposed amendments.
- The City Council conducted a Workshop on January 22, 2002 to review the Planning Commission recommendation on the proposed amendments; and

WHEREAS, a SEPA Determination of Nonsignificance was issued on September 19, 2001 in reference to the proposed amendments to the Development Code; and

WHEREAS, the City Council conducted a Public Hearing on this ordinance on February 25, 2002; and

WHEREAS, the proposed amendments were submitted to the State Department of Community Development for comment pursuant WAC 365-195-820; and

WHEREAS, the Council finds that the amendments adopted by this ordinance are consistent with and implement the Shoreline Comprehensive Plan and comply with the adoption requirements of the Growth Management Act, Chapter 36.70A. RCW ; and

WHEREAS, the Council finds that the amendments adopted by this ordinance meet the criteria in Title 20 for adoption of amendments to the Development Code;

**NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF SHORELINE, WASHINGTON DO ORDAIN AS FOLLOWS:**

**Section 1. Amendment.** Shoreline Municipal Code Chapters 20.20; 20.30; 20.40; 20.50; 20.60; 20.70 and 20.80 are amended as set forth in Exhibit A, which is attached hereto and incorporated herein.

**Section 2. Severability.** Should any section, paragraph, sentence, clause or phrase of this ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this ordinance be preempted by state or federal law or regulation, such decision or preemption shall not affect the validity of the remaining portions of this ordinance or its application to other persons or circumstances.

**Section 3. Effective Date and Publication.** A summary of this ordinance consisting of the title shall be published in the official newspaper and the ordinance shall take effect five days after publication.

**PASSED BY THE CITY COUNCIL ON FEBRUARY 25, 2002.**

\_\_\_\_\_  
Mayor Scott Jepsen

**ATTEST:**

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Sharon Mattioli, CMC  
City Clerk

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Ian Sievers  
City Attorney

Date of Publication:

Effective Date:

## Chapter 20.20.16 page 14

**Dwelling Unit** Residential living facility, as distinguished from temporary lodging or group home facility, such as hotel/motel room or dormitory.

## Chapter 20.20.16 page 14

Add new definition under D, as follows:

**Dwelling, Multi-family** Multi family dwellings include: townhouses, apartments, mixed use buildings, single-family attached, and two or more duplexes.

## Chapter 20.20.046 page 30

**Setback, Aggregate Yard** Total yard setback area that equals the sum of the minimum front yard, rear yard, and side yard setbacks.

**Setback, Front Yard** A space extending the full width of the lot between any building and the front line and measured perpendicular to the building at the closest point to the front lot line.

**Setback, Rear Yard** A space extending across the full width of the lot between the principal building and the rear lot line and measured perpendicular to the building to the closest point of the rear lot line.

**Setback, Side Yard** A space extending from the front yard to the rear yard between the principal building and the side lot line and measured perpendicular for the side lot line to the closest point of the principal building.

## Chapter 20.20.058 page 36

**Yard, Front** A space extending the full width of the lot between any building and the front line and measured perpendicular to the building at the closest point to the front lot line.

**Yard, Rear** A space extending across the full width of the lot between the principal building and the rear lot line and measured perpendicular to the building to the closest point of the rear lot line.

**Yard, Side** A space extending from the front yard to the rear yard between the principal building and the side lot line and measured perpendicular for the side lot line to the closest point of the principal building.

## Chapter 20.20.130 page 29

**Shipping Containers** Steel or wooden containers used for shipping and storage of goods or materials. The typical dimensions for these containers are 8'6 feet high 20-40 feet long with a width of 7 feet.

Table 20.30.040 - Summary of Type A Actions and Target Time Limits for Decision, and Appeal Authority

Action Type	Target Time Limits for Decision	Section
<b>Type A:</b>		
1. Accessory Dwelling Unit	30 days	20.40.120, 20.40.210
2. Lot Line Adjustment including Lot Merger	30 days	20.30.400
3. Building Permit	120 days	All applicable standards
4. Final Short Plat	30 days	20.30.450
5. Home Occupation, Bed & Breakfast, Boarding House	120 days	20.40.120, 20.40.250, 20.40.260, 20.40.400
6. Interpretation of Development Code	15 days	20.10.050, 20.10.060, 20.30.020
7. Right-of-Way Use	30 days	20.70.240-20.70.330
8. Shoreline Exemption Permit	15 days	Shoreline Master Program
9. Sign Permit	30 days	20.50.530-20.50.610
10. Site Development Permit	30 days	20.30.430
11. Variances from Engineering Standards	30 days	20.30.290
12. Temporary Use Permit	15 days	20.40.100, 20.40.540
13. Clearing and Grading Permit	<u>60 days</u>	<u>20.50.290-20.50.370</u>

**Table 20.30.050 - Summary of Type B Actions, Notice Requirements, Target Time Limits for Decision, and Appeal Authority**

Action	Notice Requirements: Application and Decision (1), (2), and (3)	Target Time Limits for Decision	Appeal Authority	Section
<b>Type B:</b>				
1. Binding Site Plan	Mail	90 days	HE	20.30.480
2. Conditional Use Permit (CUP)	Mail, Post Site,	90 days	HE	20.30.300
3. Clearing and Grading Permit	MAIL	<del>60</del> days	HE	<del>20.50.290-20.50.370</del>
4. <del>3.</del> Preliminary Short Subdivision	Mail, Post Site, Newspaper	90 days	HE	20.30.410
<del>5.</del> 4. SEPA Threshold Determination	Mail, Post Site, Newspaper	60 days	HE	20.30.490-20.30.710
<del>6.</del> 5. Shoreline Substantial Development Permit, Shoreline Variance and Shoreline CUP	Mail, Post Site, Newspaper	120 days	State Shoreline Hearing Board	Shoreline Master Program
<del>7.</del> 6. Zoning Variances	Mail, Post Site, Newspaper	90 days	HE	20.30.310

Key: HE = Hearing Examiner

(1) Public hearing notification requirements are specified in ~~Section 4.e)~~ SMC 20.30.120.

(2) Notice of Application requirements are specified in SMC 20.30.120.

(3) Notice of Decision requirements are specified in SMC 20.30.150.



**Chapter 20.30.060 page 43**

**Table 20.30.060 - Summary of Type C Actions, Notice Requirements, Review Authority, Decision Making Authority, and Target Time Limits for Decisions**

Action	Notice Requirements for Application and Decision <sup>(5)</sup> <sub>(6)</sub>	Review Authority, Open Record Public Hearing <sup>(1)</sup>	Decision Making Authority (Public Meeting)	Target Time Limits for Decisions	Section
<b>Type C:</b>					
1. Preliminary Formal Subdivision	Mail, Post Site, Newspaper	PC <sup>(3)</sup>	City Council	120 days	20.30.410
2. Rezone of Property <sup>(2)</sup> and Zoning Map Change	Mail, Post Site, Newspaper	PC <sup>(3)</sup>	City Council	120 days	20.30.320
3. Special Use Permit (SUP)	Mail, Post Site, Newspaper	PC <sup>(3)</sup>	City Council	120 days	20.30.330
4. Critical Areas Special Use Permit	Mail, Post Site, Newspaper	HE <sup>(4)</sup>	City Council	120 days	20.80.090
5. Critical Areas Reasonable Use Approval	Mail, Post Site, Newspaper	HE <sup>(4)</sup>		120 days	20.80.120
6. Final Formal Plat	None	Review by the Director – no hearing	City Council	30 days	20.30.450

<sup>(1)</sup> Including consolidated SEPA threshold determination appeal.

<sup>(2)</sup> The rezone must be consistent with the adopted Comprehensive Plan.

<sup>(3)</sup> PC = Planning Commission

<sup>(4)</sup> HE = Hearing Examiner

<sup>(5)</sup> Notice of Application requirements are specified in SMC 20.30.120.

<sup>(6)</sup> Notice of Decision requirements are specified in SMC 20.30.150.

**Chapter 20.30.090 page 45**

The Neighborhood Meeting shall meet the following requirements:

~~Notice of the neighborhood meeting shall be provided by the applicant and shall include the date, time, and location of the neighborhood meeting. The target area for such notification shall include, at a minimum, property owners located within 500 feet of the proposal and the Neighborhood Chair, as identified by Shoreline's Office of the Neighborhoods. If proposed development is within 500 feet of neighboring Neighborhoods, those chairs should also be notified.~~

- Notice of the neighborhood meeting shall be provided by the applicant and shall include the date, time, and location of the neighborhood meeting.
- The Notice shall be provided at a minimum to property owners located within 500 feet of the proposal, the Neighborhood Chair as identified by the Shoreline Office of Neighborhoods (Note:

if a proposed development is within 500 feet of adjacent Neighborhoods, those chairs shall also be notified), and to the City of Shoreline Planning and Development Services Department.

- The Notice shall be postmarked at least 10 to 14 days prior to the Neighborhood Meeting.
- The Neighborhood Meeting shall be held within the city limits of Shoreline.
- The Neighborhood Meeting shall be held anytime between the hours of 5:30 and 9:30 p.m. on weekdays or anytime between the hours of 9:00 a.m. and 9:00 p.m. on weekends.

The applicant shall provide to the City a written summary of the neighborhood meeting. The summary shall include the following:

- A copy of the mailed notice of the neighborhood meeting with a mailing list of residents who were notified.
- Who attended the meeting (list of persons and their addresses).
- A summary of concerns, issues, and problems expressed during the meeting.
- A summary of concerns, issues, and problems the applicant is unwilling or unable to address and why.
- A summary of proposed modifications, or site plan revisions, addressing concerns expressed at the meeting.

**Chapter 20.30.150 page 48**

The Director shall issue and mail a notice of decision to the parties of record applicant and to any person who, prior to the rendering of the decision, requested notice of the decision ~~or submitted substantive comments on the application~~. The notice of decision may be a copy of the final report, and must include the threshold determination, if the project was not categorically exempt from SEPA. The notice of decision will be published in the newspaper of general circulation for the general area in which the proposal is located and posted for site-specific proposals. ~~The notice of decision shall be sent to all parties of record, made public using the same methods used for the notice of application for the action.~~

**Chapter 20.30.410 page 63**

4. Dedications to the City of Shoreline for the required right of way, storm water facilities, open space, and easements and tracts may be required as a condition of approval.

**Chapter 20.30.550 page 70**

197-11-800 Categorical exemptions (flexible thresholds).

*Note: the lowest exempt level applies unless otherwise indicated.*

**Chapter 20.30.560 page 70**

D. Any landfill or excavation of 400-500 cubic yards throughout the total lifetime of the fill or excavation; any fill or excavation classified as Class I, II, or III forest practice under RCW 76.09.050 or regulations thereunder.

**20.40.120 Residential Type Uses**

NAICS #	SPECIFIC LAND USE	R4- R6	R8- R12	R18- R48	NB & O	CB	RB & I
<b>RESIDENTIAL GENERAL</b>							
	Accessory Dwelling Unit	P-i	P-i	P-i	P-i	P-i	P-i
	Affordable Housing	P-i	P-i	P-i	P-i	P-i	P-i
	Apartment		C	P	P	P	P
	Cottage Housing	C-i	P-i	P-i			
	Duplex	P-i	P-i	P-i	P-i		
	Home Occupation	P-i	P-i	P-i	P-i	P-i	P-i
	Manufactured Home	P-i	P-i	P-i			
	Mobile Home Park	P-i	P-i	P-i			
	Single Family Attached	P-i	P	P	P		
	Single Family Detached	P	P	C	C		
<b>GROUP RESIDENCES</b>							
	Boarding House	C-i	C-i	P-i	P-i	P-i	P-i
	Community Residential Facility-I (Less than 11 residents and staff)	C-i	C-i	P-i	P-i	P-i	P-i
	Community Residential Facility-II			P-i	P-i	P-i	P-i
721310	Dormitory		C-i	P-i	P-i	P-i	P-i
<b>TEMPORARY LODGING</b>							
721191	Bed and Breakfasts	P-i	P-i	P-i	P-i	P-i	P-i
72111	Hotel/Motel					P	P
	Recreational Vehicle	<u>P-i</u>	<u>P-i</u>	<u>P-i</u>	<u>P-i</u>	<u>P-i</u>	<u>P-i</u>
<b>MISCELLANEOUS</b>							
	Animals, Small, Keeping and Raising	P-i	P-i	P-i	P-i	P-i	P-i
<b>P = Permitted Use</b>				<b>S = Special Use</b>			
<b>C = Conditional Use</b>				<b>-i = Indexed Supplemental Criteria</b>			

**20.40.130 Nonresidential uses.**

NAICS #	Specific Land Use	R4- R6	R8- R12	R18- R48	NB & O	CB	RB & I
	Shipping Containers					<u>C</u>	<u>C</u>

**Chapter 20.40.140 page 100**

**20.40.140 Other uses.**

NAICS #	Specific Use	R4-R6	R8-R12	R18-R48	NB & O	CB & NCBD	RB & I
221	Utility Facility	C-i	C-i	C-i	P-i	P-i	P-i

**Chapter 20.40.280 page 105**

B. Type I and II facilities are permitted in the R18-48, neighborhood business, community business, regional business and office districts, ~~only part of a mixed-use development~~ subject to the conditions described below:

~~Residential uses in mixed-use developments shall be provided as follows:~~

- ~~1. A minimum of 25 percent to a maximum of 50 percent of the total built floor area when located in NB zones; and~~
- ~~2. A minimum of 50 percent to a maximum of 75 percent of the total built floor area when located in CB, RB and O zones; provided, that the total percentage may be increased by an additional 15 percent with the approval of a conditional use permit.~~

**Chapter 20.40.300 (I) page 106**

- ~~Not be permitted within 40 feet of a public street, except within a 50-foot area fronting on a public street; parking spaces may be within 15 feet of a public street.~~ Setback a minimum of 40 ft. from a public street, except for an area which is a maximum of (1) 50 feet wide; or (2) 50% of the lot width along the public street frontage, whichever is less, where parking shall have a minimum setback of 15 feet from public street.

**Chapter 20.40.340 page 107**

**Duplex**

Duplex may be permitted in R-4 and R-6 zones subject to compliance with dimensional and density standards for applicable R-4 or R-6 zone and subject to single-family residential design standards.

Two or more duplexes are subject to multifamily and single-family attached residential design standards.

**Chapter 20.40.400 page 110**

J. Home occupations that are entirely internal to the home; have no employees in addition to the resident(s); have no deliveries associated with the occupation; have no on-site clients; create no

noise or odors; do not have a sign, and meet all other requirements as outlined in the 20.40.400 may not require a home occupation permit.

**Chapter 20.40.490 page 112**

**Public Agency or Utility Yard**

Public agency or utility yards are permitted provided:

- A. Utility yards only on sites with utility district offices; or
- B. Public agency yards are limited to material storage, vehicle maintenance, and equipment storage for road maintenance, facility maintenance, and parks facilities.

**Chapter 20.40.495 page 113**

**Recreational Vehicle**

Recreation vehicles (RV) may be occupied as a temporary dwelling for up to two weeks ( two weeks = one occupancy) on a lot with the permission of the property owner subject to the following conditions:

- A. Limited to one recreational vehicle per lot; and
- B. No more than two (2) occupancies per calendar year per lot; and
- C. Such occupancy does not create a public health hazard or nuisance; and
- D. RV must be parked on approved surface that meets the Off Street Parking Construction Standards in the Engineering Guide; and
- E. RV may not be parked in yard setbacks; and
- F. Any deviation from time limits, number of occupancies per year, and number of recreational vehicles allowed may be proposed through a Temporary Use Permit, 20.40.540.

**Chapter 20.40.580 page 116**

~~20.40.580 — Utility Facility~~

- ~~A. Limited to bulk gas storage tanks, which pipe to individual residences, but excluding liquefied natural gas storage tanks.~~
- ~~B. Excluding bulk gas storage tanks. (Ord. 238 Ch. IV § 3(B), 2000).~~

**Table 20.50.020(1): Densities and Dimensions in Residential Zones**

*Note: Exceptions to the numerical standards in this Table are noted in parenthesis and described below.*

STANDARDS	Low Density		Medium Density		High Density		
	R-4	R-6	R-8	R-12	R-18	R-24	R-48
Base Density: Dwelling Units/Acre	4 du/ac	6 du/ac (1)	8 du/ac	12 du/ac	18 du/ac	24 du/ac	48 du/ac
Min. Density	4 du/ac	4 du/ac	4 du/ac	6 du/ac	8 du/ac	10 du/ac	12 du/ac
Min. Lot Width (2)	50 ft	50 ft	50 ft	30 ft	30 ft	30 ft	30 ft
Min. Lot Area (2)	7200 sq ft	7200 sq ft	5,000 sq ft	2500 sq ft	2500 sq ft	2500 sq ft	2500 sq ft
Min. Front Yard Setback (2) (3)	20 ft	20 ft	10 ft	10 ft	10 ft	10 ft	10 ft
Min. Rear Yard Setback (2) (4) (5)	15 ft	15 ft	5 ft	5 ft	5 ft	5 ft	5 ft
Min. Side Yard Setback (2) (4) (5)	5 ft min. and 15 ft total sum of two	5 ft min. and 15 ft total sum of two	5 ft	5 ft	5 ft	5 ft	5 ft
Base Height	30 ft (35 ft with pitched roof)	30 ft (35 ft with pitched roof)	35 ft	35 ft	35 ft	35 ft	<del>35</del> 50 ft (7) (8)
Max. Building Coverage	35%	35%	45%	55%	60%	70%	70%
Max. Impervious Surface	45%	50%	65%	75%	85%	85%	90%

Exceptions to Table 20.50.020(1):

- (1) *In order to provide flexibility in types of housing and to meet the policies of the Comprehensive Plan, the base density may be increased for cottage housing in R-6 (low density) zone subject to approval of a Conditional Use Permit.*
- (2) *These standards may be modified to allow zero lot line developments.*
- (3) *For exceptions to front yard setback requirements, please see SMC 20.50.070.*
- (4) *For exceptions to rear and side yard setbacks, please see SMC 20.50.080.*
- (5) *For developments consisting of three or more dwellings located on a single parcel, the building setback shall be 15 feet along any property line abutting R-4 or R-6 zones. Please see SMC 20.50.130.*
- (6) *The maximum building coverage shall be 35 percent and the maximum impervious surface shall be 50 percent for single-family detached development located in the R-12 zone, excluding cottage development.*
- (7) *For development on R-48 lots abutting R-4, R-6, and R-8 zoned lots the maximum height allowed is 35 feet. The height of these lots may be increased to a maximum of 50 feet with the approval of a Conditional Use Permit or to a maximum of 60 feet with the approval of a Special Use Permit.*

(8) For development on R-48 lots abutting R-12, R-24, R-48, O, NB, CB, NCBD, RB, I, and CZ zoned lots the maximum height allowed is 50 feet and may be increased to a maximum of 60 feet with the approval of a Conditional Use Permit.

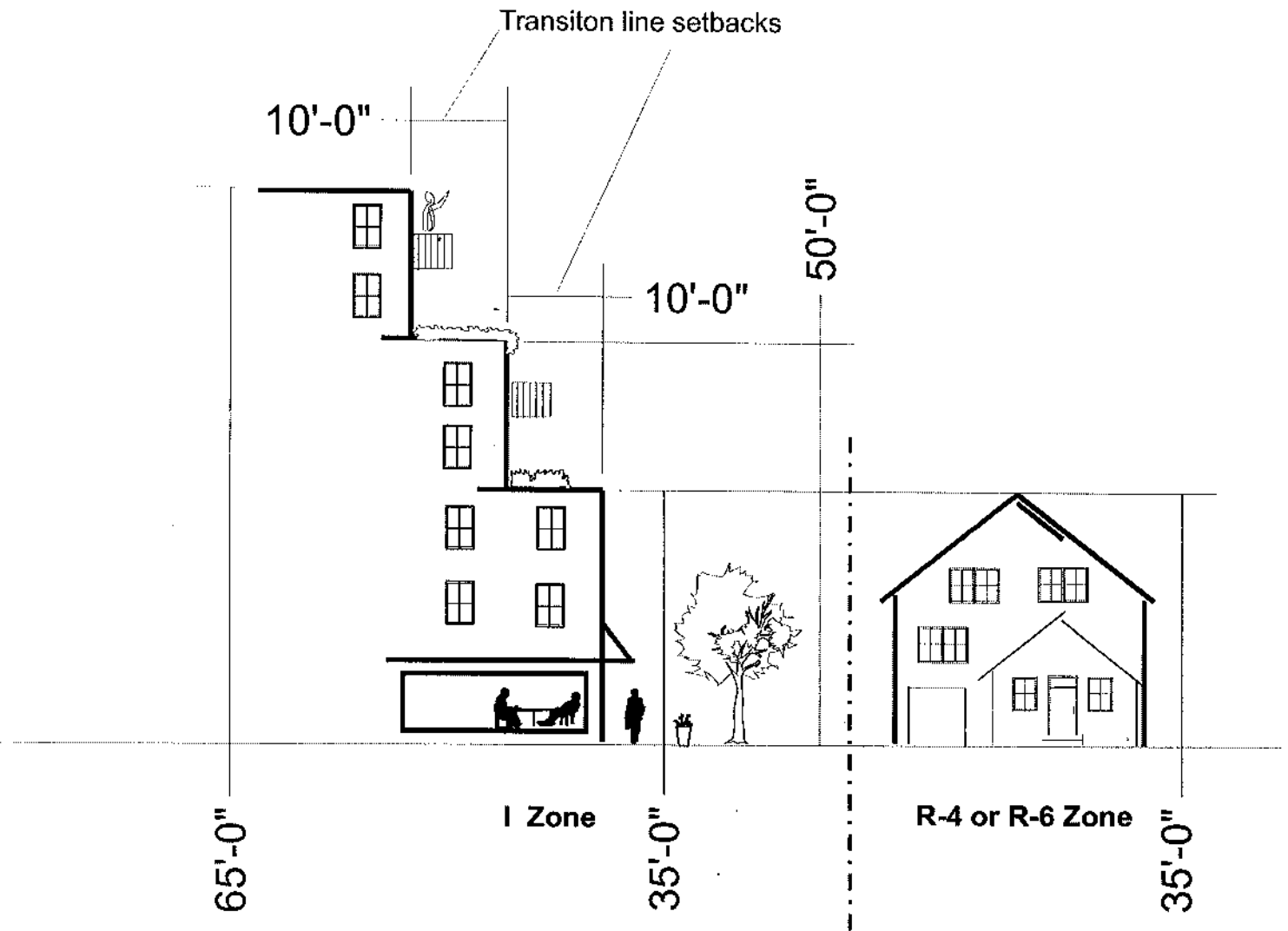
**Chapter 20.50.020 (2) page 128**

**Table 20.50.020(2): Densities and Dimensions for Residential Development in Non-Residential Zones**

<b>STANDARDS</b>	<b>Neighborhood Business (NB) and Office (O) Zones</b>	<b>Community Business (CB) Zone</b>	<b>Regional Business (RB) and Industrial (I) Zones</b>
Maximum Density: Dwelling Units/Acre	24 du/ac	48 du/ac	No maximum
Min. Front (Street) Yard Setback	10 ft	10 ft	10 ft
Min. Side Yard Setback from Non-Residential Zones	5 ft	5 ft	5 ft
Min. Rear Yard Setback from Non-Residential Zones	15 ft	15 ft	15 ft
Minimum Side and Rear Yard (Interior) Setback from R-4 and R-6	20 ft	20 ft	20 ft
Min. Side and Rear Yard Setback from R-8 through R-48	10 ft	10 ft	15 ft
Base Height (1)	35 ft	60 ft	65 ft (2)
Max. Impervious Surface	85%	85%	95%

Exception to Table B-1.1b:

- (1) Please see Exception V.4.B-1.1d for an explanation of height bonus for mixed-use development in NB and O zones.
- (2) For all portions of a building in the I zone abutting R-4 and R-6 zones, the maximum height allowed at the yard setback line shall be 35 feet, 50' height allowed with additional upper floor setback (transition line setback) of 10 feet. To 65 feet with additional upper floor setback (transition line setback) of 10 feet after 50' height limit. Unenclosed balconies on the building that are above the 35 foot transition line setback shall be permitted to encroach into the 10-foot setback.



*Figure Exception 20.50.020(2): For all portions of a building in the I zone abutting to R-4 and R-6 zones, the maximum height allowed at the yard setback line shall be 35', 50' height allowed with additional upper floor setback (transition line setback) of 10'. 65' allowed with additional upper floor setback (transition line setback) of 10' after 50' height limit. Unenclosed balconies on the building that are above the 35' transition line setback shall be permitted to encroach into the 10' setback.*



G. Setbacks – Adjoining half-street or designated arterial

1. In addition to providing the required yard setback, a lot adjoining a half-street or designated arterial shall provide additional width of yard setback sufficient to accommodate construction of the planned half-street or arterial.

H. Setbacks from regional utility corridors.

1. In subdivisions and short subdivisions, areas used as regional utility corridors shall be contained in separate tracts.
2. In other types of land development permits, easements shall be used to delineate such corridors.
3. All buildings and structures shall maintain a minimum distance of five feet from property or easement lines delineating the boundary of regional utility corridors, except for utility structures necessary to the operation of the utility corridor.

G. I. Projections into Setback.

1. Projections may extend into required yard setbacks as follows, except that no projections shall be allowed into any five (5) foot side yard setback except:
  - a. Gutters;
  - b. Fixtures not exceeding three square feet in area (e.g., overflow pipes for sprinkler and hot water tanks, gas and electric meters, alarm systems, and air duct termination; i.e., dryer, bathroom, and kitchens); or
  - c. On-site drainage systems.
2. Fire place structures, bay or garden windows, enclosed stair landings, closets, or similar structures may project into setbacks, except into a side yard setback that is less than seven (7) feet, provided such projections are:
  - a. Limited to two (2) per façade;
  - b. Not wider than 10 feet;
  - c. Not more than 24 inches into a side yard setback (which is greater than seven (7) feet); or
  - d. Not more than 30 inches into a front and rear yard setback.
3. Eaves ~~may~~ shall not project more than:
  - a. ~~Eighteen inches into an a required side yard setback which is greater than six feet, six inches; and shall not project at all into a 5 foot setback;~~
  - b. ~~Eaves may not~~ 36 inches into a front yard and/or rear yard setback.
4. Uncovered porches and decks not exceeding 18 inches above the finished grade may project to the rear and side property lines.
5. Uncovered porches and decks, which exceed 18 inches above the finished grade, may project:
  - a. Eighteen inches into a side yard setback which is greater than six (6) feet, six (6) inches; and
  - b. Five (5) feet into the front and rear yard setback.

6. Building stairs less than three (3) feet and six (6) inches in height, entrances, and covered but unenclosed porches that are at least 60 square feet in footprint area may project up to five (5) feet into the front yard

7. Arbors are allowed in required yard setbacks if they meet the following provisions:

In any required yard setback, an arbor may be erected:

a. With no more than a forty (40) square foot footprint, including eaves;

b. To a maximum height of eight (8) feet;

c. Both sides and roof shall be at least 50% open, or, if latticework is used, there shall be a minimum opening of two inches between crosspieces.

8. No projections are allowed into a regional utility corridor.

9. No projections are allowed into an access easement.

10. Driveways for single-detached dwellings may cross required yard setbacks or landscaped areas in order to provide access between the off-street parking areas and the street, provided no more than 15 percent of the required landscaping or yard setback area is displaced by the driveway.

**Chapter 20.50.070 (1) page 138**

For individual garage or carport units, at least 20 linear feet of driveway shall be provided between any garage, carport entrance and the property line abutting the street, measured along the centerline of the driveway.

**Chapter 20.50.080 page 139**

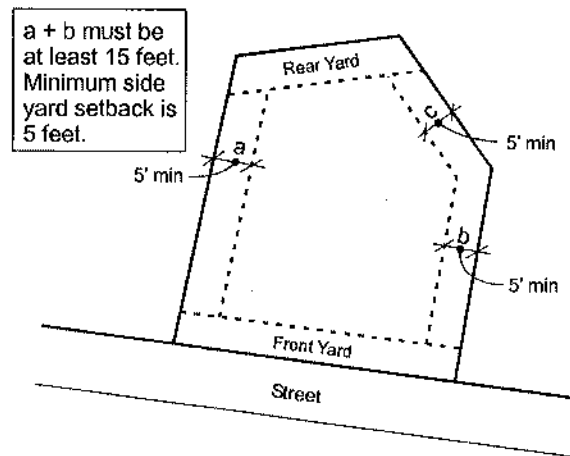


Figure 20.50.080(B): Side yard requirements for irregular lots.

**Chapter 20.50.110 pages 142,143**

A. ~~Fences and walls shall be a maximum three (3) feet, six (6) inches high between the front yard building setback line and the front property line.~~

Exception to 20.50.110(A)(1): For corner lots or any lots which have more than one (1) front yard, the fence height of three (3) feet, six (6) inches applies to one front yard only.

The maximum height of fences located along a side and/or rear yard property line shall be six (6) feet, subject to the site clearance provisions of Sections 20.70.170, 20.70.180, and 20.70.190C. (Note: the recommended maximum height of fences and walls located between the front yard building setback line and the front property line is three (3) feet, six (6) inches high.)

**Chapter 20.50.115 page 143**

**Lighting – Standards**

A. Any lighting should be non-glare and shielded to minimize direct illumination of abutting properties and adjacent streets.

**Chapter 20.50.125 page 145**

**20.50.125 Thresholds  
Required Site Improvements**

The purpose of this section is to determine how and when the provisions for site improvement cited in the General Development Standards apply to development proposals. These provisions apply to all multi-family, non-residential, and mixed-use construction and uses.

Full site improvements are required for parking, lighting, landscaping, walkways, storage space and service areas, and free standing signs if a development proposal is:

- Completely new development;
- Expanding the square footage of an existing structure by 20%: or
- The construction valuation is 50% of the existing site and building valuation.

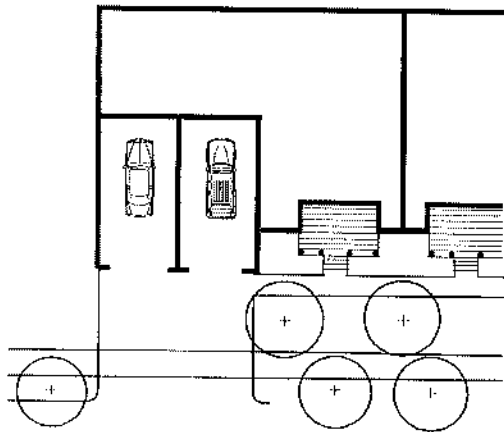
Note: For thresholds related to off-site improvements, see Section 20.70.030.

**Chapter 20.50.130(1) page 145**

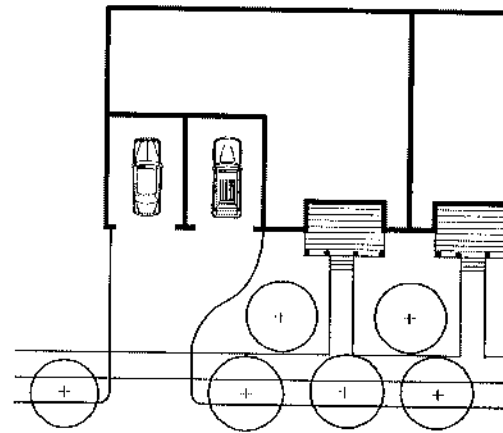
Exception to 20.50.130(1): Underground parking may extend into required minimum yard setbacks, provided it is landscaped at the ground level.

**Chapter 20.50.140 page 149**

G. Garages or carports either detached from or attached to the main structure shall not protrude beyond the front building façade.



DON'T DO THIS



DO THIS

Figure 20.50.140(F)(G): Example of limiting the impact of garage entrances by building them flush with the façade, reducing their width, providing landscaping, and pedestrian access.

**Chapter 20.50.160 page 152**

Add new language to clarify B.:

- B. ~~All apartment, townhouse, and mixed-use developments~~ multifamily developments, excluding age restricted senior citizen housing, shall provide tot/children play areas within the recreation space on-site, except when facilities are available within one-quarter mile that are developed as public parks or playgrounds and are accessible without crossing of arterial streets.

If any play apparatus is provided in the play area, the apparatus shall meet consumer product safety standards for equipment, soft surfacing and spacing, and shall be located in an area that is:

1. At least 400 square feet in size with no dimension less than 20 feet; and
2. Adjacent to main pedestrian paths or near building entrances.

**Chapter 20.50.210 page 157**

- A. Fences and walls shall be maximum three (3) feet, six (6) inches high between the minimum front yard ~~building~~ setback line and the front property line for the street frontage that contains the main entrance to the building. Chain link fences are not permitted in the minimum front yard setback for the street frontage that contains the main entrance to the building.

**20.50.225 Thresholds  
Required Site Improvements**

The purpose of this section is to determine how and when the provisions for site improvement cited in the General Development Standards apply to development proposals. These provisions apply to all multi-family, non-residential, and mixed-use construction and uses.

Full site improvements are required for parking, lighting, landscaping, walkways, storage space and service areas, and free standing signs if a development proposal is:

- Completely new development;
- Expanding the square footage of an existing structure by 20%; or
- The construction valuation is 50% of the existing site and building valuation.

Note: For thresholds related to off-site improvements, see Section 20.70.030.

**Table 20.50.230(1) Table of Site Development Standards**

Note: Exceptions to the numerical standards in this Table are noted in parenthesis and described below.

STANDARDS	Neighborhood Business (NB) and Office (O) Zones	Community Business (CB)	Regional Business (RB) and Industrial (I) Zones
Min. Front Yard Setback (Street) (1)	10 ft	10 ft	10 ft
Min. Side and Rear Yard (Interior) Setback from NB, O, CB, RB, and I Zones.	0 ft	0 ft	0 ft
Min. Side and Rear Yard (Interior) Setback from R-4 and R-6	20 ft	20 ft	20 ft
Min. Side and Rear Yard (Interior) Setback from R-8 through R-48	10 ft	10 ft	15 ft
Base Height (3)	35 ft (2)	60 ft	65 ft (4)
Max. Impervious Surface	85%	85%	90%

*Exceptions to Table 20.50.230(1):*

- (1) Front yard setback may be reduced to zero (0) feet if adequate street improvements are available or room for street improvements is available in the street right-of-way.
- (2) Please see Exception 20.50.230(3) for height bonus for mixed use development in NB and O zones.

(3) Please see Exception 20.50.230(4) for a description of structures that may be erected above the height limits in all zones.

(4) For all portions of a building in the I zone abutting R-4 and R-6 zones, the maximum height allowed at yard setback line shall be 35 feet, 50' height allowed with additional upper floor setback (transition line setback) of 10 feet. To 65 feet with additional upper floor setback (transition line setback) of 10 feet after 50' height limit. Unenclosed balconies on the building that are above the 35-foot transition line setback shall be permitted to encroach into the 10-foot setback.

**Chapter 20.50.240 page 163**

Exception 20.50.240(A)(3): Properties that have less than 80 feet of street frontage and no other access other than through the street frontage are exempt from the requirement for 50% building frontage however, the building façade shall front on the street.

**Chapter 20.50.280 page 169**

**Building design – Features – Standards**

- A. Building design shall reinforce the building's location adjacent to street edge and public space.
- B. All new buildings and additions increasing the square footage by 50 percent, except residential structures, must have a minimum of 50 percent of the first floor facing the street façade treated with transparent windows or doors.

**Chapter 20.50.360 (C) (1) and (C) (2) page 184**

1. One existing significant tree of eight inches in diameter at breast height for conifers or 12 inches in diameter at breast height for all others equals one ~~two~~ new trees.
2. Each additional three inches in diameter at breast height equals one additional new tree, up to three ~~four~~ trees per significant tree removed.

**Chapter 20.50.385 page 189**

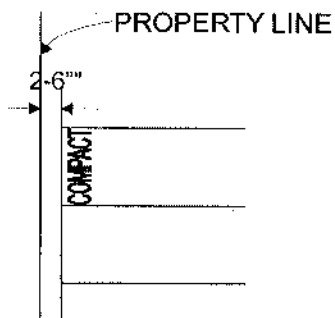
**20.50.385 Thresholds**  
**Required Site Improvements**

The purpose of this section is to determine how and when the provisions for site improvement cited in the General Development Standards apply to development proposals. These provisions apply to all multi-family, non-residential, and mixed-use construction and uses.

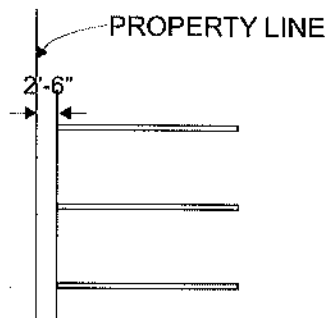
Full site improvements are required for parking, lighting, landscaping, walkways, storage space and service areas, and free standing signs if a development proposal is:

- Completely new development;
- Expanding the square footage of an existing structure by 20%: or
- The construction valuation is 50% of the existing site and building valuation.

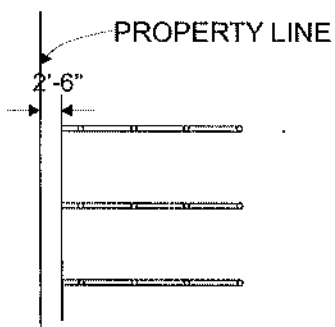
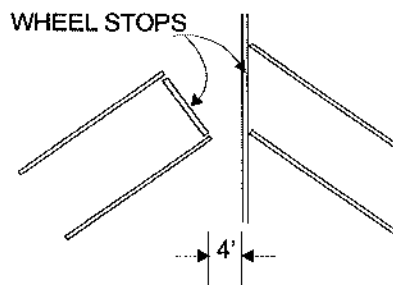
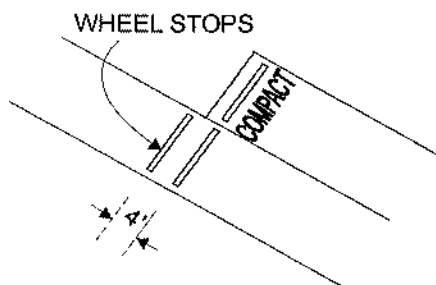
Note: For thresholds related to off-site improvements, see Section 20.70.030.



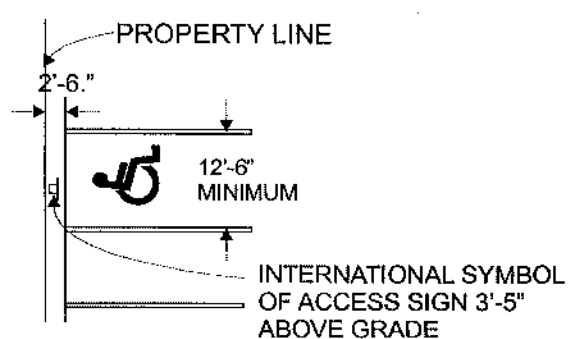
COMPACT MARKING



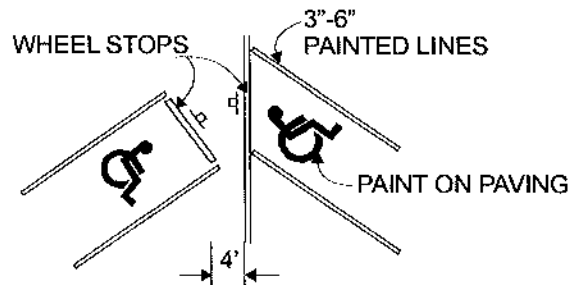
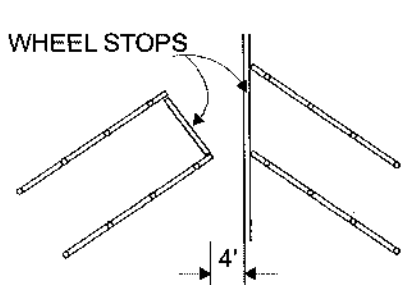
PAINTED HORSESHOE MARKING



METAL OR PLASTIC TRAFFIC MARKING



HANDICAP MARKING



Please use additional sheets if necessary.

**Chapter 20.50.410 page 197**

**Parking design standards.**

- I. Off street parking and access for physically handicapped persons shall be provided in accordance with Section 7503 of the regulations adopted pursuant to Chapter 19.27 RCW, WAC 51-40-1100 Chapter 11 – Accessibility and subsequent addendum, State Building Code, and Chapter 70.92 RCW, Public Buildings – Provisions for Aged and Handicapped.

**Chapter 20.50.410 page 199**

- P. All parking lot lighting should be non glare and shielded to minimize direct illumination of abutting properties and adjacent streets.

**Chapter 20.50.420 page 199**

- A. Driveways providing ingress and egress between off-street parking areas and abutting streets shall be designed, located, and constructed in accordance with the adopted Engineering Manual.
- B. Access for single family detached, single family attached, and multi family uses is not allowed in the required yard setbacks (see exceptions 20.50.080 (A)(1) and 20.50.130(a)).
- C. Driveways for single-detached dwellings may cross required yard setbacks or landscaped areas in order to provide access between the off-street parking areas and the street, provided no more than 15 percent of the required landscaping or yard setback area is displaced by the driveway.
- D. Driveways for non single-family development may cross required setbacks or landscaped areas in order to provide access between the off-street parking areas and the street, provided no more than 10 percent of the required landscaping or setback area is displaced by the driveway.
- E. Direct access from the street right-of-way to off-street parking areas shall be subject to the requirements of the Adequate Public Facilities provisions.
- F. No dead end alley may provide access to more than eight required off-street parking spaces.
- G. Business with drive through windows shall provide stacking space to prevent any vehicles from extending onto the public right-of-way, or interfering with any pedestrian circulation, traffic maneuvering, or other parking space areas. Stacking spaces for drive-through or drive-in uses may not be counted as required parking spaces.
- H. A stacking space shall be an area measuring eight feet by 20 feet with direct forward access to a service window of a drive-through facility.
- I. Uses providing drive-up or drive-through services shall provide vehicle stacking spaces as follows:
  1. For each drive-up window of a bank/financial institution, business service, or other drive-through use not listed, a minimum of five stacking spaces shall be provided.
  2. For each service window of a drive-through restaurant, a minimum of seven stacking spaces shall be provided.



- J. Alleys shall be used for loading and vehicle access to parking wherever practicable.

**Chapter 20.50.455 page 203**

**20.50.455 Thresholds**  
**Required Site Improvements**

The purpose of this section is to determine how and when the provisions for site improvement cited in the General Development Standards apply to development proposals. These provisions apply to all multi-family, non-residential, and mixed-use construction and uses.

Full site improvements are required for parking, lighting, landscaping, walkways, storage space and service areas, and free standing signs if a development proposal is:

- Completely new development;
- Expanding the square footage of an existing structure by 20%: or
- The construction valuation is 50% of the existing site and building valuation.

Note: For thresholds related to off-site improvements, see Section 20.70.030.

**Chapter 20.50.490 page 205**

- B. Multifamily development of more than four (4) units shall use Type I landscaping when adjacent to single family residential zones and Type II landscaping when adjacent to multifamily residential and commercial zoning within the required yard setback.

**Chapter 20.50.530-610 pages 209-214**

**Subchapter 8.Signs**

**20.50.530 Purpose.**

The purposes of this subchapter are:

- A. To provide standards for the effective use of signs as a means of identification that enhances the aesthetics of business properties, economic viability, and safety of the commercial districts.
- B. To protect the public interest and safety by minimizing the possible adverse effects of signs on nearby properties, traffic safety, and aesthetic welfare of the City.
- C. To establish regulations for the type, number, location, size, and lighting of signs that are complementary with the building use and harmonious with their surroundings. (Ord. 238 Ch. V § 8(A), 2000).

**20.50.535 Thresholds**  
**Required Site Improvements**

The purpose of this section is to determine how and when the provisions for site improvement cited in the General Development Standards apply to development proposals. These provisions apply to all multi-family, non-residential, and mixed-use construction and uses.

Full site improvements are required for parking, lighting, landscaping, walkways, storage space and service areas, and free standing signs if a development proposal is:

- Completely new development;
- Expanding the square footage of an existing structure by 20%: or
- The construction valuation is 50% of the existing site and building valuation.

Note: For thresholds related to off-site improvements, see Section 20.70.030.

**20.50.540 Sign standards.**

A. No sign shall be located or designed to interfere with visibility required by the City of Shoreline for the safe movement of pedestrians, bicycles, and vehicles.

B. Table.

**Table 20.50.540B – Standards for Signs.**

	All Residential (R) Zones	NB and O	CB, RB, and I
<b>Free Standing Signs:</b>			
Maximum Area Per Sign Face	4 sq. ft. (home occupation) Monument <del>10 sq. ft. (child care)</del> 25 sq. ft. (non residential use, residential subdivision or multifamily development) 32 sq. ft. (schools)	Only Monument Signs are Permitted: 25 sq. ft. (single tenant) 10 sq. ft. for each tenant to max 50 sq. ft. (multi-tenant)	<b>Monument Signs:</b> <del>50 sq. ft. 25 (single tenant)</del> <del>10 sq. ft. for each tenant to max. 50 sq. ft. (multi-tenant)</del> <b>Shopping Center/Mall Signs:</b> <del>40 sq. ft. (single tenant)</del> Malls must have more than 1 business <del>10 sq. ft. for each tenant to Max 100 sq. ft. (multi-tenant)</del>
Maximum Height	42 inches	6 feet	20 feet Shopping Center/Mall: 20 feet monument: 8 feet
Maximum Number Permitted	1 per street frontage	1 per street frontage and 150 ft. apart. Two per street frontage if the frontage is greater than 250 ft. and each sign is minimally 150 ft. apart from other signs.	1 per street frontage per property and 150 ft. apart. Two per street frontage if the frontage is greater than 250 ft. and each sign is minimally 150 ft. apart from other signs.
Illumination	External Only: Maximum 6 ft. from the sign display	Permitted	Permitted
<b>Building-Mounted Signs:</b>			
Maximum Sign Area	Same as for Freestanding Signs	25 sq. ft. (single tenant) each tenant Building Directory 10 sq. ft. for each tenant and maximum 50 sq. ft (multi-tenant); 25 sq. ft. for Building name sign. See Figure 20.50.580.	
Canopy or Awning	Sign shall be maximum 25% of the canopy vertical surface Note: Counts toward total allowable signage		
Maximum Height (ft.)	Not to extend above the building parapet, eave line of the roof, or the windowsill of the second floor, which ever is less.		

Number Permitted	1 per street frontage	1 per business located on street frontage <u>Note: One building mounted sign per façade facing street frontage or parking lot</u>	1 per business located on street frontage <u>Note: One building mounted sign per façade facing street frontage or parking lot</u>
Illumination	External illumination only	Permitted	Permitted
<b>Projecting Signs From A Building:</b>			
Maximum Sign Area	6 sq. ft. <u>Non-Residential uses, schools, residential subdivision or multifamily development</u>	12 sq. ft.	12 sq. ft.
Minimum Clearance from Grade	9 feet	9 feet	9 feet
Maximum Height (ft.)	Not to extend above the building parapet, eave line of the roof, or the windowsill of the second floor, which ever is less.		
Number Permitted	1 per street frontage	1 per street frontage	1 per business located on street frontage
<b>Driveway Entrance/Exit:</b>			
Maximum Sign Area	4 sq. ft. <u>Non-Residential uses, schools, residential subdivision or multifamily development</u>	4 sq. ft.	4 sq. ft.
Maximum Height	42 inches	42 inches	42 inches
Number Permitted	<u>1 per driveway</u>	<u>1 per driveway</u>	<u>1 per driveway</u>

Exception 20.50.540(B)(1): If the applicant demonstrates that signs are an integral part of the architecture and site design, the Director may waive the above restrictions.

- C. All signs, except temporary signs, must be constructed of durable, maintainable materials. Signs that are made of materials that deteriorate quickly or that feature impermanent construction are not permitted. For example, plywood or plastic sheets without a sign face overlay or without a frame to protect exposed edges are not permitted.
- D. Window signs are permitted to occupy maximum 25 percent of the total window area.
- E. Street numbers should be installed on all buildings and will not be counted towards the permitted sign area. (Ord. 238 Ch. V § 8(B), 2000).
- F. Freestanding signs under 6' height can be at the property line without overhanging sidewalks or blocking sight distance requirements. All other signs must meet building setback requirements.
- G. All externally illuminated signs shall shield adjacent properties from direct lighting.

**20.50.550 Prohibited signs.**

- A. Spinning devices; flashing lights; pennants.

Exception 20.50.550(A)(1): Traditional barber signs allowed only in NB, O, CB, RB and I zones.

B. Portable signs.

Exception 20.50.550(B)(1): One (1) Sidewalk sandwich board sign per business allowed only in NB, O, CB, RB, and I zones and must be Sidewalk sandwich board signs-located next to the curb edge of a sidewalk in such manner so not to interfere with the opening of parking car doors. An unobstructed passage of 48 inches shall be maintained for wheelchair travel on a sidewalk.

C. Off-site identification and signs advertising products not sold on premises.

D. *Outdoor advertising signs (billboards).*

E. Signs mounted on the roof. (Ord. 238 Ch. V § 8(C), 2000).

**20.50.560 Site-specific sign standards – Monument signs.**

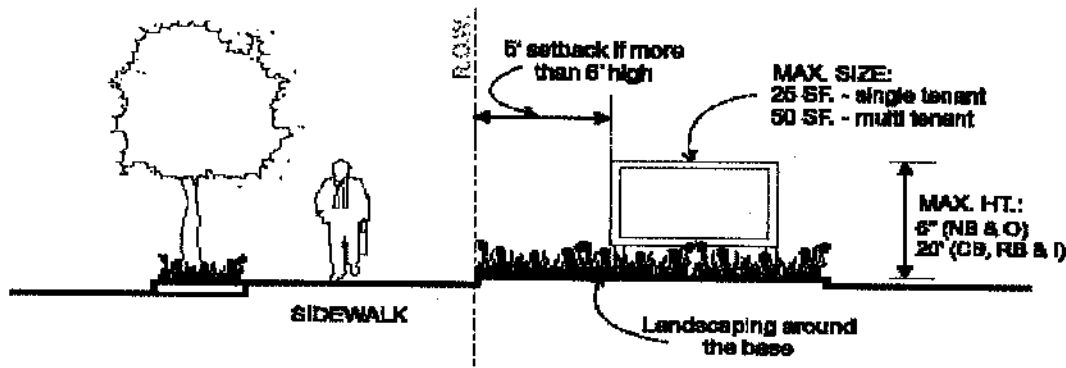
~~**A. Number Per Site/Minimum Spacing.** One per site, or 150-foot minimum spacing for sites with more than 250 linear feet of street frontage, more than six businesses, and with businesses without signs visible from the street. The sign should be near the principal entrance. Sites fronting on two streets may have one sign per street, provided the signs are at least 150 feet apart.~~

**A. B. Location.**

- Minimum Distance From Public Sidewalk: Zero feet if under 6 ft. in height.
- Minimum Distance From Public Right-of-Way: five feet
- Distance from side Property Line: 20 ft. If this setback not feasible, the Director may modify the requirement, subject to the approval of a sign plan.

**B. Mounting.** Solid base under at least 75 percent of sign width. Must be double sided if the back is visible from the street.

**C. Landscaping.** Low shrubs or floral displays. Provide a perimeter strip at least two feet wide around the base of the sign or a four-foot-wide strip of lawn or an alternate landscaping scheme as approved.



Change maximum sign size for single tenant to 50 sq. ft.  
Redraw to show 0 ft setback if sign is 6 ft or under in height

**Figure 20.50.560: Monument Sign.**

(Ord. 238 Ch. V § 8(D-1), 2000).

**20.50.570 Site-specific sign standards – Shopping center/mall type signs in CB, RB, and I Zones.**

Site must be occupied by more than one business and have at least 200 250 linear feet of frontage. Sites occupied by only one business may have a mall type sign when a monument sign would interfere with safe visibility as designated in SMC 20.50.540. A specific shopping center/mall signage plan is mandatory. The submittal requirements are available from the department.

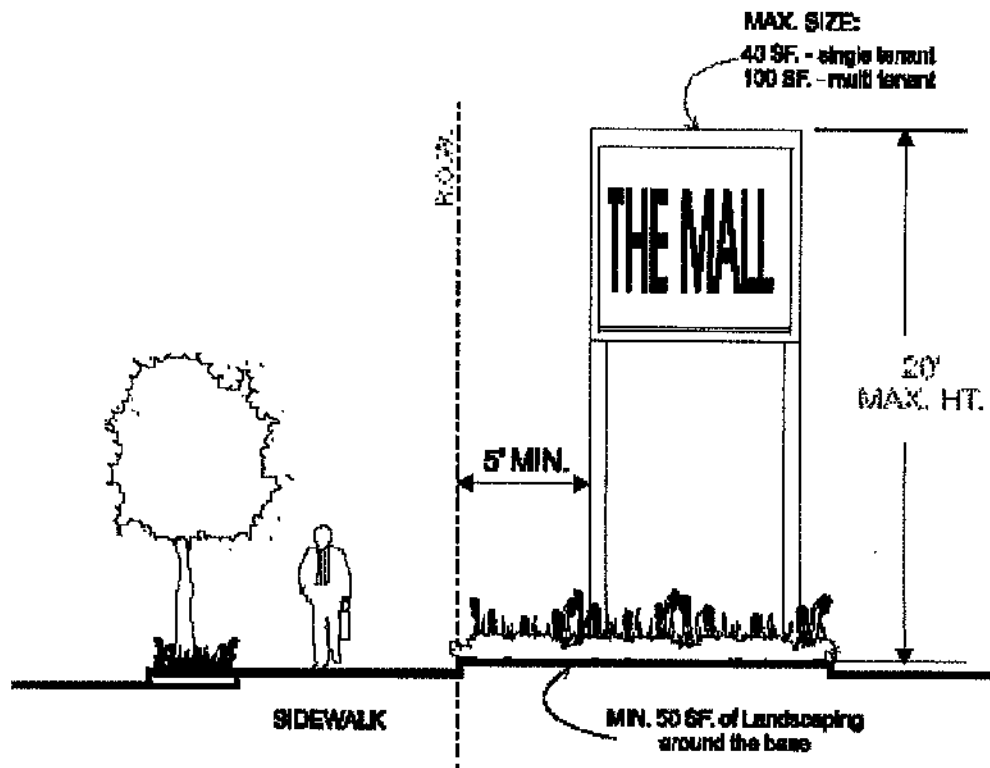
**A. Location.**

- Minimum Distance From Public Right-of-Way: five feet.
- Distance from Property Line: 20 feet. Minimum distance from interior property line: 20 feet. If this setback not feasible, the Director may modify the requirement, subject to the approval of a signage plan.

**~~B. Number Per Site/Minimum Spacing.~~** ~~One per site, or 150-foot minimum spacing for sites with more than 250 linear feet of street frontage, more than six businesses, and with business without signs visible from the street. The sign should be near the principal entrance. Sites fronting on two streets may have one sign per street, provided the signs are at least 150 feet apart.~~

**B. Mounting.** Single-post mounting is discouraged unless the post is an architectural feature reflecting the architecture of building(s) or other site elements.

**C. Landscaping.** Planting bed with small trees, shrubs, and/or floral displays, provided there is at least 50 square feet of landscaped area with trees, bushes, flowers, shrubs, or 100 square feet of lawn.



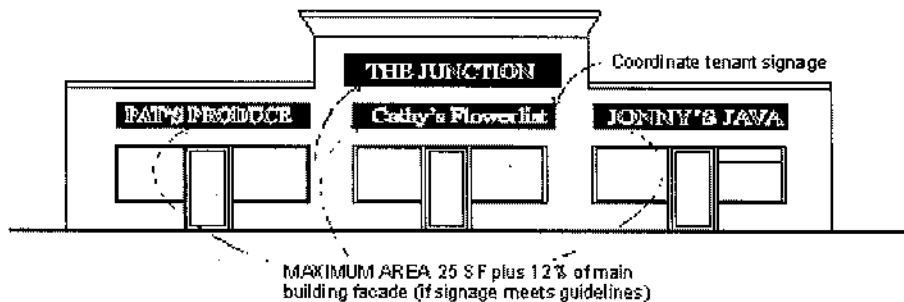
Redraw figure to include multi-tenant signage to add up to 100 sq. ft. and draw the figure to have dimensions matching the square footage.

Figure 20.50.570: Mall Sign.

(Ord. 238 Ch. V § 8(D-2), 2000).

**20.50.580 Site-specific sign standards—Building-mounted signs—Individual letters (and symbols) or “boxed” display signs. Multi – Tenant Sign Bonus and Guidelines.**

Tenant signs in multiple tenant buildings must be similar in mounting location, configuration, materials; and construction.



Amend above to read: Maximum Area 25 SF each sign plus 12% of main building façade (if signage meets guidelines)

Figure 20.50.580: Building-Mounted Sign.

(Ord. 238 Ch. V § 8(D-3), 2000).

**20.50.590 Nonconforming signs.**

- A. Nonconforming signs shall not be structurally altered without being brought to compliance with the requirements of this Code.
- B. Outdoor advertising signs (billboards) now in existence are declared nonconforming and may remain subject to the following restrictions:
  - 1. Shall not be increased in size or elevation, nor shall be relocated to another location.
  - 2. Shall be kept in good repair and maintained in a neat, clean, attractive, and safe condition. Grounds surrounding a billboard shall be kept free of debris, litter, and unsightly vegetation.
  - 3. **Removal.** Any outdoor advertising sign not meeting this Code shall be removed within 30 days of the date when an order by the City to remove such sign is given. (Ord. 238 Ch. V § 8(E), 2000).

**20.50.600 Temporary signs.**

Temporary signs are allowed subject to a temporary use permit; and provided, that no more than one such permit shall be issued at any time per business occupancy, nor shall more than one such permits be issued to any one business during any 12-month period. (Ord. 238 Ch. V § 8(F), 2000).

**20.50.610 Exempt signs.**

- A. Historic site markers or plaques, gravestones, and address numbers.
- B. Signs required by law, including but not limited to:
  - 1. Official or legal notices issued and posted by any public agency or court; or
  - 2. Traffic directional or warning signs.
- C. Plaques, tablets or inscriptions indicating the name of a building, date of erection, or other commemorative information, which are an integral part of the building structure or are attached flat to the face of the building, which are nonilluminated, and which do not exceed four square feet in surface area.
- D. Incidental signs, which shall not exceed two square feet in surface area; provided, that said size limitation shall not apply to signs providing directions, warnings or information when established and maintained by a public agency.
- E. State or Federal flags.
- F. Religious symbols.

G. The flag of a commercial institution, provided no more than one flag is permitted per business premises; and further provided, the flag does not exceed 20 square feet in surface area.

H. Neighborhood identification signs with approved placement and design by the City.

I. Neighborhood and business blockwatch signs with approved placement of standardized signs acquired through the City of Shoreline Police Department.

J. Plaques, signs or markers for landmark tree designation with approved placement and design by the City. (Ord. 238 Ch. V § 8(G), 2000).

K. Existing signs that only replace the copy face and do not alter the size or structure of the existing sign.

L. Real estate signs for single family residences.

M. City sponsored event signs up for no more than 2 weeks.



**Chapter 20.60.030 page 221**

**Adequate wastewater (sewer) disposal**

All development proposals shall be served by an adequate a public wastewater disposal system, including both collection and treatment facilities as follows:

**Chapter 20.70.050 page 237**

**20.70.50 Dedication of right of way**

C. The Public Works Department shall maintain a list of public streets maintained by the City. The City may assume maintenance responsibility of a privately maintained street only if the following conditions are met:

1. All necessary upgrades to the street to meet City standards have been completed;
2. All necessary easements and dedications entitling the City to properly maintain the street have been conveyed to the City;
3. The Director has determined that the facility is in the dedicated public right of way or that maintenance of the facility will contribute to protecting or improving the health, safety, and welfare of the community; and
4. The City has accepted maintenance responsibility in writing.

**Chapter 20.70.190 pages 245-246**

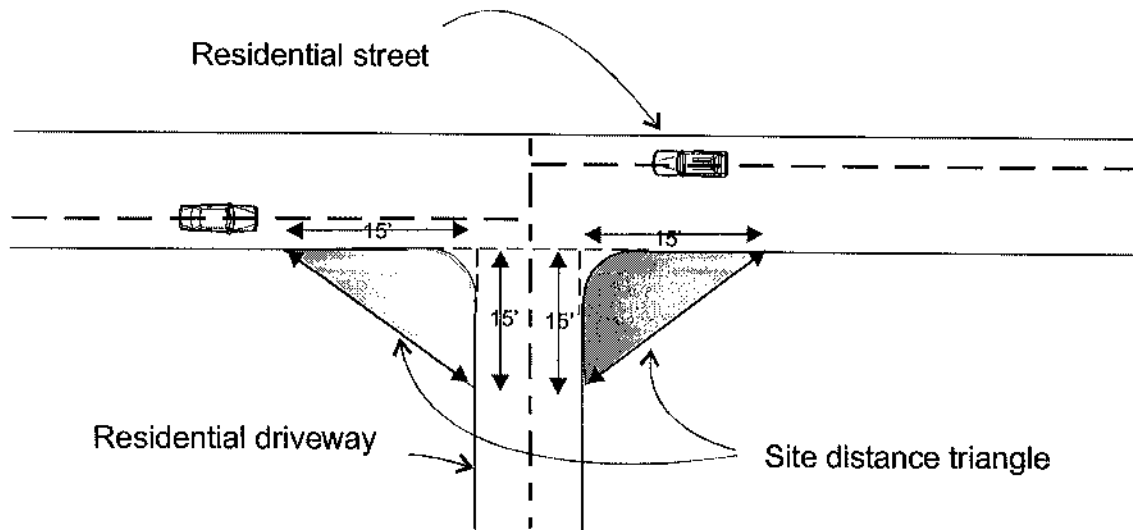
C. For the intersection of a residential driveway with a public street, a sight distance triangle for a site access point shall be determined by measuring 15 feet along the street lines and 15 feet along the edges of the driveway beginning at the respective points of intersection. The third side of each triangle shall be a line connecting the end points of the first two sides of each triangle.

C. Residential Driveway Intersection

For the intersection of a residential driveway with a public street, the setback line joins a point in the center of the driveway (Point A) with a point in the center of the through-street approach lane (Point B). The setback distance of Point A from the edge of the traveled lane is 10 feet. The location of Point B is specified in the following table:

<b>Posted Speed Limit For Major Street</b>	<b>Distance from Center of Intersection to Point B</b>
40 MPH	325 Feet
35 MPH	250 Feet
30 MPH	200 Feet
25 MPH	150 Feet

When the residential driveway is located on a residential street with a sharp curve adjacent to the driveway, the distance to Point B may be reduced from 150 feet to 100 feet. For residential driveways with major obstacles or special view problems, as determined by the Director, the setback distance on the driveway (Point A) may be reduced from 10 feet to eight feet.



**Figure 20.70.190(C) Site distance triangle for residential driveway intersections.**

**Chapter 20.80.240 page 276**

Note: change existing 20.80.240(E) to (F) and insert new (E)

(E) Erosion Hazard Areas .

1. Up to 1,500 square feet may be cleared on any lot in an erosion hazard area without a permit, unless the site also contains another type of critical area or any other threshold contained in SMC 20.50.320 would be exceeded.
2. All development proposals on sites containing erosion hazard areas shall include a temporary erosion and sediment control plan consistent with the requirements of the adopted surface water design manual and a revegetation plan to ensure permanent stabilization of the site. Specific requirements for revegetation plans shall be determined on a case by case basis during permit review and administrative guidelines shall be developed by the Department. Critical area revegetation plans may be combined with required landscape, tree retention, and/or other critical area mitigation plans as appropriate.
3. All subdivisions, short subdivisions or binding site plans on sites with erosion hazard areas shall comply with the following additional requirements:
  - a. Except as provided in this section, existing vegetation shall be retained on all lots until building permits are approved for development on individual lots;
  - b. If any vegetation on the lots is damaged or removed during construction of the subdivision infrastructure, the applicant shall be required to implement the revegetation plan in those areas that have been impacted prior to final inspection of the site development permit or the issuance of any building permit for the subject property;

- c. Clearing of vegetation on individual lots may be allowed prior to building permit approval if the City of Shoreline determines that:
  - i. Such clearing is a necessary part of a large scale grading plan,
  - ii. It is not feasible to perform such grading on an individual lot basis, and
  - iii. Drainage from the graded area will meet water quality standards to be established by administrative rules.
- 4. Where the City of Shoreline determines that erosion from a development site poses a significant risk of damage to downstream receiving water, the applicant shall be required to provide regular monitoring of surface water discharge from the site. If the project does not meet water quality standards established by law or administrative rules, the City may suspend further development work on the site until such standards are met.
- 5. The City may require additional mitigation measures in Erosion Hazard Areas, including, but not limited to, the restriction of major soil disturbing activities associated with site development between October 15 and April 15 to meet the stated purpose contained in SMC 20.80.010 and SMC 20.80.210.
- 6. The use of hazardous substances, pesticides and fertilizers in erosion hazard areas may be prohibited by the City of Shoreline.

**Chapter 20.80.480 page 299**

**Required buffer areas.**

D. 5. the construction and placement of informational signs or educational demonstration facilities limited to no more than one square yard surface area and four feet high, provided there is no permanent infringement on stream flow.

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**ATTACHMENT B:  
R-48 DENSITY  
EXAMPLE**

**Question: What is the minimum height necessary to achieve a density of 48 units per acre on the average R-48 zoned lot in Shoreline?**

This example is based upon the average size parcels zoned R-48 around Echo Lake. This is a hypothetical example based upon Development Code requirements and averages from the current housing market.

Lot Size: approximately 113 ft. (w) X 150 ft. (l) = **16,987 square foot lot size** = .39 acres

Density Calculation: 16,987/43,560=.39 acre X 48/units per acre = 18.72---round up = **19 units per acre maximum allowed**

Proposed Building Design: Apartment building with 10- two bedroom units and 9-one bedroom units

**Development Code Site Requirements**

➤ Parking Requirements:

- parking spaces X 10 (2 bedroom units) = 18 parking spaces required
- 1.5 parking spaces X 9 (1bedroom units) = 14 parking (rounded up) spaces required
- Total parking spaces required: 32
- Based upon 8 ft. X 20 ft. per compact parking space (160 sq. ft. per space)
- 160 sq. ft. X 32 spaces = **5,120 sq. ft. of parking required**

➤ Landscaping Requirements (Based on Parking):

- 20 sq. ft. of landscaping per space required: 32 parking spaces X 20 sq. ft. = **640 sq. ft.**

➤ Driveway and Sidewalk Requirements:

- Driveway = 100 ft. (l) X 20 ft. (w): 2,000 sq. ft.
- Sidewalk = 100 ft. (l) X 5 ft. (w) = 500 sq. ft.
- Driveway + Sidewalk = **2,500 sq. ft. impervious surface**

➤ Required Setbacks:

- Front yard: 10 ft. (setback) X 113ft. (lot width) = 1,130 sq. ft.
- Side yards: 2 (side yards) X 5ft. (setbacks) X 150 (lot length) = 1,500 sq. ft.
- Rear yard: 5ft. (setback) X 113 ft. (lot width) = 565 sq. ft.
- Total: **3,195 sq. ft.**

➤ Open Space Required:

- 130 sq. ft. X 10 (2-bedroom units) = 1,300 sq. ft.
- 100 sq. ft. X 9 (1-bedroom units) = 900 sq. ft.
- Total open space required: 2,200 sq. ft.
- 2,200 sq. ft. -- 750 sq. ft. (total of one side yard setback) = **1,450 sq. ft.**
- Decks = open space: 19 decks X 52.6 sq. ft. per deck = **1,000 sq. ft. open space credit**
- **1,450 sq. ft. open space – 1,000 sq. ft. deck credit = 450 sq. ft. open space required**

---

16,987 sq. ft. lot size  
- 5,120 sq. ft. parking  
- 640 sq. ft. parking landscaping  
- 2,500 sq. ft. impervious surface  
- 3,195 sq. ft. setbacks  
- 450 sq. ft. open space

**5,082 sq. ft. buildable footprint**

---

Once the required site improvements are planned a **total buildable footprint of 5,082 sq. ft. remains.** Of the total buildable footprint, a certain percentage must be dedicated to interior space requirements:

- Interior requirements:
  - Stairwell Space required = 6ft. X 20 ft.X (2) (UBC)= 240 sq. feet.
  - Hallway Space required = 3.5 ft. X 50 ft. = 612 sq. ft.
  - Mechanical Space required = 150 sq. ft.
  - Total: 1,002 sq. ft. required for interior systems

5,082 sq. ft. – 1,002 sq. ft. = 4,080 sq. ft. available for apartment units.

#### Allocation of Apartment Units within the building

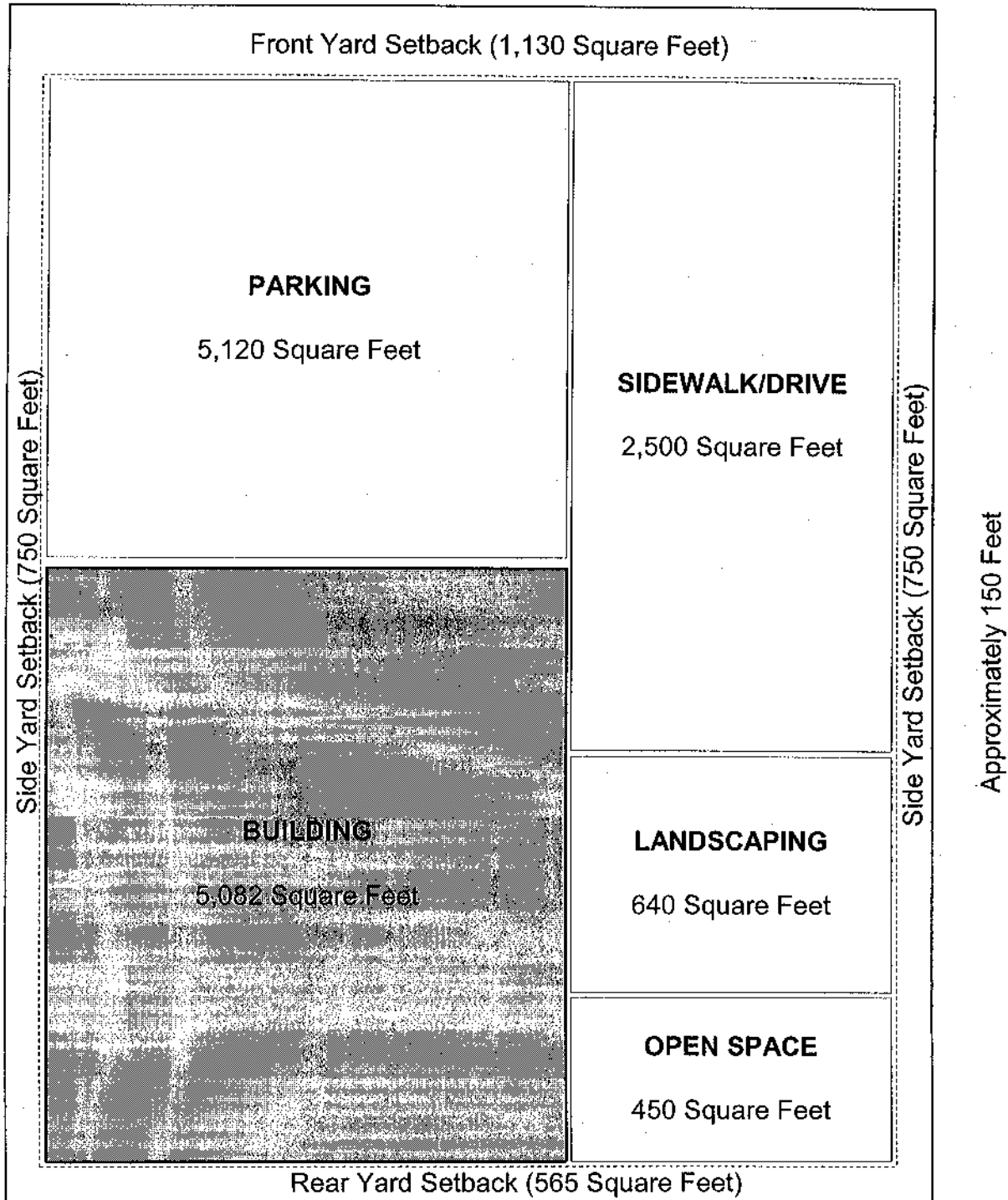
Floor #	2 bed room units/ sq. footage used	1 bedroom units/ sq. footage used	Interior system req'd	Total sq. ft. used by apartment units	Total sq. ft. by floor
<b>Note: Avg. floor height=10 ft.</b>	2 bedroom unit =1,150 sq. ft. each	1 bedroom unit = 900 square ft. each	1,000 per floor		
<b>Floor 1</b>	2 X 1,150 = 2,300 total	2 X 900 = 1,800	1,000	4,100	5,100
<b>Floor 2</b>	2 X 1,150 = 2,300 total	2 X 900 = 1,800	1,000	4,100	5,100
<b>Floor 3</b>	2 X 1,150 = 2,300 total	2 X 900 = 1,800	1,000	4,100	5,100
<b>Floor 4</b>	2 X 1,150 = 2,300 total	2 X 900 = 1,800	1,000	4,100	5,100
<b>Floor 5</b>	2 X 1,150 = 2,300 total	1 X 900 = 900	1,000	3,200	4,200
<b>Totals</b>	10 -2 bedroom units	9-1 bedroom units	1,000 sq. ft. per floor	Average per floor space used 4,000 sq. ft.	Average per floor space used 5,000 sq. ft.

**Answer:** According to this hypothetical example the building would need to be a minimum of 50 feet high to accommodate 19 units for an achieved density of 48 units per acre.

# HYPOTHETICAL R-48 LOT AND SITE PLAN

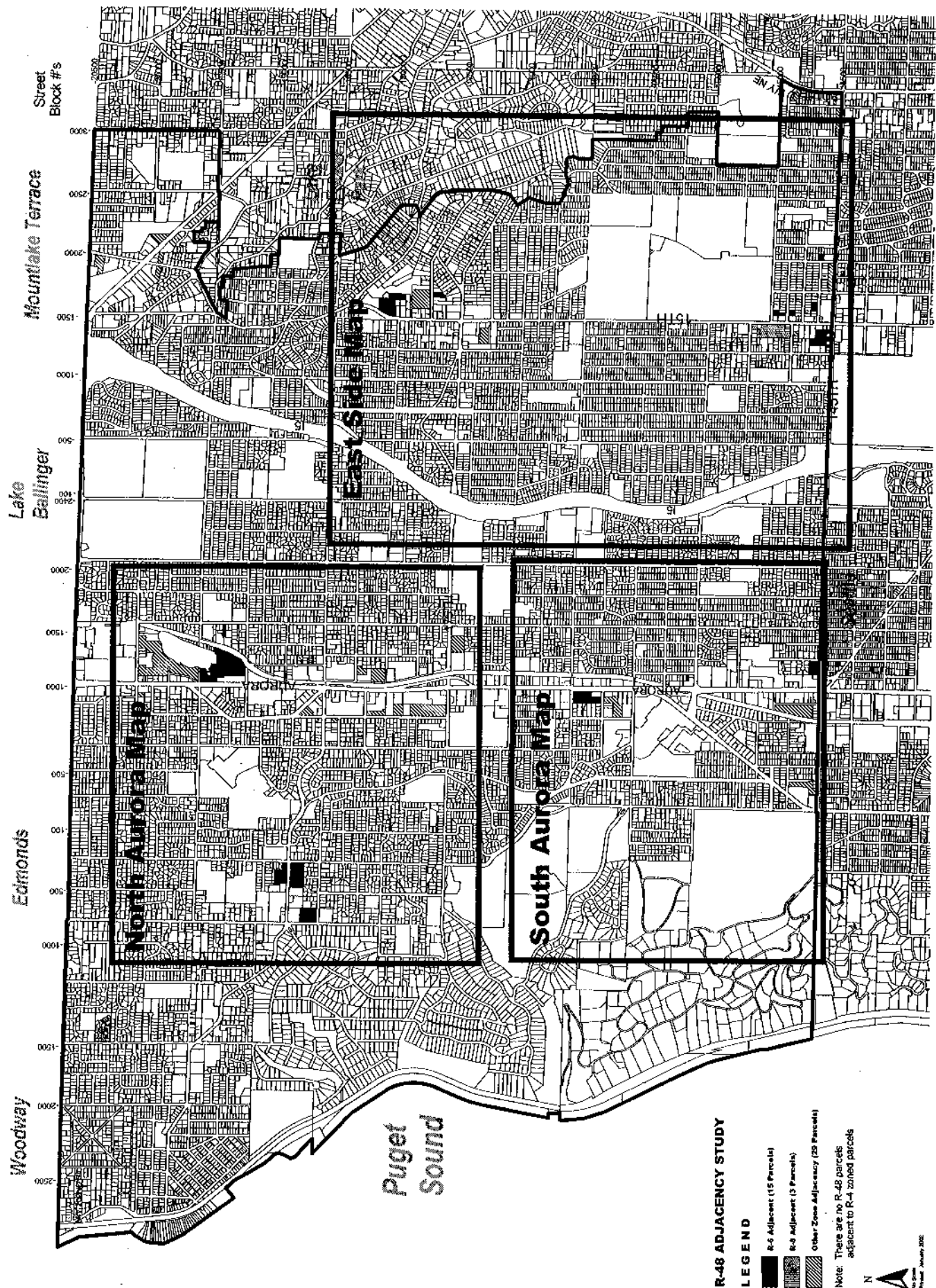
Lot Size: 16,987 Square Feet (.39 Acres)

Approximately 113 Feet








**ATTACHMENT C:  
R-48 ADJACENCY  
MAPS**



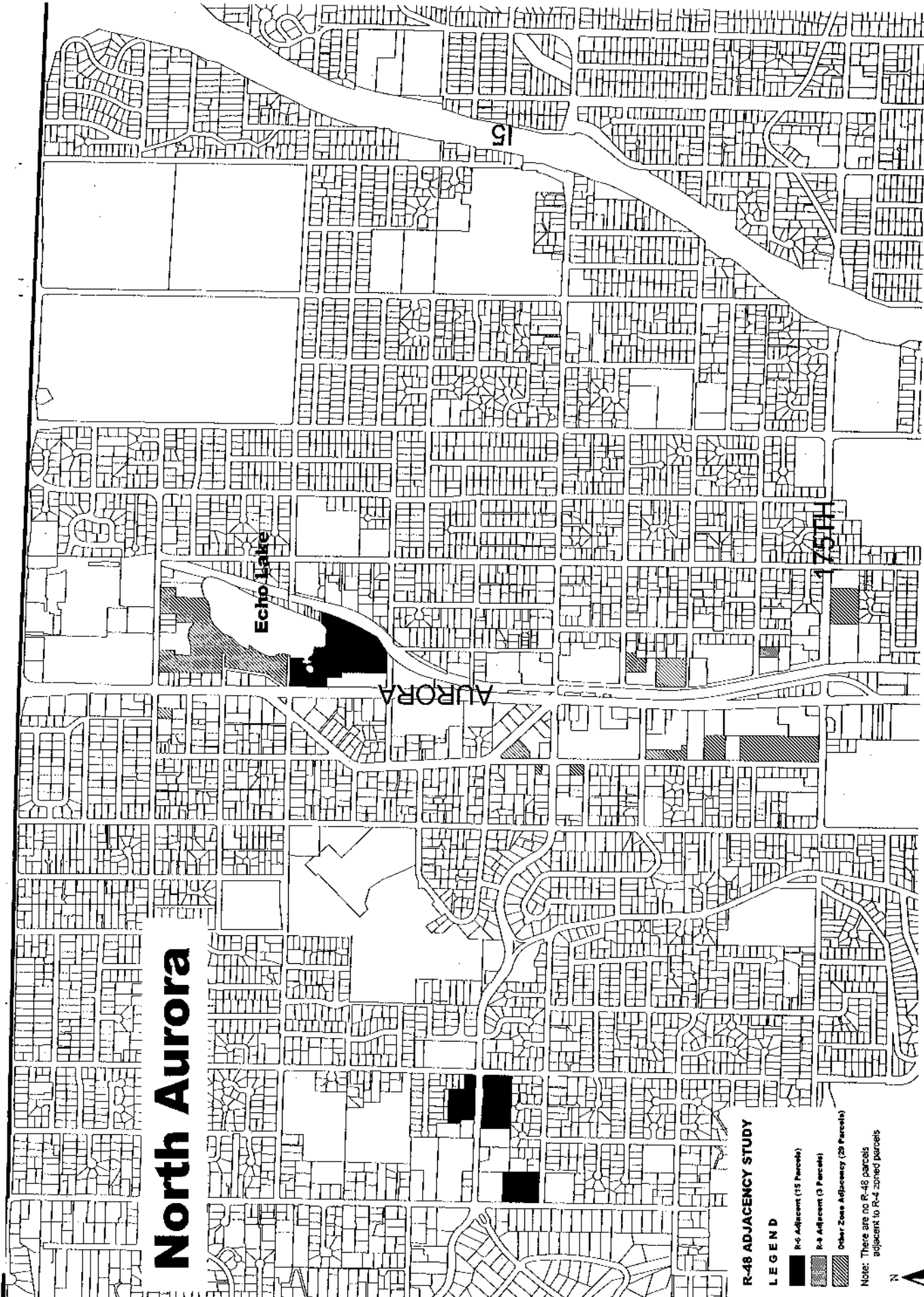
**R-48 ADJACENCY STUDY**

**LEGEND**

-  R-4 Adjacent (15 Parcels)
-  R-8 Adjacent (3 Parcels)
-  Other Zone Adjacency (23 Parcels)

Note: There are no R-48 parcels adjacent to R-4 zoned parcels





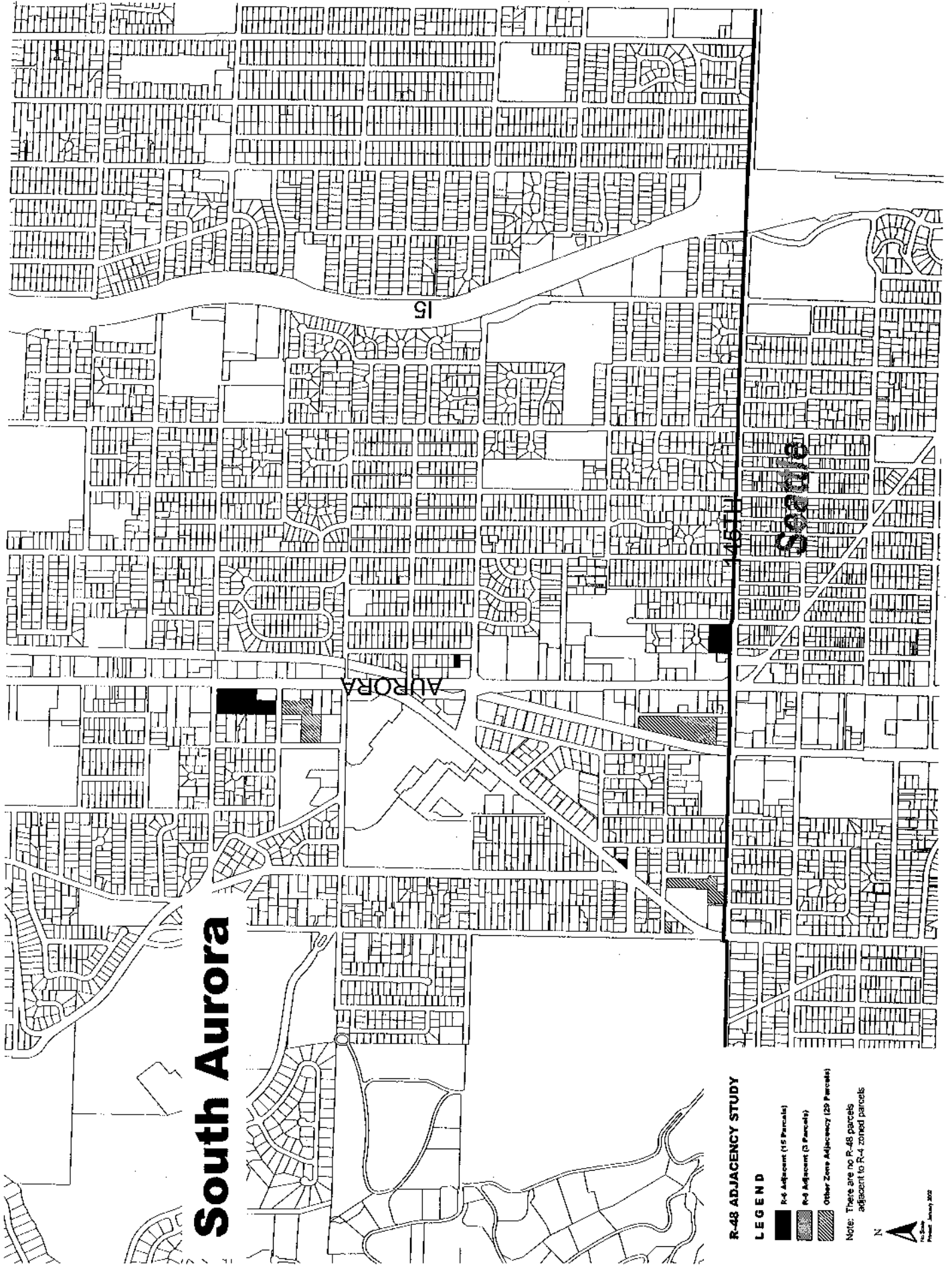
# North Aurora

## R-48 ADJACENCY STUDY

- LEGEND**
- R-6 Adjacent (15 Parcels)
  - R-8 Adjacent (3 Parcels)
  - Other Zone Adjacency (28 Parcels)

Note: There are no R-48 parcels adjacent to R-4 zoned parcels





# South Aurora

## R-48 ADJACENCY STUDY

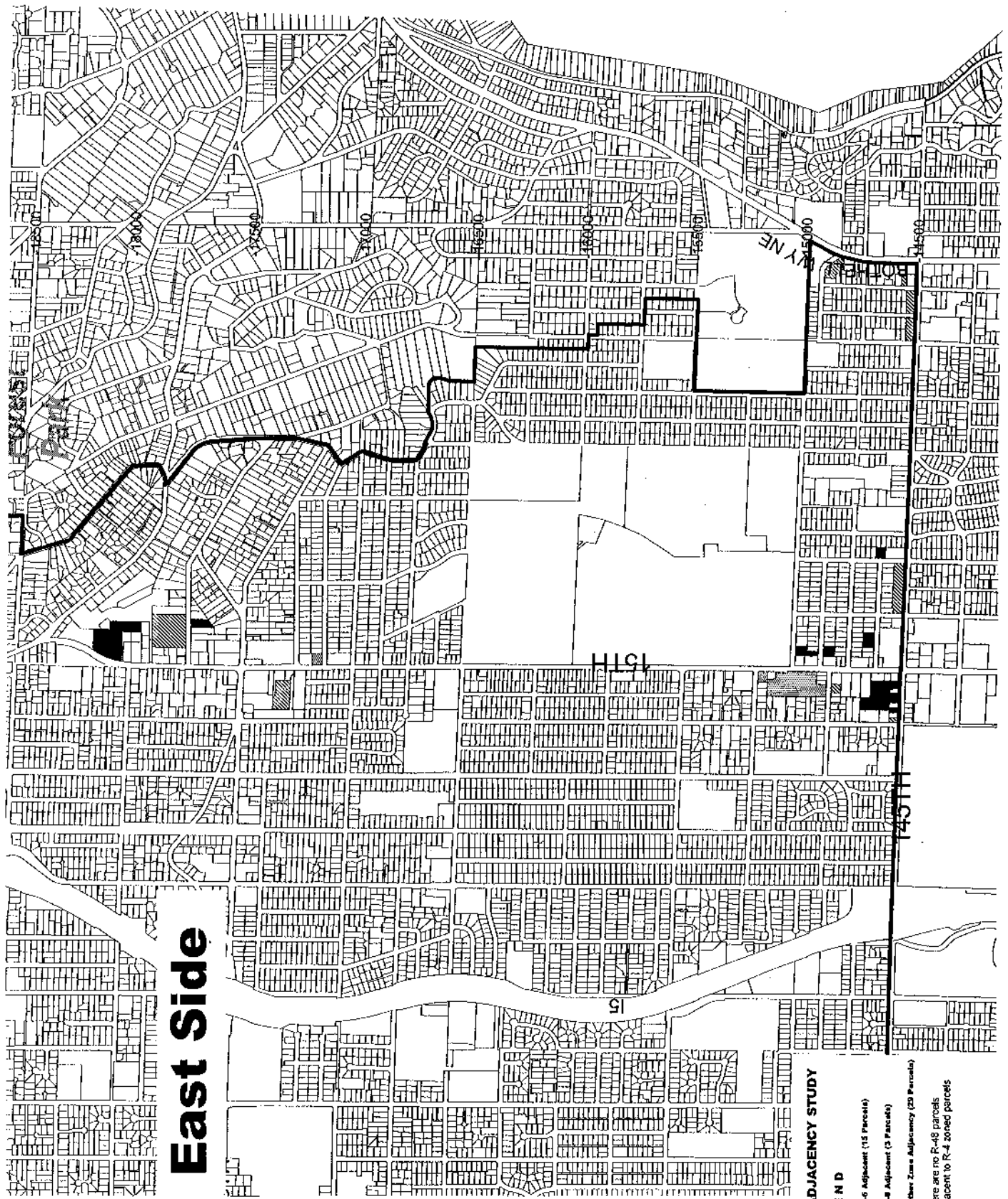
### LEGEND

- R-4 Adjacent (15 Parcels)
- R-4 Adjacent (3 Parcels)
- Other Zoned Adjacency (23 Parcels)

Note: There are no R-48 parcels adjacent to R-4 zoned parcels






Printed January 2007



# East Side

**R-48 ADJACENCY STUDY**

**LEGEND**

-  R-6 Adjacent (15 Parcels)
-  R-48 Adjacent (3 Parcels)
-  Other Zone Adjacency (20 Parcels)

Note: There are no R-48 parcels adjacent to R-4 zoned parcels



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**ATTACHMENT D:  
COUNCIL  
MINUTES**

August 8, 1998

**See (3) Review of the Draft  
Comprehensive Plan (b)  
Community Design**

## **CITY OF SHORELINE**

### **SHORELINE CITY COUNCIL SUMMARY MINUTES OF SPECIAL MEETING**

Saturday, August 8, 1998  
8:30 a.m.

Shoreline Conference Center  
Mt. Rainier Room

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

ABSENT: None

1. CALL TO ORDER

The meeting was called to order at 8:33 a.m. by Mayor Jepsen, who presided.

2. ROLL CALL

Upon roll call by the City Clerk, Mayor Jepsen, Deputy Mayor Montgomery and Councilmember Gustafson were present. Councilmember King arrived immediately thereafter. Councilmembers Hansen, Lee and Ransom arrived later in the meeting.

3. REVIEW OF THE DRAFT COMPREHENSIVE PLAN

(a) Economic Development Element

Robert Deis, City Manager, pointed out that about three-quarters of the Comprehensive Plan amendments have been copied and distributed to Council. All the amendments will be compiled and distributed at next Saturday's meeting.

Tim Stewart, Director of Planning and Development Services, added that staff will review all the amendments and propose alternatives where appropriate. He then began the discussion by distributing and reviewing new housing capacity data. The data compares Land Use Option A and H1; the former presumes 5,000 square-foot lots and the latter 7,200 square-foot lots. He noted that as the proposed amendments are reviewed, new data will be produced to determine effects on housing capacity. He emphasized that the goal of the Planning Commission to have between 1,600 and 2,400 new dwelling units over the life of the plan is met by both A and H1.

Councilmember Ransom arrived at 8:45 a.m.



August 8, 1998

Mr. Stewart prefaced his remarks by saying that the community wishes economic development to be a strong element in the Comprehensive Plan, but many of the contentious issues from the Land Use Element are repeated here. The key drivers of this element are the expansion of commercial uses, the need for sites large enough to accommodate redevelopment, the possible need to expand into current residential uses, and the retention of existing businesses. Another key driver is the City's role versus the private market in economic development.

Councilmember Lee arrived at 8:48 a.m.

Continuing, Mr. Stewart said other issues in this element are the question of home-based businesses, the quality of redevelopment to require ("how high to set the bar"), and the lack of industrial space. The plan has policies to support public/private partnerships with property owners, and development will take place by looking at specific sites. Some of the policies may come into conflict with each other, e.g., the desire to enhance existing buildings with the desire for redevelopment opportunities.

Mr. Deis added that the economic growth enjoyed by the Puget Sound region has essentially by-passed Shoreline. The conclusion is that there are barriers to economic growth. If Shoreline wishes to have economic development, things will have to be done differently in the future. He contrasted Shoreline with Renton, a city of similar size, but one that has aggressively sought economic development. He described the variety of ways it has done so.

Mayor Jepsen called for public comment.

(a) Naomi Hardy, 17256 Greenwood Pl. N., commented that Aurora Village and Aurora Square are regional business centers and should not be restricted in development or redevelopment by height minimums. She felt there is enough land currently available for redevelopment and that Shoreline is not "damaged merchandise" for which economic development needs to be actively recruited (ED21). She felt the plan contains too many incentives for economic development (ED27) and that a better approach is to focus on the provision of accurate and up-to-date information (ED33).

Councilmember Hansen arrived at 9:02 a.m.

(b) Dennis Lee, 14547 26th Ave. NE, spoke on behalf of the Briarcrest neighborhood, noting the danger of sacrificing it to economic development. He asked whether the housing density calculations are based only on residential land and also expressed concern about the process of handling the amendments.

(c) Virginia Botham, 16334 Linden Ave. N., was concerned that the plan for Aurora Corridor development turns existing businesses into non-conforming uses. She agreed with Ms. Hardy that there should be no minimum height requirements.

August 8, 1998

Mayor Jepsen commented that Council has already asked staff to review the minimum height issue.

Mr. Stewart said staff used gross land areas for housing density calculations, but he was not certain whether the total City acreage includes all of Shoreline or only those areas defined as part of the neighborhoods. He described the process staff will undertake to compile the remaining amendments, with the goal of having a staff recommendation on each amendment no later than one week before the public hearing. He said staff will look for win-win outcomes.

Mayor Jepsen added that the number and type of amendments received will affect the speed at which they can be processed. Mr. Stewart said the current schedule is to hold a public hearing in mid-September, but Council will be evaluating this timeline next week.

Councilmember Gustafson commented on the increasing number of home occupations and asked what other communities are doing. Mr. Stewart responded that this is a difficult land use question everywhere. Our policies acknowledge the changes in the workplace which encourage home occupations as long as there are no impacts on neighborhoods.

Councilmember Hansen pointed out that licensing sometimes sends home occupations underground, which makes enforcement difficult. He felt they should be encouraged as long as they do not draw traffic to the neighborhood.

Councilmember Ransom was concerned about the requirement in the current code that if more than one non-family member is involved in the home business, it must be on one acre of land. He felt that this requirement should be eliminated, although he supported the parking requirements. Mr. Stewart said staff will look at the current code, but other impacts to consider in addition to parking are daily trips to the home, odor, noise, and storage. Any of these can impact residential quality.

Responding to Councilmember Ransom's question about group homes and clarifying whether or not the home occupation rules apply, Mr. Stewart said that typically group homes are considered residential uses or a special housing need. A home occupation is an external business run by the resident of the property.

Mayor Jepsen suggested that ED41 should be clearly applicable to all utilities, rather than just powerlines.

In response to Councilmember Lee's question about the tax credits referenced in ED27, Mr. Stewart said staff is looking at this. Councilmember Lee supported land assembly as a strategy, but she felt the wording of the policies should be stronger than "encouragement" and wanted more specificity about what can be done to provide it.

August 8, 1998

Mr. Stewart mentioned development agreements as a way to cooperate with specific property owners. He said the policies in the plan set the foundation for these agreements. Mr. Deis described types of incentives that might be provided to encourage developments.

Mayor Jepsen added that development regulations will describe in detail the implementation strategies for the plan.

Councilmember King commented on the efforts of the Economic Development Council, which wants to work with Shoreline.

Councilmember Lee noted that economic development means having more professional services closer to home. These need to be supported by other commercial development. Mr. Deis added that consultants have stated that the Aurora Corridor will appeal only to high volume retailers unless the City gets more aggressive in its recruitment of these other businesses.

Mr. Stewart added that once the City reaches a "critical mass" of attractiveness, things will start moving on their own. Mr. Deis added that the Planning Commission's recommendation of nodes on Aurora reflects this approach.

Mayor Jepsen expressed Council consensus for the policies, recognizing that they may be impacted by land use decisions.

(b) Community Design Element

Mr. Stewart said community design applies to both commercial and residential development and reflects a desire for a sense of place. Key drivers of this element are the design of the Aurora Corridor and how to make it distinctive; neighborhood business design, as exemplified in North City; working with developers to encourage public places; and issues of the scale and the size of buildings in neighborhoods. Many urban design qualities are visual and will be shown visually in the codes. These issues are challenges for all communities.

Continuing, Mr. Stewart said the tension will be how much urban design to require and how this is in potential conflict with the goal of economic development, since often these extra requirements can make or break a project.

Mr. Deis added that staff is in a difficult position in this area because the requirements for design along the Aurora Corridor have been low for so long. The transition to a higher standard will require sensitivity in code enforcement.

Mayor Jepsen called for public comment.

August 8, 1998

(a) Virginia Botham, 16334 Linden Ave. N., asked the Council to address two problems immediately: 1) the issue of road tracts versus road easements, which the City currently allows a developer to choose between; and 2) the development of a per-unit cost for transportation impacts so that all developers will be required to pay an in-lieu fee regardless of the size of the development.

(b) Dennis Lee, 14547 26th Ave. NE, pointed out that Briarcrest is surrounded by a cemetery, a school and park, and 145th. This means that it is locked in, with no way to move people in and out if the population is increased. He also suggested that Council deal first with those amendments which do not have opposition.

(c) Mary Vasey, 1139 N. 166th, asked why the City plans a traffic light at Aurora and 165th. She noted that the map incorrectly shows 165th as a through street when it goes three blocks from Aurora Avenue and ends in a cliff. She felt the light would bring more people through the neighborhood.

(d) Margo Weiss, 14733 32nd Ave. NE, felt Shoreline is betraying those who worked to become annexed into the City. She feared that Briarcrest would be eradicated by high density development.

(e) Patty Hale, 16538 8th Ave. NE, raised a compatibility issue, noting the plan to construct eight-story buildings abutting single family neighborhoods in Ridgecrest, Briarcrest and North City. She favored the "wedding cake" approach, which would not create the isolationism of the current proposal. She was particularly concerned about increasing density on 15th NE across from Hamlin Park.

(f) Dennis K. Behrend, 1550 NW 195th St. #112, President of the Richmond Beach Condominium Association, was concerned about having R3 along Richmond Beach Road. He feared the loss of wildlife habitat, increasing storm drainage problems, and increased traffic in the area.

(g) Naomi Hardy, 17256 Greenwood Pl. N., stated that everyone who has submitted amendments has worked hard to supply the number of dwelling units needed for the plan. She opposed the "wedding cake" approach in her area.

(h) Bill Rundall, 14624 - 23rd Ave. NE, summarized activities in Briarcrest, concluding that residents oppose R3 for their neighborhood and have prepared an amendment with 356 signatures on it. They recognize that Briarcrest must accept some growth but want a more equitable plan that considers the health and vitality of the current Briarcrest neighborhood.

(i) Vince Vanada, 2606-5th Ave. W, spoke as an owner of property on Aurora Avenue, noting it is proposed for multifamily, which he felt conflicts with the idea of trying to attract anchor businesses. He said growth has by-passed Shoreline because there has been a zoning "lock up" along Aurora Avenue.

August 8, 1998

Mr. Stewart addressed the road easement versus road tract issue, saying it raises the policy issue of the intensity of development that Council wishes. The easement mechanism allows the developer to count the land under the easement as part of the lot area. Prohibiting the use of easements would discourage density. He said Shoreline's current policy is not unique and is shared by most cities in the Puget Sound area.

Mr. Deis said that staff is looking into the issue of impact fees, but this does conflict with the goal of affordable housing, since fees are generally passed along to the home buyer. Mr. Stewart added there are staff costs to implement an impact fee and this must be weighed against the amount of new construction in Shoreline.

After a brief discussion of the stop light at 165th St., and the mapping error in the plan, Councilmember Ransom pointed out the safety issue in trying to cross the stretch of Aurora Avenue between 160th and 175th.

Mayor Jepsen noted that many citizen issues have been raised previously and will be considered by the Council at the appropriate time. He said the goal with regard to community design is to describe what we are trying to achieve in a way that is understandable to everyone.

Council questioned whether there are other streets in Shoreline that would be subject to CD41 other than Aurora Avenue, which is addressed specifically in CD44. There were also questions about what constitutes a "boulevard". Mr. Stewart said the discussion has been general and this policy was discussed in terms of a hierarchy of opportunities for planning for streets in the City.

Councilmember Lee referred to CD50, noting she would like to do more than "encourage" the construction of soundwalls between residential neighborhoods and the freeway. Mr. Stewart responded that although the construction of these walls is not within the purview of the City, this language in the plan will allow the City to strongly urge the State to include this element in its design.

Councilmember Lee referred to CD19, noting there might be other businesses that would wish to use signs at the upper levels of the building. Mr. Stewart said staff is discussing this, and there may be opportunities for signs at different levels.

Councilmember Ransom commented that small businesses need large signs, and he did not see anything wrong with signs on upper levels. He said there are not that many large billboards on Aurora Avenue, so he did not see why they should be eliminated.

Mayor Jepsen said Aurora is not the only street in Shoreline with billboards. He felt the policies will support order. Councilmember Hansen added that billboards encourage strip development instead of business nodes.

August 8, 1998

Mr. Stewart said signs are historically contentious and there are no simple solutions. Mr. Deis added that this is another area where the transition will have to be handled sensitively.

Councilmember King commented that the City itself should be sensitive to all the traffic signs being put up by governments along the roadways.

Councilmember Gustafson asked for information about the standards of the neighboring jurisdictions, reminding staff of the importance of the concept of horizontal and vertical integration of Shoreline's policies with other jurisdictions.

### RECESS

At 10:45 a.m. the Mayor announced a five minute recess. The meeting reconvened at 10:52 a.m.

#### (c) Environmental Element

Mr. Stewart emphasized that this element must meet the objectives of many federal, state and county policies, from the Growth Management Act to the State Environmental Policy Act, the Shoreline Management Act and the King County Countywide Planning Policies. The six key drivers of this element are: 1) tree protection; 2) wetland protection; 3) stormwater management and water quality; 4) management of Hidden Lake; 5) stream protection, restoration and anadromous fish; and 6) public access to the Puget Sound shoreline. There is agreement on the policies; however, the implementation of the policies may create some controversy.

Mayor Jepsen called for public comment.

(a) Yoshiko Saheki, 2349 N. 147th St., called Council's attention to the fact that Thornton Creek runs along 1st NE and that Twin Ponds is at the north end of the area between 145th and 155th. Furthermore, the Cerebral Palsy complex has a small park with a pond. The proposed plan makes this area R3, which she questioned, given these environmental factors to consider.

(b) Naomi Hardy, 17256 Greenwood Pl. N., referred to the vegetation map, asking that it be amended to show trees in the Richmond Highlands area. She was pleased to see Hidden Lake and Boeing Creek mentioned in the plan, since this area could be made into a wonderful park. She recommended that protection of the natural environment be considered with each element of the plan.

(c) Cynthia Wills, 18205 Fremont Ave. N., commented that the vegetation map shows the area from 175th to 185th between Fremont and Linden to be vegetationally insignificant, whereas a similar area on the east side of Aurora which has only half as many trees, is shown to be significant. After explaining how the tree counting was

August 8, 1998

done, she commented on the need for absorption of run-off on the west side due to the topography of Shoreline.

(d) Dennis Lee, 14547 26th Ave. N., commented on the trees in the Briarcrest area, including second growth fir and madrona trees. He pointed out that trees cannot be retained if high density housing is constructed. He also commented on Briarcrest's value as a neighborhood for low income housing ownership. This cannot be regained once it is lost.

(e) Virginia Botham, 16334 Linden Ave. N., also questioned the accuracy of the vegetation map, noting the lot next to hers contains 18 trees.

(f) Patty Hale, 16528 8th Ave. NE, emphasized the need to do an inventory of sensitive areas and trees, rather than rely on outdated King County studies. She was also concerned about street trees, commenting that the plan has no definition of a "greenstreet program" or mention of tree retention. She felt there should be a policy prohibiting the removal of mature street trees without replacement.

Gabe Snedeker, Planning and Development Services Department, said the vegetation map is a preliminary reconnaissance effort done with an aerial photograph. He agreed it must be refined before it can be used as a management tool. It is presented in the plan for illustrative purposes only, to show that large areas within the community have significant vegetation. There may be significant vegetation in other, smaller areas as well.

Responding to Mayor Jepsen, Mr. Stewart said the map cannot be tied to development codes because the level of detail is not sufficiently accurate to be relied upon. He said that street trees can be included in the transportation chapter.

Responding to Deputy Mayor Montgomery, Mr. Snedeker explained that EN24 does not require the replacement of trees that property owners remove for safety reasons, but that the City would encourage replacement. He said there is definitely an issue as to whether this policy targets development or current land use.

Councilmember King asked about historic vegetation at Boeing Creek. She also commented on upcoming requirements for stream stewardships. Mr. Stewart responded that aerial photos can be used to trace vegetation. He also said the watershed map is very important because it defines drainage basins. The only one within Shoreline's control is Boeing Creek. All others will require inter-jurisdictional cooperation.

Councilmember Ransom asked if there are salmon in any rivers or creeks in Shoreline. Mr. Stewart said the water from Shoreline does have an impact on salmon streams and endangered species must be considered in Shoreline development.

Councilmember King commented on a Metro project to change the mouth of Boeing Creek back to where it was originally, which would allow the salmon to come up.

August 8, 1998

Councilmember Hansen added that salmon will run on Boeing Creek with a restoration project. He said before the washout of 1996 there were 11 salmon nesting areas along the creek. The major changes must be made at the saltwater marsh, and he understood a rehabilitation project was underway.

Audience member Patty Hale said the saltwater march rehabilitation project was stopped because the only access was via the railroad bed.

Councilmember Lee said she would like to see incentives in the plan for developers to go beyond the minimums for surface water management. Mr. Stewart said this is another area where the City may work with individual developers to encourage enhanced drainage.

Mr. Snedeker added that existing land uses are causing current drainage problems; the standards for new development are quite good in terms of limiting stormwater runoff.

Mr. Stewart noted that for some sites, the only option open to a developer for on-site retention would be a vault. He suggested that rather than require a vault, the developer might make some downstream improvements or improvements to address a community-wide problem.

(d) Shoreline Master Program Element

Noting this is a mandatory element, Mr. Stewart said the major issues will be: the cumulative impacts of development along the shoreline; encouragement of public access to the shoreline; what happens at Point Wells; and the railroad right-of-way issue. He said no significant changes are anticipated within the 200-foot shoreline band, except for potential development at Point Wells.

Mayor Jepsen called for public comment.

(a) Patty Hale, 16528 8th Ave. NE, commented on the saltwater exchange at Boeing Creek, noting that the salmon cannot go up Boeing Creek because of the sand and silt at the mouth. She suggested limiting public access at Boeing Creek but taking the sand and silt from there and increasing the beach and public access at Richmond Beach Saltwater Park.

Mayor Jepsen said the Council has always supported public access to the shoreline.

Responding to Councilmember Ransom's question about what part of the shoreline is public beach and what part is still private, Mr. Stewart reminded the Council that the State Shorelines Management Act is the major influence on shoreline use and ownership questions. Clearly, the City would have ownership interests at the park.



August 8, 1998

Councilmember Hansen said he owns tidelands out to the extreme low watermark. Cities own out to the "harbor line", which can be more than the mean low watermark. He said Shoreline's problem is that the railroad goes along the seashore and in most places, except at lower tides, there is no beach.

Mayor Jepsen asked about the three types of shoreline shown on the map: urban, rural and conservancy.

Paul Cohen, Planning and Community Development Department, explained that the City adopted the King County Shoreline Master Program. The new plan changes the designations to reflect existing uses, which he explained using overheads.

Responding to Councilmember King, Mr. Cohen said the City would probably not be forestalled from doing an underwater park in any of these designations, but it depends on how the policies are fleshed out in regulations.

Returning to economic development, Councilmember Ransom expressed concern that the opportunity parcels available for redevelopment include developed parcels such as the Sears site, which are not really viable for redevelopment. He asked how the list was compiled and what was included as an opportunity parcel.

Noting that commercial land uses are extremely dynamic, Mr. Stewart noted ED15 requires the City to maintain an inventory of commercial sites and provide it to prospective developers.

Mary Lynne Myer, Planning Manager, said the list of opportunity sites combines those identified in the Aurora Corridor study, vacant sites the City has been asked about, and sites that the consultant requested that the City look at for the Aurora Corridor Report.

Councilmember Ransom clarified that the eventual goal would be to have an inventory of sites not only along Aurora Avenue, but along 205th, 145th, NE 15th and Richmond Beach Road. Mr. Stewart said it would be ideal to have an inventory of all available parcels. The question becomes how much staff time should be spent to maintain the inventory. He recommended putting resources on sites that property owners are anxious to develop.

Councilmember Ransom asked about how much space would be needed for an auto sale mall. Ms. Myer said the one in Renton is 15 acres; larger ones are 20 - 30 acres. In California, they can be up to 100 acres.

Councilmember Lee asked about the retail opportunities listed on page 206. Ms. Myer said the source of this data was the Property Counselors study for the Aurora Corridor. The consultant talked to property owners about sites in order to develop a realistic list of opportunity sites. Mr. Stewart confirmed for Councilmember Lee that the inquiries to the City from developers closely match the list of sites. However, investors are skeptical

August 8, 1998

right now because of the fluid situation until the Comprehensive Plan is adopted. Furthermore, developers explore opportunities on a confidential basis.

5. CONTINUED PUBLIC COMMENT

(a) Yoshiko Saheki, 2349 N. 147th, reported on the amendment filed by residents for the area on 1st Ave. NE between 145th and 155th. She said neighbors are willing to accept some change but do not want it to conflict with their fundamental values of peace and stability. She asked Council to look carefully at individual areas within the larger neighborhoods.

(b) Joani Benoit, 2506 5th Ave. W., spoke as a property owner along Aurora Avenue, noting high traffic volumes make it a good location for businesses but a poor one for residential development. She said the proposed R3 transforms her valuable commercial property into undesirable residential property. She favored either maintaining the commercial designation or putting on a mixed use designation that would allow market forces to determine development while allowing her to upgrade her property.

(c) Mike Monroe, 701 Fifth Avenue, 3600 Columbia Center, spoke on behalf of the sisters of the Carmelite Monastery at 2215 NE 147th St, who oppose the proposed R3 zoning in their area because of its impacts on monastical life. The monastery has occupied several acres for the past 30 years and because it is heavily treed, it provides a place of quiet contemplation, with worship occurring both outside in the courtyard and inside. The sisters believe that R3 development of three stories or more will destroy their privacy and force them to move.

(d) Naomi Hardy, 17256 Greenwood Pl. N., referred to a letter regarding the area between Linden and Fremont, saying neighbors are deeply concerned about tree removal, surface water problems, and maintaining their quality of life. One hundred of the 113 people living in the area want it to remain residential, as it is currently designated in the proposed plan. She concluded that it is a valuable historical area with 20 of the 113 homes built in 1929 or before.

(e) Dennis Lee, 14547 26th Ave. NE, reiterated his request that Council take the non-controversial amendments first, such as the one for Briarcrest. He asked Council to change the proposed designation of R3 back to current zoning and spread enough R2 throughout the neighborhood to accommodate approximately 20 new units.

(f) Virginia Botham, 16334 Linden Ave. N., reiterated her concern about allowing developers to use road easements rather than road tracts in platting. She said use of easements results in sub-standard sized lots, while more predictability will come from requiring road tracts and allowing joint use roads.

August 8, 1998

(g) Jim Conniwell, 14804 Corliss Ave. N., was concerned about 1st Ave. NE between 145th and 155th. He supported the amendment referred to by Ms. Saheki because of the current proposal's traffic impacts, deterioration of the Thornton Creek watershed, and impacts on Parkwood School.

(h) Dave Bannister, 15240 Densmore Ave. N., read a letter from his wife, Mary, about the impacts of a change to R3 on Parkwood and Briarcrest Elementary Schools, which serve high-risk populations. She asked that the current zoning be retained.

(i) Patty Hale, 16528 8th Ave. NE, questioned the equity of adding more low income non-homeowning families to the eastside neighborhoods and schools, while the plan for Innis Arden shows only eight additional new dwelling units.

(j) Harry Allen, 1820 NW 195th St., #3, opposed the R3 zoning in his neighborhood. He also commented on licensing of home businesses, planning for ultimate build-out with new developments, and signage.

(k) Joan Baldwin, 1321 N. 178th St., opposed a city center between 175th and 185th., citing an example of a "visionary" development in Edmonds called Dawson Center, which went bankrupt. She supported putting a city center in North City.

(l) Richard Johnsen, 16730 Meridian Ave. N., suggested that British Columbia's development of the Whistler area could be a model for Shoreline, where the roads and utilities were installed and then the area was marketed to private developers. He said Shoreline should take a much more aggressive marketing approach to interest businesses in coming here.

(m) Don Leach, 1323 N. 178th, also opposed the proposed location for a city center, noting there is only space for a city hall and none of the other uses proposed in the plan. He felt the City should focus on making Aurora Avenue more usable. He also commented on signage.

Noting that Council looks forward to seeing the amendments, Mayor Jepsen reminded the audience that this is a 20-year plan and that land uses will only change if the property owner decides to pursue a new land use.

## 6. ADJOURNMENT

Mayor Jepsen declared the meeting adjourned at 12:48 p.m.

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Sharon Mattioli, CMC  
City Clerk

# **CITY OF SHORELINE**

## **SHORELINE CITY COUNCIL SUMMARY MINUTES OF WORKSHOP MEETING**

Monday, October 5, 1998  
6:30 p.m.

Shoreline Conference Center  
Spartan Room

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

**ABSENT:** Councilmember King

1. **CALL TO ORDER**

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

2. **FLAG SALUTE/ROLL CALL**

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

**Councilmember Hansen moved to excuse Councilmember King. Councilmember Gustafson seconded the motion, which carried unanimously.**

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

Robert Deis, City Manager, reminded Council of the potluck supper with the Council of Neighborhoods on October 7 and the dinner meeting with King County Councilmember Maggi Fimia on October 12. He distributed lists of items the Council may wish to discuss at each gathering. Mr. Deis concluded with a description of future agenda items.

Councilmembers reported on recent activities.

5. **PUBLIC COMMENTS**

(a) Kathy Halliburton, 18315 Wallingford Ave. N., called the Council's attention to a public hearing on Sound Transit's Regional Express bus routes. At this point, no express bus stops are planned for Shoreline. The meeting is October 22 from 1 to 2 p.m. at the Puget Sound Regional Council at 1011 Western Ave., Seattle.

6. WORKSHOP ITEMS

(a) Shoreline Park Little League Field Alternatives I and II  
for Draft Final Environmental Impact Statement

Mr. Deis provided background on the Shoreview Park issue, noting the long history and strong feelings on both sides. He recalled that on August 3 Council asked for more information on several issues. He then introduced the consultants who have worked with staff on this project: Ed MacLeod, of MacLeod Reckord; Molly Adolfson, of Adolfson Associates Environmental Scientists; and Ray Robinson, of Integrated Site Design.

Mr. MacLeod spoke to the value of existing documents prepared by King County Parks in 1994. The plans were for additional parking, an additional children's play area, a restroom structure, and the development of two ballfields. That document and the Declaration of Non-significance by King County triggered an appeal and the subsequent Environmental Impact Statement (EIS) that is the subject of tonight's discussion. The Hearing Examiner determined that construction at the Alternative II site would probably have significant adverse impacts on a valuable and unique wildlife habitat and existing passive recreation use. He exempted the remainder of the proposal from this finding, which meant that King County was able to separate the documents into a Phase I and Phase II. The Phase I documents (the restroom, children's play area and parking, but not the ballfields), are 95% reusable if the design is not changed, although they do need to be updated to current standards. The Phase II documents, which include an adult baseball field that has been dropped from the project, are only about 40% reusable. However, there is no difference in their usability for Alternative I as compared to Alternative II.

Continuing, Mr. MacLeod said the soils provide good drainage at the site and a drainage system will probably not be needed at Alternative I. However, at the Alternative II site construction of the ballfield would displace the drainage facilities installed by the school district 20 years ago. This would require the design and installation of significant drainage facilities to serve the requirements of the existing improvements and the additional runoff from the new ballfield. Therefore, the estimated cost of drainage facilities for Alternative II is significantly higher than for Alternative I.

Turning to timing issues, Mr. MacLeod said about six months will elapse from the point of publication of the final EIS through awarding the bid for either alternative. However, a significant difference then arises because it is assumed that construction will be restricted for Alternative II to the period of July 1 to January 1st due to nesting then occurring in the habitat. It is possible, but not probable, that this restriction will also be required for Alternative I. In either case, the ballfield would not be useable until the spring of 2000 due to the required time for turf establishment and the timing of the baseball season. Sod could be used to accelerate the useable date, but this would result in an additional cost of approximately \$20,000.

Mr. MacLeod reviewed a chart of the cost figures, pointing out that: 1) Alternative II has higher costs for temporary erosion and sediment control (\$3,000), storm drainage (\$35,000) and stairs (\$6,000); and 2) Alternative I has higher costs for retaining walls (\$27,000) and grading (\$43,500). He concluded that project cost estimates show Alternative I to be approximately \$34,000 more expensive than Alternative II. However, the picture shifts when considering the mitigation that will be required because Alternative II has already been deemed a significant habitat by the Hearing Examiner.

Addressing mitigation issues, Ms. Adolfson recalled that her firm was hired by King County after the appeal to produce a supplemental EIS dealing with off-site alternatives, particularly Cromwell Park. It is now time to produce a final, consolidated EIS. As background, she noted that the school district graded both sites in the 1970s. Since then, due to its topography, protected location, proximity to Boeing Creek and the adjacent natural vegetation, Alternative II has developed into a diverse habitat of high value for a variety of birds, mammals and reptiles. Alternative I, on the other hand, has a monoculture of Scot's broom. Because of its higher value as habitat, the mitigation at Alternative II would be two or three times as expensive as for Alternative I. Additionally, Alternative II is used for educational purposes by the community college and the local schools. Furthermore, the Hearing Examiner called attention to the use of Alternative II for passive recreation.

Turning to the cost of the mitigation, Ms. Adolfson explained that Alternative II has more mature vegetation, which will have to be replaced. She emphasized that the mitigation costs are approximate, based on the firm's best professional judgment, but that the ratio of Alternative I to Alternative II will probably stay constant even if the figures change.

Mr. Robinson then reviewed schematics of the existing facilities and the two alternatives, highlighting field locations, new trails, and sight lines.

Doug Mattoon, Public Works Director, reviewed the total costs of the two alternatives. He noted that the cost of the EIS is approximately \$44,000 and that Phase I was bid by King County in June 1995 at \$830,000 (1998 dollars). The construction costs are \$869,051 for Alternative I and \$1,045,906 for Alternative II, making a total estimated cost range of \$1.7 to \$1.9 million. On the funding side, he said King County transferred \$820,000 to the City, and a \$75,000 Mariners grant is available. This leaves the City \$848,000 short for Alternative I and \$1,000,025 short for Alternative II.

Mr. Deis noted that actual numbers will change when the City has a specific design and the project is bid. Staff recommends Alternative I, primarily because of the lower mitigation costs. Further, Alternative I separates the passive from the active recreation and consolidates the active recreation at the upper part of the park. Finally, Alternative II is more complex, with more potential for appeal. He concluded that staff can defend either alternative but that Alternative I has a higher probability of being operational in the spring of 2000 because it is less likely to be delayed by permitting and mitigation issues.

October 5, 1998

Responding to Mayor Jepsen, Mr. Mattoon said that once the final EIS is published, there is a 15-day appeal period. If there is no appeal, a consultant will be selected to begin the design phase.

Mayor Jepsen called for public comment.

(a) Alec Rooke, 826 NW 165th Pl., a park neighbor, supported Alternative I because environmental and cost considerations outweigh concerns about noise and visual impacts. He asked the City to keep in mind safety considerations on Innis Arden Way.

(b) Tony Barone, Shoreline Community College, spoke as a former environmental sciences professor and urged Council to preserve Alternative II as a unique habitat. He noted that many disabled students have visited this spot for field trips.

(c) Paula Scher, 902 NW 165th Pl., another park neighbor, commented that Cromwell Park should still be considered as a potential site. She felt it was preferable from both an environmental impact and cost perspective.

(d) Matthew Loper, Shoreline Community College, spoke as coordinator of the environmental technology program at SCC. He also uses this area for teaching and felt Cromwell Park is of less habitat value and should be considered. He commented on a public involvement grant for an educational and trail program at Shoreline Park and offered to work with the City when the ballfield goes in.

(e) Charles Sled, 908 NW 165th Pl., another park neighbor, asked for further consideration of the Cromwell Park site, noting that Innis Arden Way was not designed to handle a large volume of traffic. He commented on habitat destruction at either site and had concerns about noise. He concluded that the Bitterlake Community Park Little League Field is underused and much more accessible.

(f) Paul Mack, 204 NW 177th St., favored Alternative II because it has been in the plans since 1972. He pointed out that the current habitat results from the initial grading for the field. He also pointed out that 22 acres were purchased in Innis Arden and questioned if that would not be enough mitigation for construction of a Little League field.

(g) Jim Borrow, 415 NW 197th Pl., also favored Alternative II, noting it was the original alternative. He said Alternative I will require extensive excavation, which could cause potential damage to the hillside. He did not think the cost estimates for the retaining walls were adequate, and he was not sure there is even enough adequate space at Alternative I for a ballfield.

(h) Ed Newbold, 4972 17th St., Seattle, said Alternative II is a wonderful habitat, especially for migratory birds. Although he lives in Seattle, he said he really cares about what Shoreline is doing and asked Council to select Alternative I.

Responding to Mayor Jepsen, Mr. Mattoon said the supplemental EIS considered Cromwell Park, but a number of problems there would be difficult, if not impossible, to mitigate. Therefore, Cromwell Park was deleted from further consideration at the Council workshop on August 3.

Responding to Councilmember Hansen's question about the 22 acres in Innis Arden mentioned by one of the speakers, Lynn Devoir, Director of the Parks, Recreation and Cultural Services Department, explained this is the "Reserve M" that was transferred, along with the other parks, by King County to the City in 1997.

Councilmember Hansen commented that King County originally planned to put the Little League field near the existing softball field. However, locating a field here would put it right over an existing drainage facility. He asked if moving the field more to the south would lower costs. Mr. MacLeod responded there would be savings related to drainage, but there would also be significant impacts to the habitat by cutting it in half. Councilmember Hansen felt moving the field would tuck it into a corner, rather than cut the habitat area in half.

Ms. Adolfson added that moving the ballfield would likely require another supplemental EIS, at an approximate cost of \$15,000. She said a supplemental EIS is required when the proposal goes outside the envelope of what has already been discussed.

Councilmember Ransom expressed disbelief that King County's figures for construction of the parking, play area and restroom could be off by 100%. Mr. Deis said staff can only present today's numbers. Prior numbers, done by another public agency, cannot be defended or explained.

Councilmember Ransom made the point that the public remembers these numbers and feels the field could have been constructed for much less than \$2 million. He noted that the Parks, Open Space and Recreation Services Plan highlights a need for more ballfields. Alternative II reserves the possibility of constructing an additional field at the other site as demand for fields grows.

Mr. Deis agreed that the number of ballfields was one of the top issues brought up by citizens in the Parks, Open Space and Recreation Services Plan. He noted the potential of partnering with the community college for additional ballfields.

Councilmember Ransom commented on the creation of Boeing Creek Nature Park, which he suggested for use as mitigation for Alternative II. He also commented on the number of dogs that run through the lower site and questioned its value as habitat for wild animals and birds.

Cathy Conolly, wildlife biologist, said months of study and bird counts showed twice as many species at Alternative II despite the dogs.



Councilmember Ransom asked about Boeing Creek as habitat. Ms. Conolly said this area is a disturbed meadow habitat. It has the potential to develop "edge" habitat but none exists there now. It has been suggested that this would be an area to do mitigation for either alternative.

Mayor Jepsen also felt there was potential to preserve more land for natural habitat if the field was moved to the south in Alternative II. He said the issue is how much habitat is enough. Alternative II requires replacement of half again as much habitat as is used at a cost of \$90,000/acre.

Mr. Deis reiterated that the proposal does not enhance the habitat but simply replaces what would be lost. He said that the consultant was instructed to develop two alternatives that would be defensible in case of litigation. This drives the amount of habitat put aside.

Ms. Adolfson reminded the Council that the Hearing Examiner has already determined that Alternative II contains unique and valuable habitat. The mitigation requirements will be negotiable, but they must comply with the State Environmental Policy Act (SEPA). Because of the higher value of the habitat, more acreage is required to replace it. The mitigation is simply the firm's estimate of what is likely to be required.

Responding to Mayor Jepsen's question about why replacement is necessary at Alternative I, when it is simply a monoculture of Scot's broom, Ms. Conolly said the mitigation will have alternative native species that will provide an improved habitat, even though not as complex as Alternative II. She said Shoreview Park as a whole is unique due to the size of acreage, and any construction there will have indirect impacts to wildlife.

Responding to Councilmember Lee, Mr. Mattoon said the City plans to look carefully at the Phase I plans to determine if costs can be reduced without compromising the integrity of the project.

Councilmember Gustafson provided background on the Alternative II site, noting Shoreview High School was planned in 1969 and the site prepared and graded. \$234,000 went into site preparation and drainage in the playfield (Alternative II), and \$1.3 million was spent on overall site development. He asked if the architectural drawings of Waldron and Pomoroy have been researched with regard to the amount of drainage installed at the time.

Mr. MacLeod said they did not look at these drawings, but they did look at surveys prepared by King County for the park. These show a drainage system, portions of which have been abandoned in favor of the drainage system that exists now. He assumed that the abandoned portions were built under the school contract. He observed that, given the progress of the school district construction, it is highly unlikely that under-drainage was installed. He agreed that the drawings could be reviewed, but he noted that the soils are

October 5, 1998

so permeable that there would have been no logic to installing a drainage system. He said neither of the current alternatives include an under-drainage system.

Councilmember Gustafson felt this should be researched and considered in the decision. He said Alternative II was intended, and graded, to be an active playfield and, therefore, he supports Alternative II. He also recommended flip-flopping the field away from the detention pond, which would save about \$35,000. This would not impact the current drainage system. Mr. Deis reiterated that doing this would generate additional mitigation costs.

Responding to Councilmember Gustafson, Ms. Adolfson said that because this area was not included for consideration of field construction, it would not fall under the envelope of what was considered in the supplemental EIS. Councilmember Gustafson questioned whether this was discussed under the original SEPA determination and at the hearing in 1994. Ms. Adolfson said it was discussed under the original checklist, but because this was determined to have been inadequate, it would not stand up to the scrutiny of an EIS.

Councilmember Gustafson pointed out that Alternative II was originally 1.9 acres and is now described as 2.1 acres, a difference that would impact mitigation costs. Mr. Deis pointed out that as projects move from the programmatic stage to the design stage, numbers are refined.

Councilmember Gustafson commented on the difference between the number of cubic yards of material King County projected to be excavated and then imported at Alternative II and the number the City has projected. There was also a significant difference in excavation for Alternative I. Mr. MacLeod responded that they looked for cost savings from King County's plans, and he explained what is proposed to reduce costs.

Councilmember Gustafson compared the two alternatives, noting that in terms of aesthetics, recreation potential, traffic, noise, and the amount of earth to be moved, Alternative II is the preferable site. He saw no significant differences in terms of drainage and water quality, other than the fact that Alternative I has a higher risk of erosion. He quoted from the EIS to substantiate the view that there are no rare plants or high quality wetlands in the project vicinity. He reiterated his view that Alternative II was developed to be an active recreation site and is a better playfield location than Alternative I. He concluded that potential litigation should not be a consideration.

Mr. Deis said he respected the values involved with aesthetics, noise and recreation. However, his concern was that the environmental reviews that Councilmember Gustafson quoted were on the losing side of the Hearing Examiner's decision. He said the environmental impacts are a consideration for staff.

Mayor Jepsen commented on the difficulty of selecting a site because so much is at stake. He listed the advantages of Alternative II as distance from the neighbors and proximity to parking and restrooms. He said his concerns are costs of mitigation and safety, due to the

October 5, 1998

distance from the street. For Alternative I, the advantage is the cost, but the disadvantages are proximity to the neighbors and distance from parking and the restrooms. He was concerned about visibility and safety here, too. In conclusion, he noted that he had hoped the field in Alternative II could have been flip-flopped without a new EIS.

Councilmember Lee said safety came to her mind in looking at Alternative II. Alternative I is closer to the main road. She said she cannot disregard what occurred before the Hearing Examiner, and she is not supportive of taking that process on again. She said if forced to choose, she would support Alternative I.

Councilmember Ransom reiterated the difference in the 1995 projected costs and the figures presented tonight, noting the amount of money that King County transferred (\$820,000) was supposed to include the final costs of building the project. He said Council knew that another \$100,000 or more might be required, but the costs presented tonight are much beyond what the Council envisioned.

Continuing, Councilmember Ransom noted that in 1995 Dr. Bell, President of Shoreline Community College, suggested a compromise (now called Alternative I) which, it was hoped, would forestall any appeals of the project. At that time, the Council Parks, Recreation and Cultural Services Committee discussed the issue with Ray Pelley's group, which at one point accepted the suggestion. Councilmember Ransom felt it was important for the Council to consider that the group did appeal the project. Therefore, he felt Mr. Pelley's assurances that he will not appeal if Alternative I is selected should be considered in light of past history. Councilmember Ransom recommended Alternative II because in the long run this choice will preserve an additional potential recreation site for many years in the future.

Mayor Jepsen said he could not comment on Mr. Pelley's actions, but he did recall that at the August 3rd workshop, Mr. Pelley had a preference for Alternative I. He agreed with Councilmember Gustafson that litigation should not drive the decision.

Councilmember Hansen "leaned" toward Alternative II, noting he has always had concerns about the safety and amount of space in Alternative I. However, he almost questioned the whole project because the size of the proposal is so out of line with what he has seen in the past. He believed that a Little League ballpark would cost about \$225,000.

Mr. Deis noted the City has not done a lot of capital projects. Typically, designs may be presented, and when the costs are presented, Council may decide on cost-cutting measures. Therefore, the figures can be pared down in the design stage. The key tonight is the difference between the two alternatives. Councilmember Hansen responded that the difference does not bother him as much as the magnitude of the figures.

October 5, 1998

Mayor Jepsen noted the difference is only 10%, which is the usual margin of error. He also "leaned" toward Alternative II, but said that if all else fails, he could support Alternative I. He suggested that the mitigation money might fund an interpretive bird sanctuary.

Deputy Mayor Montgomery did not think either alternative affordable. She said if she had to express a preference, it would be Alternative I.

Mr. Deis concluded that Alternative II will be the preferred alternative for the FEIS.

Mayor Jepsen said the process must move forward so individuals can make a decision about further appeals or whether the final EIS is seen as providing the appropriate mitigation for the project.

Councilmember Lee pointed out that Alternative II will be repeating history. She asked how confident staff is that the timeline can be maintained. Mr. Deis reiterated that Alternative II has the six month hiatus during the nesting season. He said it is only conjecture whether the final EIS will be appealed. Mr. Mattoon added that staff has confidence the mitigation is defensible, but, of course, it will take time to do that if the final EIS is appealed.

#### RECESS

At 9:10 p.m., Mayor Jepsen declared a recess. The meeting reconvened at 9:17 p.m. Councilmember Hansen did not return to the Council table until 9:33 p.m.

#### (b) Draft Comprehensive Plan: Continuation of Review

Mayor Jepsen explained that tonight's session will deal with the amendments staff has proposed to the Comprehensive Plan.

Tim Stewart, Director of Planning and Development Services, explained that tonight Council will consider the staff alternatives proposed and reviewed during the bus tour. Before going to the amendments in the Tour Book, he distributed three new proposed amendments:

- a new policy aimed at restricting access of trucks and buses serving the Metro Bus Barn and Solid Waste Transfer Station: "Investigate the feasibility of limiting truck and bus traffic access to the Metro Bus Barn and Solid Waste Transfer Station to I-5 and not through city neighborhoods";
- a new policy: "Investigate the use of Payment in Lieu of Taxes (PILOT) as a method to provide equity in the provision of municipal services by various governmental and non-profit institutions"; and
- a revised ED 20: "Encourage land uses which increase the City's tax base".

October 5, 1998

Mr. Stewart noted that the map on page 190 contains an error showing the drainage basins without including the wetlands or streams. He distributed a new map.

Mayor Jepsen asked for a stronger statement than "investigate the feasibility of limiting truck and bus traffic" and suggested "encourage the limitation of truck and bus traffic". Mr. Stewart agreed.

Moving on to the staff amendments (SA), Mr. Stewart reviewed them in order. After each, Mayor Jepsen called for public comment.

#### **SA 1 (North City North)**

After Mayor Jepsen said Council concurred with this, Councilmember Lee referred to the triangle of land here that was left R-1. Mr. Deis said this will be evaluated next year.

#### **SA 2 (North City South)**

Mayor Jepsen noted that now minimum heights have been deleted and the maximum heights have been reduced dramatically in R-3.

Councilmember Ransom asked how R-3 will differ from R-2 in terms of what will be allowed. Mr. Stewart responded that they will differ principally in terms of allowable density (without a subarea plan, R-2 does not exceed 12 units and R-3 48 units). Large apartment complexes can be built in R-3.

Mr. Stewart said the recommendation for Commercial 1 would allow up to 60 feet in height. This parallels the Planning Commission recommendation and is a large increase over the current zoning, which permits only 35 feet and up to 60 on mixed use development.

Mayor Jepsen said if 60-foot-high buildings are allowed, the code should allow for underground parking. Mr. Stewart agreed that this is another implementation issue that will be addressed through the zoning code.

Council concurred with SA 2, although Councilmember Ransom felt this area is more neighborhood business than full Commercial 1. He felt Comm 1 would allow bigger businesses than he would be comfortable with.

Mr. Stewart said the only places in Shoreline that Comm 1 has been applied are here, along the Aurora Corridor, and along Ballinger Road. This designation provides for retail, office and service uses and high density residential uses. Significant pedestrian connections and amenities are anticipated. Some limited industrial uses might be allowed under certain circumstances. He pointed out that the zoning for this area might be "neighborhood business", which is the current zoning. He said the plan takes a permissive approach, rather than a mandatory approach, in terms of what will be

developed. He added that North City is currently going through a design process and that the best outcome for the area would be a plan agreed to by both the businesses and the neighbors. He emphasized that the Comprehensive Plan is a policy guide that establishes the general land use plan. The zoning ordinance will specifically regulate the land use and establish the zoning district. However, it must be consistent with the Comprehensive Plan.

### **SA 3 (Ridgecrest)**

Mr. Stewart advised that concerns about height have been addressed by the new land use designations. There was Council consensus on this area.

### **SA 4 (Briarcrest)**

Mr. Stewart noted that this area received a lot of attention and that the latest proposal has been developed by staff and the neighborhood.

(a) Dennis Lee, 14547 26th NE, said the staff did a good job moving toward less density for the Briarcrest neighborhood. He emphasized that Briarcrest opposed new R-3 because of the increased density rather than height issues. He said there are already high density zones on either end of the neighborhood which are about 50% built out. From the 425 units proposed in the original draft, the new SA 4 proposes 128 units, which is 10% of the entire City's new growth. He felt the neighborhood could accommodate about 100 units, with no new R-3.

In response to Mayor Jepsen, Mr. Stewart noted the R-3 areas are currently zoned 12 - 18 units, so the plan would maintain the status quo in terms of the land use designations.

Councilmember Lee asked if new units have been added elsewhere to compensate for lowering the number of units in this area. Mr. Stewart said the growth capacity of the staff recommendations is 1,950 units. However, this calculation does not assume any dwelling units in any of the commercial areas. He said if you assume that some of these will end up being mixed use areas, then another 400 or 500 units can reasonably be added to the total, which brings it back up to the 2,400 units proposed by the Planning Commission.

Responding to Councilmember Lee, Mr. Stewart said the monastery site was changed to R-1 because there will be no change in land use there in the foreseeable future. If this property were to be redeveloped, the site could be reviewed.

There was Council concurrence with SA 4.

### **SA 5 (Parkwood East)**

Mr. Stewart said this area would have R-2 and R-3 and would be affected by the changes in height limitations.

(a) Yoshiko Saheki, 2349 N. 147th St., was pleased with the staff amendment, although she has received mixed comments from her neighbors. She asked that when specific zoning ordinances are adopted, the City do its best to notify the affected neighbors. She mentioned a huge microwave tower built in her neighborhood without notification.

Councilmember Ransom asked whether R-2 would allow small professional offices along 145th St. Mr. Stewart said it would be a major change to permit such uses in R-2. However, the existing uses would be grandfathered. Councilmember Ransom felt the entire area should be R-2.

Councilmember Lee commented that it is not realistic to think that the church properties here will redevelop in the near future.

Councilmember Hansen commented that the R-3 would allow church-sponsored living units. Mr. Stewart agreed that R-3 allows for special institutional housing needs. It would also allow for more intensive use if the property owner wished to add more units.

Mayor Jepsen noted general consensus, except for Councilmember Ransom, who reiterated his opinion that the entire area should be R-2.

#### **SA 6 (Parkwood West)**

Responding to Mayor Jepsen's question as to why the MU-2 was left between Stone and Ashworth, Lenora Blauman, Senior Planner, said the effort was to make Shoreline's plan consistent with the City of Seattle. Also, staff felt that this provides a transition from Aurora Ave. to the R-2 further east on 145th St.

Councilmember Hansen agreed with the staff proposal but asked why the R-1 area between Stone and Interlake was not proposed for a higher use. Pointing out that Stone Ave. is a dead-end, Councilmember Lee said it makes sense to leave it R-1.

Councilmember Hansen stated that in general the plan for the City does not create enough width to encourage desirable commercial development. Ms. Blauman responded that the area he mentioned is already developed with relatively newer and smaller homes at an approximate density of R-2.

Responding to Councilmember Lee, Ms. Blauman said Seattle does not have commercial uses across from Shoreline's MU, but Seattle's Comprehensive Plan proposes higher density at that location.

Councilmember Lee felt this approach does not provide transition from the MU-2 to the R-1 to the north. Mayor Jepsen felt mixed use can appropriately abut R-1 because they are the same density base and have the same height limitations. Councilmember Lee recommended extending the R-2 to Stone Ave. Councilmember Gustafson concurred.

Councilmember Ransom wanted to retain an option for small businesses to go in. Mayor Jepsen responded that neighborhood businesses are allowed in Mixed Use.

**SA 7 (Aurora block 16300 - 16500 blocks)**

Mr. Stewart explained the recommendation to go to Mixed Use rather than R-3 in order to allow commercial uses with a pedestrian orientation along with residential uses.

(a) Terry Green, 613 N. 179th St., supported allowing adequate space for the uses that citizens require within a city. She supported the change to Mixed Use but had concerns about where in the corridor the auto-oriented uses would go.

(b) Naomi Hardy, 17256 Greenwood Pl. N., noted the single family homes in this area, primarily on Whitman Ave. and supported the amendment.

Responding Ms. Green, Mr. Stewart said the auto use question is addressed in the details of the zoning code. He said the plan will have a permissive process where conversions to pedestrian-oriented use will be encouraged but not required.

Councilmember Ransom was concerned that Aurora Ave. has retail auto sales, service stations and automotive repair. He pointed out that even drycleaning plants are not allowed in neighborhoods and are restricted to industrial areas.

Mr. Stewart said Councilmember Ransom was looking at the current zoning code. The drycleaning use issue would be appropriate for consideration when the zoning regulations are considered. He said it would be important to determine the kind of dry cleaning establishments being referred to.

Mr. Stewart explained that right now the Aurora Overlay District determines the permitted land uses for the Aurora Corridor. The land use categories proposed in the plan are very broad, and a variety of uses could be proposed for the Mixed Use zone. These would have to be considered when specific changes to the zoning map are proposed. Such changes will require public hearings, notice to neighbors, etc. Auto uses will be allowed to continue with conditions.

Mayor Jepsen said after the Comprehensive Plan is adopted, Council will have to decide where the various land uses belong. He said mixed use areas are designated to have a variety of uses rather than a homogenous pattern.

**SA 8 (Seattle City Light [SCL] Right-of-Way [ROW])**



Mr. Stewart said staff suggests additional language describing the variety of uses which currently exist within the ROW and policy language describing the need to work with the leaseholders as well as SCL regarding future use of the ROW for a pedestrian trail. Additionally, the minimum story requirements are eliminated.

(a) Brent Carson, representative of the Haggan Co., the owners of the U&I site, said an application will be submitted for a grocery store here. He said commercial property in Shoreline is split by the SCL ROW, which contributes to the problem of depth of commercial properties. He explained that a 50-year lease was negotiated with SCL to be able to use the ROW for parking and storm water facilities. Such uses do not preclude the trail, which will not require the entire 100-feet of ROW. He felt the staff recommendation lacks language regarding this multiple use opportunity. He also had questions about how the language regarding public facilities will be implemented. He summarized that the recommended policy language is not adequate and asked Council to consider the language in the original amendment.

Turning to a second issue, Mr. Carson said parking was not addressed and asked for more flexibility in the final language of the plan. He felt the language prohibiting parking in front of the building is too restrictive.

Mayor Jepsen responded that in his opinion allowing parking adjacent to, behind or underground provides enough flexibility. He suggested adding "and other civic benefit" to the policy language describing the need to work with leaseholders (as well as SCL) regarding future use of the ROW for a pedestrian trail.

Mr. Stewart said he believed this flexibility will be available as particular projects come forward and agreements can be reached about the location of the trail and what the rest of the area will be used for. However, he agreed with Mayor Jepsen's statement and said the development of the ROW will be an evolutionary process worked through time. He felt it is important to hold a firm line at the onset so that no one can argue that the land use here is commercial and should not be reserved for a trail or pedestrian facility. He suggested the language "other associated public uses".

Councilmember Ransom favored flexibility on parking but he was concerned about the project taking most of the ROW for parking. He advised that 30 feet of the ROW must be reserved for the trail, and he questioned whether this would be done.

Mr. Deis reminded Council that the ROW belongs to SCL, and although it agrees to the pedestrian trail use, he felt using language such as "other civic benefit" may not be achievable.

Councilmember Lee said she did not see the SCL ROW as a trail. She hoped to see a village atmosphere there, and she asked how this wording would support that concept.

Mr. Stewart referred to a change to LU 56 to read: "Negotiate with SCL and work with SCL ROW leaseholders to obtain an easement to develop a non-motorized Interurban Trail from N. 145th to N. 200th St." He said this recognizes that SCL and the leaseholders are significant parties and it will require cooperation with both to work on the trail.

Mayor Jepsen said Council agrees with negotiations with SCL for the trail, but cooperation should not stop there because the 100-foot ROW goes through the length of the City. He suggested the character of the ROW area could be changed so that outdoor dining or other civic benefits could occur there in addition to the non-motorized trail. Councilmember Lee said it is important to let the business community know that once agreement is reached with SCL, the City is open to proposals for uses at this location.

Mr. Stewart said staff will rework this language.

### **SA 11 (Phased Growth Study Area [PGSA])**

Mayor Jepsen said it is appropriate to take SA 11 next in order to resolve the issue of the PGSA.

Mr. Stewart said the notion of the PGSA evolved from the Planning Commission's five to four split between the group that wished to keep this area residential and the group that wished to designate it for much more intensive development along the lines of a City Center. The PGSA is an attempt to find a middle ground between these two positions. He described the inclusive planning process that was foreseen in the PGSA.

(a) Terry Green, 613 N. 179th, felt this area is currently not ready to expand. She agreed it is the only place along the Aurora Corridor to widen the commercial footprint, but she said conversion to multi-family would make this difficult to do. She suggested retaining the current designation in this area and giving the rest of the Aurora Corridor a chance to fill in.

(b) Richard Johnsen, 16730 Meridian Ave. N., said he favored expansion of the commercial area on the east side of Aurora Ave. from 145th to 205th, rather than limiting it to the Meridian Park area. He felt the City needs a good commercial corridor and the plan must provide for the future.

(c) Naomi Hardy, 17256 Greenwood Pl. N., pointed out that even excluding the Linden/Fremont area, there is still an increase in commercial growth in the new plan. She was concerned about the lack of transition in the recommendation, noting the number of single family houses built in that area. She was also concerned about looking for the "best use" of the area.

(d) Virginia Botham, 16334 Linden Ave. N., asked for clarification of the PGSA process, including who will create the PGSA findings, reports, and analysis. She

also asked if the responses to the Capital Improvement Program questionnaire will be considered in these decisions. In conclusion, she also questioned the reference to "highest and best use" of the area.

(e) Walt Hagen, 711 N. 193rd, said the Council is elected to represent the citizens. He said the citizens do not want "Main St. USA" or a City Center.

(f) Cynthia Wills, 18205 Fremont Ave. N., asked the Council where it stands on the PGSA issue. She said the PGSA will encourage land speculation.

(g) Carol Doering, 741 N. 184th, said she does not wish to continue to have to defend her neighborhood parcel by parcel. She recommended that Council concentrate on development of the Aurora Corridor and then revisit this area in a year or two.

Mayor Jepsen responded that he wants to ensure that staff focuses on the priority areas for near-term development, which have been identified as Aurora Square and filling out along Aurora Ave. He said he feels that somewhere the City has to grow, but he has not determined where that is. He suggested holding the PSGA in abeyance for a couple of years to determine where it should be applied. Deputy Mayor Montgomery concurred.

Councilmember Ransom also felt the City should concentrate on the Aurora Corridor and drop this controversial amendment for now. After the Corridor and Aurora Square have been redeveloped, this can be looked at.

Mr. Stewart agreed to "put this on the shelf and leave it in the tool kit for the future".

Councilmember Hansen commented the discussion is a semantics issue as much as anything. He said this area will be looked at for development, just like a lot of other areas. The zoning will not be changed now, but he did not want to mislead people that this issue will disappear. He said he supports the current zoning and felt it is premature to try to commercialize it. However, he emphasized that the realities of the marketplace will drive development.

Mayor Jepsen agreed there will be a number of areas that will be studied for changes in plan and the Linden/Fremont Corridor is probably one of them. However, he did not want to single this area out over any of the other areas at this time. He said the PGSA concept makes sense but which areas are selected depends upon timing.

Councilmember Lee commented that Council did not want to concentrate on only one area, such as Aurora Square, but it makes sense to allow staff to prioritize. She said she is not opposed to changes, and changes will occur as driven by the marketplace.

Mr. Stewart summarized that the PGSA's for SA 9, 10, and 11 will not move forward.

October 5, 1998

Councilmember Lee commented that she felt the PGSA gives the neighborhood more power than not having it. Councilmember Hansen added that the neighborhood has more control under a PGSA because it cannot be nibbled away one property at a time.

#### **SA 9 (Stone Ave. Corridor)**

Mr. Stewart said the land use issue here is staff's recommendation to have Mixed Use on the west side of Stone Ave. and R-2 on the east side. The MU will provide a better transition to the neighborhoods. Councilmember Hansen supported MU as a transition and recommended Oak Tree Village as an example.

Councilmember Ransom commented that residents opposed R-2, but Ms. Blauman said only one letter in opposition came from residents on Stone Ave. The rest came from other places in the neighborhood.

Council concurred with SA 9.

#### **SA 12 (Richmond Beach)**

Mr. Stewart reviewed the amendment, noting it has the support of the property owners.

(a) Robert Bower, no address given, said he owns property at the northeast corner of the intersection of 20th and 195th. He asked for R-3 for his property rather than MU. Noting his difficulty in selling the parcel, he said everything else in the area is R-3.

Gabe Snedecker, Planning and Community Development, said this property is zoned Neighborhood Business. Under this designation it is difficult to do a mixed use project on a parcel that size. Staff does not view MU as restrictive.

Council concurred with the staff recommendation.

#### **Level of Service (LOS)**

Mr. Stewart said this section generated many questions when it was brought forward in August. Staff recommends to significantly change the focus and apply LOS standards only on transportation, water, wastewater, and surface water. The other standards will be changed to planning goals, i.e., objectives to be considered but not hard LOS standards that would require concurrency.

Mayor Jepsen said he was struggling with having fire/public safety LOS standards as planning goals, but since Shoreline does not have authority over the Fire Department, he can accept this for now.

#### **Environmental Element**

October 5, 1998

Mr. Stewart said staff concurs with the comment that the vegetation map should be pulled from the document.

In conclusion, Mayor Jepsen explained that staff will now prepare the final document and the final EIS. Mr. Stewart added it will be available at least one week before the public hearing, which is scheduled for November 9, 1998.

Mayor Jepsen clarified that Council will not necessarily adopt the Comprehensive Plan on November 9 after the public hearing.

Councilmember Lee stated for citizens who wish to know her opinion that she has an open mind and she wants to keep a balance. She felt that, as leaders, the Council must analyze impacts on all the residents of the City, and not just those who attend meetings. Councilmember Hansen added that he wants to weigh the testimony and make a decision, and he cannot make a good decision if his mind is already made up.

Responding to Councilmember Ransom, Mr. Stewart noted there are many code issues, such as signage and particular uses in each designation, that will be brought forward after the adoption of the Comprehensive Plan. He said all these details will be in the implementing regulations.

#### 7. CONTINUED PUBLIC COMMENTS

(a) Richard Johnsen, 16730 Meridian Ave. N., urged the Council to "play hard ball" with the State of Washington and King County regarding trucks accessing the transfer station. He said residents are tired of trucks going to the transfer station along Meridian Ave. He clarified that he does not want to see a PGSA until infill along the Aurora Corridor has occurred. Finally, he recommended scraping both Alternative I and II for Shoreview Park and putting the Little League field where the existing soccer field is.

(b) Cynthia Wills, 18205 Fremont Ave. N., thanked the Council for listening to her neighborhood.

(c) Naomi Hardy, 17256 Greenwood Pl. N., also thanked the Council for its action on the PGSA issue.

#### 8. ADJOURNMENT

Mayor Jepsen declared the meeting adjourned at 11:50 p.m.

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Sharon Mattioli, CMC  
City Clerk

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**ATTACHMENT E:  
RESPONSE TO  
TAB 32:  
SUBCHAPTER ON  
SIGNS**

*Note: Hand Numbering  
corresponds to Numbered  
responses that follow.*

## **Subchapter 8.Signs**

### **20.50.530 Purpose.**

The purposes of this subchapter are:

- A. To provide standards for the effective use of signs as a means of identification that enhances the aesthetics of business properties, economic viability, and safety of the commercial districts.
- B. To protect the public interest and safety by minimizing the possible adverse effects of signs on nearby properties, traffic safety, and aesthetic welfare of the City.
- C. To establish regulations for the type, number, location, size, and lighting of signs that are complementary with the building use and harmonious with their surroundings. (Ord. 238 Ch. V § 8(A), 2000).

### **20.50.540 Sign standards.**

- A. No sign shall be located or designed to interfere with visibility required by the City of Shoreline for the safe movement of pedestrians, bicycles, and vehicles.



B. Table.

Table 20.50.540B – Standards for Signs.

	All Residential (R) Zones	NB and O	CB, RB, and I
<b>Free Standing Signs:</b>			
Maximum Area Per Sign Face	4 sq. ft. (home occupation) Monument 10 sq. ft. (child care) ① 25 sq. ft. (non residential use, residential subdivision or multifamily development) 32 sq. ft. (schools)	Only Monument Signs are Permitted: 25 sq. ft. (single tenant) ② 40 sq. ft. for each tenant to max 50 sq. ft. (multi-tenant)	Monument ③ Signs: 50 sq. ft. 25 (single tenant) 10 sq. ft. for each tenant to max. 50 sq. ft. (multi-tenant) Shopping Center/Mall Signs: 40 sq. ft. (single tenant) Malls must have more than 1 business 40 sq. ft. for each tenant to Max 100 sq. ft. (multi-tenant)
Maximum Height	42 inches	6 feet	20 feet ④ Shopping Center/Mall: 20 feet monument: 8 feet
Maximum Number Permitted	1 per street frontage	1 per street frontage and 150 ft. apart. Two per street frontage if the frontage is greater than 250 ft. and each sign is minimally 150 ft. apart from other signs. ⑤	1 per street frontage per property and 150 ft. apart. Two per street frontage if the frontage is greater than 250 ft. and each sign is minimally 150 ft. apart from other signs. ⑥
Illumination	External Only: Maximum 6 ft. from the sign display	Permitted	Permitted
<b>Building-Mounted Signs:</b>			
Maximum Sign Area	Same as for Freestanding Signs	25 sq. ft. (single tenant) each tenant ⑦ Building Directory 10 sq. ft. for each tenant and maximum 50 sq. ft. (multi-tenant); 25 sq. ft. for Building name sign. See Figure 20.50.580.	
Canopy or Awning	Sign shall be maximum 25% of the canopy vertical surface Note: Counts toward total allowable signage		
Maximum Height (ft.)	Not to extend above the building parapet, eave line of the roof, or the windowsill of the second floor, which ever is less.		
Number Permitted	1 per street frontage	1 per business located on street frontage Note: One building mounted sign per façade facing street frontage or parking lot ⑧	1 per business located on street frontage ⑨ Note: One building mounted sign per façade facing street frontage or parking lot
Illumination	External illumination only	Permitted	Permitted
<b>Projecting Signs From A Building:</b>			
Maximum Sign Area	6 sq. ft. Non-Residential uses, schools, residential subdivision or multifamily development ⑩	12 sq. ft.	12 sq. ft.
Minimum Clearance from	9 feet	9 feet	9 feet

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Minimum Clearance from Grade	9 feet	9 feet	9 feet
Maximum Height (ft.)	Not to extend above the building parapet, eave line of the roof, or the windowsill of the second floor, whichever is less.		
Number Permitted	1 per street frontage	1 per street frontage	1 per business located on street frontage
<b>Driveway Entrance/Exit:</b>			
Maximum Sign Area	4 sq. ft. Non-Residential uses, schools, residential subdivision or multifamily development	4 sq. ft.	4 sq. ft.
Maximum Height	42 inches	42 inches	42 inches
Number Permitted	1 per driveway	1 per driveway	1 per driveway

Exception 20.50.540(B)(1): If the applicant demonstrates that signs are an integral part of the architecture and site design, the Director may waive the above restrictions.

C. All signs, except temporary signs, must be constructed of durable, maintainable materials. Signs that are made of materials that deteriorate quickly or that feature impermanent construction are not permitted. For example, plywood or plastic sheets without a sign face overlay or without a frame to protect exposed edges are not permitted.

D. Window signs are permitted to occupy maximum 25 percent of the total window area.

E. Street numbers should be installed on all buildings and will not be counted towards the permitted sign area. (Ord. 238 Ch. V § 8(B), 2000).

**13** F. Freestanding signs under 6' height can be at the property line without overhanging sidewalks or blocking sight distance requirements. All other signs must meet building setback requirements.

**14** G. All externally illuminated signs shall shield adjacent properties from direct lighting.

**20.50.550 Prohibited signs.**

A. Spinning devices; flashing lights; pennants.

**15** Exception 20.50.550(A)(1): Traditional barber signs allowed only in NB, O, CB, RB and I zones.

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B. Portable signs, ~~banners and inflated signs or figures.~~

(10) Exception 20.50.550(B)(1): One (1) Sidewalk sandwich board sign per business allowed only in NB, O, CB, RB, and I zones and must be Sidewalk sandwich board signs located next to the curb edge of a sidewalk in such manner so not to interfere with the opening of parking car doors. An unobstructed passage of 48 inches shall be maintained for wheelchair travel on a sidewalk.

C. Off-site identification and signs advertising products not sold on premises.

D. Outdoor advertising signs (billboards).

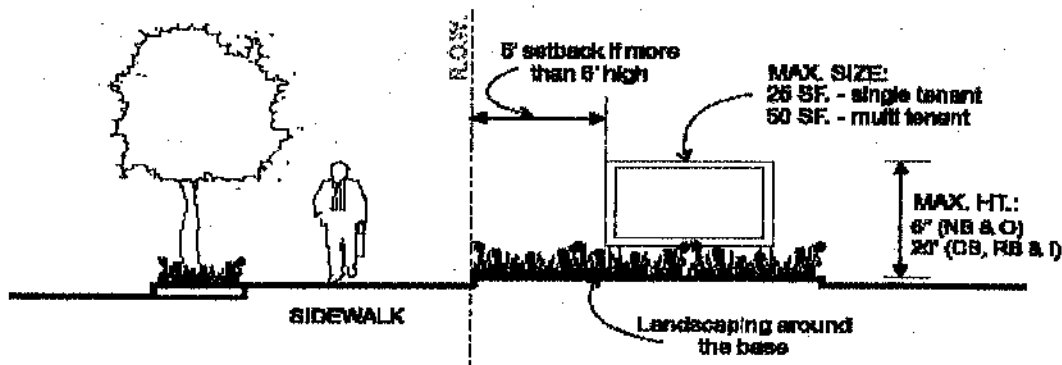
E. Signs mounted on the roof. (Ord. 238 Ch. V § 8(C), 2000).

**20.50.560 Site-specific sign standards – Monument signs.**

(17) ~~A. **Number Per Site/Minimum Spacing.** One per site, or 150-foot minimum spacing for sites with more than 250 linear feet of street frontage, more than six businesses, and with businesses without signs visible from the street. The sign should be near the principal entrance. Sites fronting on two streets may have one sign per street, provided the signs are at least 150 feet apart.  
2 per street frontage if the frontage is greater than 250 ft. and each sign is minimally 150 ft. apart from other signs.~~

**A. B. Location.**

- Minimum Distance From Public Sidewalk: Zero feet if under 6 ft. in height.
  - Minimum Distance From Public Right-of-Way: five feet
  - Distance from side Property Line: 20 ft. If this setback not feasible, the Director may modify the requirement, subject to the approval of a signage plan.
- B. Mounting.** Solid base under at least 75 percent of sign width. Must be double sided if the back is visible from the street.
- C. Landscaping.** Low shrubs or floral displays. Provide a perimeter strip at least two feet wide around the base of the sign or a four-foot-wide strip of lawn or an alternate landscaping scheme as approved.



18 Change maximum sign size for single tenant to 50 sq. ft.  
 Redraw to show 0 ft setback if sign is 6 ft or under in height

Figure 20.60.560: Monument Sign.

(Ord. 238 Ch. V § 8(D-1), 2000).

**20.50.570 Site-specific sign standards – Shopping center/mall type signs in CB, RB, and I Zones.**

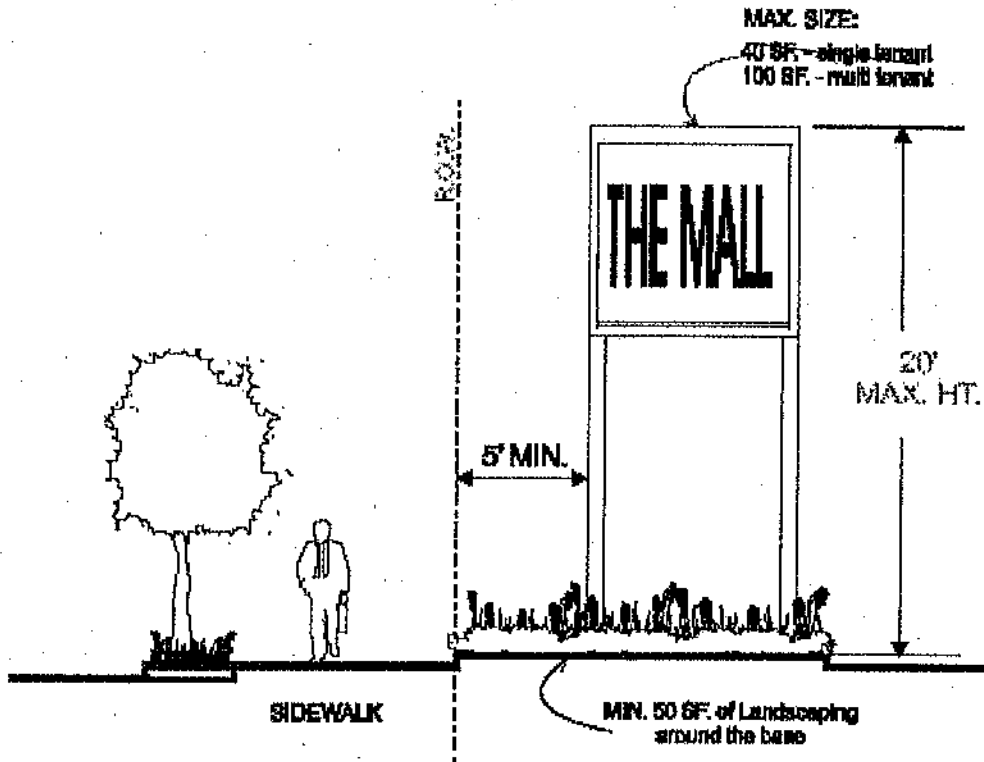
Site must be occupied by more than one business and have at least 200 250 linear feet of frontage. Sites occupied by only one business may have a mall type sign when a monument sign would interfere with safe visibility as designated in SMC  
 20.50.540. A specific shopping center/mall signage plan is mandatory. The submittal requirements are available from the department.

**A. Location.**

- Minimum Distance From Public Right-of-Way: five feet.
- Distance from Property Line: 20 feet. Minimum distance from interior property line: 20 feet. If this setback not feasible, the Director may modify the requirement, subject to the approval of a signage plan.

**B. Number Per Site/Minimum Spacing.** One per site, or 150-foot minimum spacing for sites with more than 250 linear feet of street frontage, more than six businesses, and with business without signs visible from the street. The sign should be near the principal entrance. Sites fronting on two streets may have one sign per street, provided the signs are at least 150 feet apart.  
~~2 or more per street frontage if the frontage is greater than 250 feet and each sign is minimally 150 feet apart from the other freestanding signs.~~

- B. **Mounting.** Single-post mounting is discouraged unless the post is an architectural feature reflecting the architecture of building(s) or other site elements.
- C. **Landscaping.** Planting bed with small trees, shrubs, and/or floral displays, provided there is at least 50 square feet of landscaped area with trees, bushes, flowers, shrubs, or 100 square feet of lawn.



Redraw figure to include multi-tenant signage to add up to 100 sq. ft. and draw the figure to have dimensions matching the square footage.

22

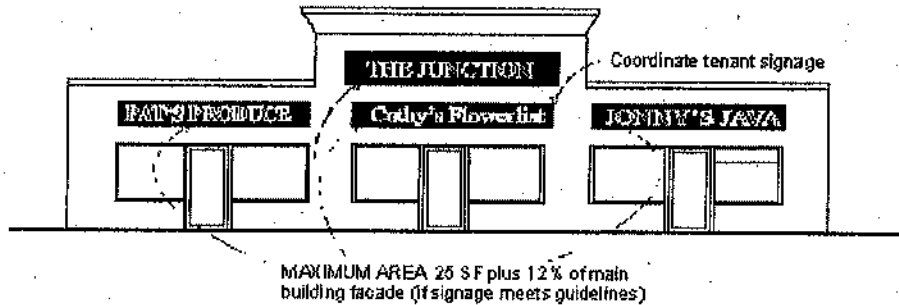
Figure 20.50.570: Mall Sign.

(Ord. 238 Ch. V § 8(D-2), 2000).

20.50.580 Site-specific sign standards—Building-mounted signs—Individual letters (and symbols) or “boxed” display signs. Multi – Tenant Sign Bonus and Guidelines.

23

Tenant signs in multiple tenant buildings must be similar in mounting location, configuration, materials, and construction.



Amend above to read: Maximum Area 25 SF each sign plus 12% of main building facade (if signage meets guidelines) (24)

**Figure 20.50.580: Building-Mounted Sign.**

(Ord. 238 Ch. V § 8(D-3), 2000).

**20.50.590 Nonconforming signs.**

- A. Nonconforming signs shall not be structurally altered without being brought to compliance with the requirements of this Code.
- B. Outdoor advertising signs (billboards) now in existence are declared nonconforming and may remain subject to the following restrictions:
  1. Shall not be increased in size or elevation, nor shall be relocated to another location.
  2. Shall be kept in good repair and maintained in a neat, clean, attractive, and safe condition. Grounds surrounding a billboard shall be kept free of debris, litter, and unsightly vegetation.
  3. **Removal.** Any outdoor advertising sign not meeting this Code shall be removed within 30 days of the date when an order by the City to remove such sign is given. (Ord. 238 Ch. V § 8(E), 2000).

**20.50.600 Temporary signs.**

Temporary signs are allowed subject to a temporary use permit; and provided, that no more than one such permit shall be issued at any time per business occupancy, nor shall more than four such permits be issued to any one business during any 12-month period. (Ord. 238 Ch. V § 8(F), 2000).

**20.50.610 Exempt signs.**

- A. Historic site markers or plaques, gravestones, and address numbers.
- B. Signs required by law, including but not limited to:
  - 1. Official or legal notices issued and posted by any public agency or court; or
  - 2. Traffic directional or warning signs.
- C. Plaques, tablets or inscriptions indicating the name of a building, date of erection, or other commemorative information, which are an integral part of the building structure or are attached flat to the face of the building, which are nonilluminated, and which do not exceed four square feet in surface area.
- D. Incidental signs, which shall not exceed two square feet in surface area; provided, that said size limitation shall not apply to signs providing directions, warnings or information when established and maintained by a public agency.
- E. State or Federal flags.
- F. Religious symbols.
- G. The flag of a commercial institution, provided no more than one flag is permitted per business premises; and further provided, the flag does not exceed 20 square feet in surface area.
- H. Neighborhood identification signs with approved placement and design by the City.
- I. Neighborhood and business blockwatch signs with approved placement of standardized signs acquired through the City of Shoreline Police Department.
- J. Plaques, signs or markers for landmark tree designation with approved placement and design by the City. (Ord. 238 Ch. V § 8(G), 2000).
- 26 - K. Existing signs that only replace the copy face and do not alter the size or structure of the existing sign.
- 27 - L. Real estate signs for single family residences.
- 28 - M. City sponsored event signs up for no more than 2 weeks.

## **TAB 32 – Responses for Sign Code Amendments**

**Note: The numbers below correspond to the “hand numbered” amendments in the attached copy of Tab 32.**

1. Amends Table 20.50.540(B): Remove from the Free Standing Signs Chart the Maximum Area Per Sign Face in all Residential (R) Zones for child care shall be 10 feet.

*Response: Child care in residential zones is a home occupation. Home occupation signs are currently addressed in the sign code and therefore redundant.*

2. Amends Table 20.50.540(B): Clarify in the Free Standing Signs Chart the Maximum Area Per Sign Face in the NB and O zones is 25 sq. feet removing single tenant and 10 sq. ft. for each tenant to a maximum of 50 square feet.

*Response: Current code is difficult to administer and enforce when the number of tenants on a property can change without being able to adjust the overall sign size. A fixed size of 25 square feet is reasonable considering the intended scale and character of the NB/O zones and their proximity to residential neighborhoods.*

3. Amends Table 20.50.540(B): Clarify in the Free Standing Signs Chart the Maximum Area Per Sign Face in the CB, RB, and I zones shall be 50 square feet for monument signs and a maximum of 100 square feet for Shopping Center/Mall Signs. Shopping Center/Malls are proposed to be defined as having more than one business.

*Response: Current code is difficult to administer and enforce when the number of tenants on a property can change without being able to adjust the overall sign size. A fixed size of 25 SF is unreasonable considering most of the property location is along Aurora and their previous King County sign code allowing 170 SF. 50 SF would allow the property owner to have different tenant signs or just one.*

4. Amends Table 20.50.540(B): Clarify that in the CB, RB, and I zones the maximum height of a Shopping Center/Mall sign is 20 feet; and the maximum height of a monument sign is 8 feet.

*Response: A 20 foot high monument sign is more a monolith than meets the intent for signage to be more architectural and pedestrian in scale. We are getting signs that 4 feet X 8 feet on top of a 16-foot high base or 20 feet. See Tacos Guaymos and Goldies signs along Aurora for examples. A sign height*



*of 8 feet or even 10 feet is more proportional for a 50 square foot sign to be a monument and yet visible to auto traffic.*

5. Amends Table 20.50.540(B): Clarify that in the NB and O zones the maximum number of free standing signs permitted is one per street frontage and 150 feet apart; and that a maximum of two free standing signs per street frontage if the frontage is greater than 250 ft. Each sign must be a minimum of 150 feet apart from other freestanding signs.

*Response: Replaces and simplifies Item 17 to fit in Table 20.50.540B under Maximum Number Permitted. See Item 17 for further explanation of amendment.*

6. Amends Table 20.50.540(B): Clarify that in the CB, RB, and I zones the maximum number of free standing signs permitted is one per street frontage per property and 150 feet apart; and that a maximum of two free standing signs per street frontage if the frontage is greater than 250 ft. Each sign must be a minimum of 150 feet apart from other freestanding signs.

*Response: Replaces and simplifies Item 17 to fit in Table 20.50.540B under Maximum Number Permitted. See Item 17 for further explanation of amendment.*

7. Amends Table 20.50.540(B): Clarify that the maximum sign areas for a building mounted signs in the NB and O zones is 25 sq. ft. for each tenant; and in addition a building directory may contain up to 10 sq. ft. for each tenant to a maximum of 50 sq. ft. for multi tenant buildings; and in addition the building may have an up to 25 sq. ft. building name sign. See figure 20.50.580.

*Response: This amendment is to be consistent with the Figure 20.50.580, which allows 25 sq. ft. building names and individual tenant signs. Figure 20.50.580 is to illustrate the criteria for obtaining a 12% bonus. This amendment is also to step away from varying sign sizes on the number tenants similar to Items 1 and 2 above.*

*The building directory sign was meant to be 10 SF total as part of a reductive hierarchy of sign sizes from the vehicle-oriented sign along the street, to building signs, and then to more pedestrian oriented sign: the directory. A 50-sq. ft. directory sign could be larger than both the freestanding sign and building mounted sign as written. Therefore staff suggests a correction to the January 22, 2002 amendment: remove "for each tenant and maximum 50 sq. ft." to limit the directory sign to a 10 square feet total.*

8. Amends Table 20.50.540(B): Clarify that in the NB and O zones, the maximum number of building mounted signs permitted is one per business

located on street frontage; and that one building mounted sign per façade facing street frontage or parking lot is permitted.

*Response: The existing code limits signs to those that have street frontage. However, there are many examples especially in mall developments where businesses are surrounded by drives and parking aisles and need to be identified from those perspectives.*

9. Amends Table 20.50.540(B): Clarify that in the CB, RB and I zones, the maximum number of building mounted signs permitted is one per business located on street frontage; and that one building mounted sign per façade facing street frontage or parking lot is permitted.

*Response: The existing code limits signs to those that have street frontage. However, there are many examples especially in mall developments where businesses are surrounded by drives and parking aisles and need to be identified from those perspectives.*

10. Amends Table 20.50.540(B): Clarify that the maximum sign area for signs that project from a building in all residential zones is six sq. ft. for Non Residential uses, schools, residential subdivision or multifamily development.

*Response: This amendment is to clarify that projecting signs are not meant for residences but are allowed for non-residential uses permitted in residential zones.*

11. Amends Table 20.50.540(B): Clarify that the maximum sign area for driveway entrance/exit signs in all residential zones is four sq. ft. for Non Residential uses, schools, residential subdivision or multifamily development.

*Response: This amendment is to clarify that projecting signs are not meant for residences but are allowed for non-residential uses permitted in residential zones.*

12. Amends Table 20.50.540(B): Clarify that the maximum number of driveway entrance/exit signs in all residential zones, NB or O zones, and CB, RB, and I zones is one per driveway.

*Response: The amendment is to assure signage is sufficient without allowing sign clutter.*

13. Add 20.50.540(F): "Free standing signs under 6' height can be at the property line without overhanging sidewalks or blocking sight distance requirements. All other signs must meet building setback requirements."

*Response: This amendment is to qualify signs that are at property lines to not interfere with the safety of pedestrians and vehicles and to be consistent with Figure 20.50.560.*

14. Add 20.50.540(G): "All externally illuminated signs shall shield adjacent properties from direct lighting."

*Response: This amendment is to provide consistency with the Development Code's requirement that exterior lighting in general must be shielded to protect adjacent residential property.*

15. Amends 20.50.550 (A)(1) Exception to Prohibited signs: Clarify that although spinning devices are prohibited, traditional barber signs are allowed in the NB, O, CB, RB, and I zones.

*Response: This amendment is to clarify that barber signs are permitted only in commercial zones and not residential zones.*

16. Amends 20.50.550 (B)(1) Exception to Prohibited signs: Clarify that one sidewalk sandwich board sign per business is allowed in the NB, O, CB, RB, and I zones.

*Response: This amendment is to clarify that sidewalk sandwich board signs are permitted only in commercial zones and not residential zones.*

17. Amends 20.50.560 Site Specific sign standards – Monument Signs: Remove (A) "Number per Site/Minimum Spacing: One per site, or 150 foot minimum spacing for sites with more than 250 linear feet of street frontage, more than six businesses, and with businesses without signs visible from the street. The sign should be near the principal entrance. Sites fronting on two streets may have one sign per street, provided the signs are at least 150 feet apart. 2 per street frontage if the frontage is greater than 250 ft. and each sign is minimally 150 ft. apart from other signs."

*Response: The amendment is to clarify a confusing section of the code, which has been difficult to envision how this applies. The clarified language has been proposed for Table 20.50.540B. The clarification removes the reference to six or more businesses, lack of visibility from the street, and the requirement that a sign should be near the site entrance as criteria. The intent of the code is to reduce sign clutter but allow large sites to have more than one sign. The amendment permits the property owner to determine the number of businesses, and the best placement of the sign with minimal parameters. The amendment provides consistency and fewer conflicts with the Shopping Center / Mall Sign provision. See Item 21 for the parallel amendment.*

## ATTACHMENT E

18. Amends Figure 20.60.560 – Monument Signs: Change maximum sign size to 50 sq. ft. Redraw to show 0 ft. setback if sign is 6 ft. or under in height.

*Response: The amendment is to be consistent with Table 20.50.540B amendment for freestanding sign size and Item 13. (The diagram should be redrawn to match the table and monument sign requirements under 20.50.560)*

19. Amends 20.50.570 Site Specific sign standards – Shopping Center/Mall Type Signs in CB, RB and I zones by clarifying that a: "Site must be occupied by more than one business and have at least 250 (instead of 200 linear feet) linear feet of frontage.

*Response: The amendment is to be consistent with the 250 feet in Items # 21, 17, 5 and 6.*

20. Amends 20.50.570 Site Specific sign standards – Shopping Center/Mall Type Signs in CB, RB and I zones by clarifying that a Shopping Center/Mall Type sign shall be located a minimum distance of 20 feet from the interior property line.

*Response: The amendment is to clarify the minimum distance is for interior property lines so that mall signs are not blocking signs on the adjacent property. The current language confuses the setback requirement for front property lines (5 feet).*

21. Amends 20.50.570 Site Specific sign standards – Shopping Center/Mall Type Signs in CB, RB, and I zones: Remove (B): "Number Per Site/Minimum Spacing: One per site, or 150 foot minimum spacing for sites with more than 250 linear feet of street frontage, more than six businesses, and with businesses without signs visible from the street. The sign should be near the principal entrance. Sites fronting on two streets may have one sign per street, provided the signs are at least 150 feet apart. 2 or more per street frontage is the frontage is greater than 250 feet and each sign is minimally 150 feet apart from the other freestanding signs.

*Response: The amendment is to clarify a confusing section of the code, which has been difficult to envision how this applies. The clarified language has been proposed for Table 20.50.540B. The clarification removes the reference to six or more businesses, lack of visibility from the street, and the requirement that a sign should be near the site entrance as criteria. The intent of the code is to reduce sign clutter but allow large sites to have more than one sign. The amendment permits the property owner to determine the number of businesses, and the best placement of the sign with minimal*

*parameters. The amendment provides consistency and fewer conflicts with the Shopping Center / Mall Sign provision.*

22. Amend Figure 20.50.570: Mall signs by Redrawing the figure to include multi-tenant signage to add up to 100 sq. ft. and draw the figure to have dimensions matching the square footage.

*Response: To be consistent with Table 20.50.540B Figure 20.50.570 should be redrawn to show only 100 square feet with several tenants on it. Single tenant properties would not meet the definition of shopping center / mall signs and therefore only allowed a maximum 50 sq. ft. monument sign.*

23. Amend the title of Section 20.50.580 from "Site specific sign standards- Building mounted signs- Individual letters (and symbols) or "boxed" display signs" to "Multi-Tenant Sign Bonus and Guidelines".

*Response: The title of this section needs to be amended to more concisely describe the section.*

24. Amend Figure 20.50.580: Building-Mounted Sign by clarifying that the maximum area of each sign for each tenant of a multi tenant building is 25 sq. ft. plus an additional 12% of the main building façade if all signage meets guidelines.

*Response: The current diagram is not consistent with the description below. The maximum area of 25 sq. ft. could be confused for all signage on a multi-tenant building and needs to be clarified that the 25 sq. ft. is for each tenant which is consistent with Table 20.50.540B.*

25. Amend 20.50.610 Exempt Signs (C) by clarifying that the four feet – is more accurately referring to four square feet.

*Response: Minor clarification of dimension.*

26. Amend 20.50.610 Exempt Signs by adding (K) " Existing signs that only replace the copy face and do not alter the size or structure or the existing sign."

*Response: This amendment reinforces current Planning Department threshold policy for when a sign alteration must conform to the sign code.*

27. Amend 20.50.610 Exempt Signs by adding (L) "Real Estate signs for single family residences".

## ATTACHMENT E

*Response: The amendment is to include a common type of signage that occurs in residential neighborhoods.*

28. Amend 20.50.610 Exempt Signs by adding (M) "City sponsored event signs up for no more than 2 weeks".

*Response: The amendment is to include a common type of signage that is requested for various community events such as Shoreline Arts Council and, Celebrate Shoreline, or neighborhood councils. Stating that the signs need to be City sponsored to help distinguish them from other businesses and organizations.*