

## CITY COUNCIL AGENDA ITEM

CITY OF SHORELINE, WASHINGTON

<b>AGENDA TITLE:</b>	2009 Comprehensive Plan Docket
<b>DEPARTMENT:</b>	Planning and Development Services
<b>PRESENTED BY:</b>	Joseph W. Tovar, FAICP Director of Planning and Development Services; Steven Cohn, Senior Planner, Steve Szafran, AICP, Associate Planner

### PROBLEM/ISSUE STATEMENT:

The State Growth Management Act permits amendments to a city's Comprehensive Plan, but the review cannot occur more than once a year with a few exceptions, such as the adoption of a subarea plan. The Planning Commission and Council can then look at the proposed amendments as a package, in order to consider the combined impacts of the proposal.

GMA states that each City shall create a Docket (or list) of the Comprehensive Plan amendments to be reviewed. GMA does not define a process for creating the Docket, and different jurisdictions have different procedures. In the past, the Planning Commission has not been involved in the Docket creation. This year, staff scheduled the Docket review for March 19, 2009.

The Planning Commission met to discuss the Docket on March 19, 2009. Because of a lack of a quorum, the Commissioners could not make a formal recommendation. The Commissioners made comments as individuals and these are reflected in the staff memo.

The Council will be asked to adopt the Docket at its next meeting. Adoption of the docket does not infer that the Council supports the amendment; rather, it is a statement that the item deserves further consideration in the City's review process.

Once on the Docket, the Comprehensive Plan amendments will be studied by the Planning Commission and it will make a recommendation on each item. The Commission recommendations will be forwarded to the Council for review.

### RECOMMENDATION

Council adopts items 1, 3, 4, and that the city-initiated amendments for Vision and Point Wells as the 2009 Comprehensive Plan Amendment Docket.

Approved By: City Manager  City Attorney \_\_\_\_\_

## **BACKGROUND**

Comprehensive Plan amendments may be submitted by anyone at anytime. Applications for Comprehensive Plan amendments are available on the City's website and from the Planning and Development Services department. Amendments may also be proposed by the Council, Planning Commission and staff. Staff initiated amendments are often the result of issues raised at the Council or the Commission throughout the year.

All amendments that are submitted prior to the end of January of a given year are forwarded to the Council later in the year so that the Council can set the Docket. The Docket is the list of Comprehensive Plan amendments that Council forwards to the Planning Commission for study and public hearing.

The City received the following suggestions for amendments of the Comprehensive Plan in 2009:

1. Limit housing density in Regional Business zones to 48 units/acre
2. Add new criteria and definitions to the Development Code regarding Conditional Uses
3. Add additional language about the Ballinger neighborhood in various parts of the Comprehensive Plan
4. Site specific amendment to change the plan and zoning on a site along Westminster Way near 145<sup>th</sup>.

In addition, staff offered two additional items to be added to the docket this year:

- Amendment to update and add to the existing Vision Statement and Framework Goals
- Amendment to add policies regarding future development at the Point Wells site.

The Planning Commission conducted a study session on the Docket on March 5, 2009 followed by another meeting on March 19. There was not a quorum at the March 19 meeting, so the Commissioners could not vote on a formal recommendation. The Commissioners present (Behrens, Broili, Hall, and Kaje) listened to comments from the audience and, though they couldn't make a formal recommendation, offered comments of their own.

Staff recommended that all the items be docketed with the exception of item #2, which should be dealt with as an amendment to the Development Code.

The Commissioners agreed that items 1, 3, and 4, and the staff initiated items should be included in the Comprehensive Plan Docket. Discussion focused on item #2.

Regarding item #2:

- Commissioner Behrens agreed with the staff recommendation, but said that *if* item #2 is docketed, it should be limited to developing a definition of “compatibility” in the Comprehensive Plan
- Commissioner Broili would like to docket item #2.
- Commissioner Kaje wanted to move all the items forward to the Docket, though he had reservations about the likelihood of developing a usable definition of “compatibility”
- Commissioner Hall was not in favor of adding item #2 to the Docket, agreeing with staff that “compatibility” should be defined in the Development Code since that is where the definition should be applied.

Since the Commissioners could not develop a recommendation due to lack of a quorum and because the Commissioners in attendance disagreed on how to handle item #2, staff’s recommendation is unchanged.

### **RECOMMENDATION**

Council adopts items 1, 3, 4, and that the city-initiated amendments for Vision and Point Wells as the 2009 Comprehensive Plan Amendment Docket.

### **ATTACHMENTS**

Attachment A	Proposal to limit housing density in RB
Attachment B	Proposal to modify Conditional Use criteria and add definitions to Development Code
Attachment C	Proposal to add new language about Ballinger neighborhood
Attachment D	Proposal for Site Specific CPA and Rezone near Westminster Way
Attachment E	Draft Planning Commission Minutes for March 5 meeting
Attachment F	Written comments on Docket proposals



Attachment A  
**COMPREHENSIVE PLAN—GENERAL  
AMENDMENT APPLICATION**

**Planning and Development Services**

Amendment proposals may be submitted at any time, however if it is not submitted prior to the deadline for consideration during that annual amendment cycle, ending the last business day in January, the amendment proposal will not be considered until the next annual amendment cycle.

Please attach additional pages to this form, as needed.

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**A. Contact Information**

If the proposal is from a group please provide a contact name.

Applicant: Les Nelson

Mailing Address: [REDACTED]

Telephone: [REDACTED] Fax: ( ) - E-mail: [REDACTED]

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- B. Proposed General Amendment** – This can be either conceptual: a thought or idea; or specific changes to wording in the Comprehensive Plan, but please be as specific as possible so that your proposal can be adequately considered. If specific wording changes are proposed please use underline to indicate proposed additions and ~~strikethrough~~ to indicate proposed deletions. **Please note that each proposed amendment requires a separate application.**

See attached word document <sup>pdf</sup>

- C. Reference Element of the Shoreline Comprehensive Plan (required) and page number (if applicable) –**  
(e.g. Land Use, Transportation, Capital Facilities, Housing, etc.)

Land Use, page 30-31

**17500 Midvale Avenue North, Shoreline, Washington 98133-4921**

Telephone (206) 801-2500 Fax (206) 546-8761 [pds@shorelinewa.gov](mailto:pds@shorelinewa.gov)

The Development Code (Title 20) is located at [mrsc.org](http://mrsc.org).

- D. **Support for the Amendment** – Explain the need for the amendment. Why is it being proposed? How does the amendment address changing circumstances or values in Shoreline? Describe how the amendment is consistent with the current Shoreline Comprehensive Plan, if inconsistent, explain why. How will this amendment benefit the citizens of Shoreline? Include any data, research, or reasoning that supports the proposed amendment. *(A copy of the Shoreline Comprehensive Plan is available for use at the Planning and Development Services Department, Shoreline Neighborhood Police Centers, and the Shoreline and Richmond Beach libraries).*

This amendment will remove the confusion and misinterpretation caused by the passage of Ordinance 276 and will allow our current land use planning to conform to the EIS as required by law.

- E. **Signature** – An amendment application can not be accepted unless the signature block below has been completed. The applicant certifies that all of the aforementioned statements in this application, any exhibits and/or maps transmitted herewith are true and the applicant acknowledges that any amendment granted based on this application may be revoked if any such statement is false.

Les Nelson  
Applicant Signature

1-29-09  
Date

**PROPOSED AMENDMENTS WITHOUT THE REQUIRED APPLICATION INFORMATION MAY  
BE REJECTED OR RETURNED FOR ADDITIONAL INFORMATION.**

**Proposed Comprehensive Plan Amendment, January 2009**

The part of the Comprehensive plan that I propose updating is Land Use policy, LU18, the Community Business land use designation. In addition LU19 needs to be clarified as to intent.

LU18 needs to be revised to clarify the intent of the "RB" as an allowed zoning. As the City Council discovered in review of documents in 2008, related to Ord 238, and Ord 276, the intent in 2000 and 2001 was NOT to create a change in the existing base density of 48du/acre density. Historical documents revealed that one approach was to revise the RB zoning to CB zoning, but it was decided that it would be simpler to just allow the (then current) RB zoning to "co-exist" in a CB land use area. This was clarified in a statement made in correspondence that density would not be revised.

The allowance of density higher than 48du/acre was not provided for in the Comprehensive Plan nor planned for in the accompanying EIS, and to date there has not been any additional EIS to address a higher density.

Since the EIS and 1998/2005 Comprehensive Plan there has not been a specific Comprehensive Plan Amendment to revise the density above 48du/acre.

Allowing RB zoning to exist in a CB land use area is not a conflict, so long as the density is limited to that established as acceptable for the underlying land use... "CB"= 48du/acre. This was defined as High Density Residential in the Comprehensive Plan, and carried a base land use maximum of 48 du/acre.

If any clarification of the original intent is needed, then the documentation is available in meeting notes from Council and Planning Commission meetings where Ord 238 in 2000 and Ord 276 in 2001 were discussed.

Additional clarification should be also applied where RB appears as an allowed zoning in the Mixed Use (LU17) and Regional Business (LU19) Land use designations. Again, adding clarification that density may not exceed the base land use intensity for each specific land use area will greatly improve clarity of intent of the Comprehensive Plan.

Clarification of LU19 needs to address why the location of 185th to 192nd was chosen and what specifically is different from this area as opposed to CB land use areas.

The next page provides pertinent sections of the present Comprehensive Plan for reference, where definitions of High density residential, LU17, community Business LU18, and Regional Business LU19, are found. (Pages 30, 31)

Les Nelson  
15340 Stone Ave North  
Shoreline, WA 98133

## **2005 City of Shoreline Comprehensive Plan, Land Use designations:**

### **Residential Land Use...**

**LU14:** The High Density Residential designation is intended for areas near employment and commercial areas; where high levels of transit service are present or likely; and areas currently zoned high density residential. This designation creates a transition between high intensity uses, including commercial uses, to lower intensity residential uses. All residential housing types are permitted.

The permitted base density for this designation will not exceed 48 dwelling units per acre unless a neighborhood plan, subarea plan or special district overlay plan has been approved. Appropriate zoning for this designation is R-12, R-18, R-24 or R-48 Residential.

### **Mixed Use Land Use**

**LU17:** The Mixed Use designation applies to a number of stable or developing areas and to the potential annexation area at Point Wells. This designation is intended to encourage the development of pedestrian oriented places, with architectural interest, that integrate a wide variety of retail, office and service uses with residential uses.

Appropriate zoning designations for the area include, Neighborhood Business, Community Business, Office, Regional Business, Industrial, R-8, R-12, R-18, R-24 and/or R-48.

### **Commercial Land Use**

**LU18:** The Community Business designation applies to areas within the Aurora Corridor, North City and along Ballinger Road. This designation provides for retail, office and service uses and high density residential uses. Significant pedestrian connection and amenities are anticipated. Some limited industrial uses might be allowed under certain circumstances. Appropriate zoning designations for this area might include the Neighborhood Business, Community Business, Regional Business, Office, R-12, R-18, R-24, or R-48.

**LU19:** The Regional Business designation applies to an area within the Aurora Corridor north of N 185<sup>th</sup> St. and south of N 192<sup>nd</sup> St. This designation provides for retail, office, service, high density residential and some industrial uses. Significant pedestrian connection and amenities are anticipated. Appropriate zoning designations for this area include Community Business, Office, Regional Business, Industrial, R-12, R-18, R-24 or R-48.

*provided for reference to  
Attachment A  
proposed Complan Amend.*

## Time line for Land Use and Zoning code

There are two major areas of continued misunderstanding between regional Business Land use (RBLU), Community Business Land Use (CBLU), which are both Comprehensive Plan Land Use designations depicted on the Comprehensive Plan Land Use Map LU-1, and regional Business Property Zoning (RBZ), and Community Business Property Zoning, (CBZ).

The following Timeline shows changes/revisions to these starting with the adoption of the 1998 Comprehensive Plan and EIS.

### ALLOWED MAXIMUM DENSITY in Dwelling Units/Acre, du/ac

		1998	2000	2001	2005
Complan	CBLU	48	48	48	48
Land Use	RBLU	48	48	48	48
Zoning	CBZ	18	48	48	48
Designation	RBZ	36	No Max (1)	No Max (1)	No Max (1)
Action/Date		Nov.1998 Complan adopted	Ord 238 adopted (1) June 2000	Ord 276 Adopted (2) July 2001	2005 Complan adoption to present

### Notes

(1) When Ord 238 adopted the new development code zoning table was revised to allow CB zoning up to 48 du/ac which agreed with the Complan Land Use max of 48 du/ac. The new "No max" for RB zoning could be in conflict with the Comprehensive plan but only if a proposal was accepted to allow higher than the 48 du/ac allowed as a base Land Use density.

(2) Ord 276 added "RB" as an allowed Zoning to exist in Community Business Land Use. Since "RB" allows density at 48 units per acre, or less, this would not conflict unless higher densities were permitted on a specific project.

There has never been a Comprehensive Plan amendment increasing CBLU or RBLU above 48 du/ac!!





## COMPREHENSIVE PLAN—GENERAL AMENDMENT APPLICATION

### Planning and Development Services

Amendment proposals may be submitted at any time, however if it is not submitted prior to the deadline for consideration during that annual amendment cycle, ending the last business day in January, the amendment proposal will not be considered until the next annual amendment cycle.

Please attach additional pages to this form, as needed.

#### A. Contact Information

If the proposal is from a group please provide a contact name.

Applicant: Greg Logan

Mailing Address: [REDACTED]

Telephone: [REDACTED] Fax: ( ) [REDACTED] E-mail: [REDACTED]

B. **Proposed General Amendment** – This can be either conceptual: a thought or idea; or specific changes to wording in the Comprehensive Plan, but please be as specific as possible so that your proposal can be adequately considered. If specific wording changes are proposed please use underline to indicate proposed additions and ~~striketrough~~ to indicate proposed deletions. Please note that each proposed amendment requires a separate application.

(1) Compatibility is a key concept &  
a key criteria for land use decisions  
C&F CUP Decision Criteria)  
HOWEVER THERE IS NO  
DEFINITION FOR COMPATIBILITY  
IN THE SDC.  
SO ADD A WORKING DEFINITION  
FOR COMPATIBILITY!!

C. **Reference Element of the Shoreline Comprehensive Plan (required) and page number (if applicable) –**  
 (e.g. Land Use, Transportation, Capital Facilities, Housing, etc.)

17500 Midvale Avenue North, Shoreline, Washington 98133-4921

Telephone (206) 801-2500 Fax (206) 546-8761 [pds@shorelinewa.gov](mailto:pds@shorelinewa.gov)

The Development Code (Title 20) is located at [mrsc.org](http://mrsc.org)

B. Cont

- D. Support for the Amendment** – Explain the need for the amendment. Why is it being proposed? How does the amendment address changing circumstances or values in Shoreline? Describe how the amendment is consistent with the current Shoreline Comprehensive Plan, if inconsistent, explain why. How will this amendment benefit the citizens of Shoreline? Include any data, research, or reasoning that supports the proposed amendment. (A copy of the Shoreline Comprehensive Plan is available for use at the Planning and Development Services Department, Shoreline Neighborhood Police Centers, and the Shoreline and Richmond Beach libraries).

② Land use shall NOT cause  
Detriment to adjacent uses.

③ Land use shall NOT create  
a blight or threaten Shoreline's  
neighborhoods on behalf of  
special interests.

④ The City official charged with issuing  
a Determination SHALL VISIT the  
adjacent property for which the  
determination is being made.

- E. Signature** – An amendment application can not be accepted unless the signature block below has been completed. The applicant certifies that all of the aforementioned statements in this application, any exhibits and/or maps transmitted herewith are true and the applicant acknowledges that any amendment granted based on this application may be revoked if any such statement is false.

Applicant Signature

01/29/09  
Date

**PROPOSED AMENDMENTS WITHOUT THE REQUIRED APPLICATION INFORMATION MAY  
BE REJECTED OR RETURNED FOR ADDITIONAL INFORMATION.**

December 31, 2008

To: Steve Cohn, Planning & Development Services

From: Janne Kaje

Re: Proposed changes to Comprehensive Plan regarding the Ballinger Neighborhood

Dear Steve,

The current version of the City's Comprehensive Plan lacks a description of the boundaries of the Ballinger Neighborhood and a description of the Ballinger commercial district. Please accept these proposed, minor additions and revisions for consideration in the 2009 review cycle.

#### p. 28 – SHORELINE TODAY

Commercial development stretches along Aurora Avenue, with other neighborhood centers located at intersections of primary arterials, such as N 175th Street at 15th Avenue NE, N 185th Street at 8th Avenue NW and Ballinger Way between 15<sup>th</sup> and 19<sup>th</sup> Avenues NE.

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#### p. 19-20 NEIGHBORHOODS

If kept in alphabetical order, the following description of Ballinger should be inserted first into the list. Note that I do not have the annexation date – that will need to be filled in by staff.

**Ballinger.** This neighborhood in the northeast portion of the City was annexed in 1951. It is bound by Interstate 5, 30<sup>th</sup> Avenue NE, NE 205<sup>th</sup> Street (which is also the County line) and an irregular southern boundary that roughly follows NE 195<sup>th</sup> Street. The Ballinger neighborhood is bordered on its north side by the City of Mountlake Terrace and on its eastern flank by the City of Lake Forest Park.

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**North City.** Founded around the late 1930s and early 1940s, this neighborhood is located in the northeastern portion of Shoreline and is bounded by I-5, NE 175th Street and the eastern edge of the City.

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#### p. 22 – COMMERCIAL AREAS

Other commercial areas include North City, Ridgecrest, Richmond Beach and Ballinger. The North City business district is located on 15th Avenue NE between N 170th and N 185<sup>th</sup> Streets. This district serves the local community and neighboring communities. The Hillwood/Richmond Beach commercial area is located on NW 185th Street and 8th Avenue NW. It serves the City's northwest neighborhoods including Hillwood, Richmond Beach, Richmond Highlands, and Innis Arden. The Ridgecrest Business

District is located at 145<sup>th</sup> Avenue NE between 15th Avenue and Lake City Way NE. It serves the City's southeast neighborhoods including Ridgecrest and Briarcrest. *The Ballinger commercial area is located along Ballinger Way and extends from 15<sup>th</sup> Avenue NE to approximately 22<sup>nd</sup> Avenue NE. The diverse mix of businesses in the district serves not only the local neighborhood but also the residents of neighboring Mountlake Terrace and Lake Forest Park.*

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#### p.30 COMMERCIAL LAND USE

**LU18:** The Community Business designation applies to areas within the Aurora Corridor, North City and along Ballinger *Way NE*.

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p. 148

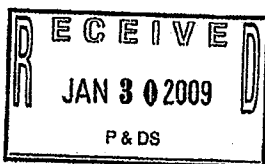
| Ballinger *Way* NE and 19th Avenue NE: Northbound and Southbound at LOS F

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p. 149

| Ballinger *Way* NE and 19th Avenue NE

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## COMPREHENSIVE PLAN—GENERAL AMENDMENT APPLICATION

### Planning and Development Services

Amendment proposals may be submitted at any time, however if it is not submitted prior to the deadline for consideration during that annual amendment cycle, ending the last business day in January, the amendment proposal will not be considered until the next annual amendment cycle.

Please attach additional pages to this form, as needed.

#### A. Contact Information

If the proposal is from a group please provide a contact name.

**Applicant:** Scott Becker AIA, Principal, Fourfold Architecture, PLLC

**Mailing Address:** [REDACTED]

**Telephone:** [REDACTED] **Fax:** [REDACTED] **mail:** [REDACTED]

- B. Proposed General Amendment** – This can be either conceptual: a thought or idea; or specific changes to wording in the Comprehensive Plan, but please be as specific as possible so that your proposal can be adequately considered. If specific wording changes are proposed please use underline to indicate proposed additions and ~~strikethrough~~ to indicate proposed deletions. **Please note that each proposed amendment requires a separate application.**

The proposal is intended to provide land use provisions allowing the adjacent properties at 14800 Westminster and 346 N 148<sup>th</sup> (owned in common) to support a viable future mixed use establishment, potentially a mix of residential units and commercial space with adequate on-site parking. This change will bring these properties into conformance with the community's envisioned use along Westminster.

- C. Reference Element of the Shoreline Comprehensive Plan (required) and page number (if applicable) –**  
(e.g. Land Use, Transportation, Capital Facilities, Housing, etc.)

The proposed Comprehensive Plan Amendments are as follows:

<u>Property</u>	<u>Comprehensive Plan</u>
<u>14800 Westminster</u>	<u>MU (unchanged)</u>
<u>346 N. 148th St.</u>	<u>MU (currently LDR)</u>

- D. Support for the Amendment** – Explain the need for the amendment. Why is it being proposed? How does the amendment address changing circumstances or values in Shoreline? Describe how the amendment is consistent with the current Shoreline Comprehensive Plan, if inconsistent, explain why. How will this amendment benefit the citizens of Shoreline? Include any data, research, or reasoning that supports the proposed amendment. *(A copy of the Shoreline Comprehensive Plan is available for use at the Planning and Development Services Department, Shoreline Neighborhood Police Centers, and the Shoreline and Richmond Beach libraries).*

We believe the proposed changes will enable the subject properties to help fulfill potential for both new community business and multi-family residential housing opportunities, or true "mixed use" appropriate to the transit conduit of Westminster, connecting the vibrant North Greenwood neighborhood of Seattle with the Aurora Corridor of Shoreline. We understand that these improvements are consistent with the goals of the GMA to make provision for density in areas appropriate to such growth.

In keeping with good urban design practice, we hope to ensure the site will contribute a positive presence to the "street wall" frontage of Westminster while preserving pedestrian scale on adjacent sidewalks, and simultaneously provide a buffer to transit noise. We believe the "flat iron" shape of the site with a taller building will provide visual interest from Westminster and 148th St. alike, while in meeting zoning design guidelines create an appropriate step-down transition to the low density residential properties to the east.

- E. Signature** – An amendment application can not be accepted unless the signature block below has been completed. The applicant certifies that all of the aforementioned statements in this application, any exhibits and/or maps transmitted herewith are true and the applicant acknowledges that any amendment granted based on this application may be revoked if any such statement is false.

Applicant Signature

Date

**PROPOSED AMENDMENTS WITHOUT THE REQUIRED APPLICATION INFORMATION MAY BE REJECTED OR RETURNED FOR ADDITIONAL INFORMATION.**

**DRAFT**

These Minutes Subject to  
March 19<sup>th</sup> Approval

**CITY OF SHORELINE**  
**SHORELINE PLANNING COMMISSION**  
**SUMMARY MINUTES OF REGULAR MEETING**

March 5, 2009  
7:00 P.M.

Shoreline Conference Center  
Mt. Rainier Room

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**Commissioners Present**

Chair Kuboi  
Vice Chair Hall  
Commissioner Behrens  
Commissioner Broili  
Commissioner Kaje  
Commissioner Perkowski  
Commissioner Piro  
Commissioner Pyle  
Commissioner Wagner

**Staff Present**

Steve Cohn, Senior Planner  
Kirk McKinley, Transportation Services Manager  
Alicia McIntire, Transportation Planner (arrived at 7:20 p.m.)  
Steve Szafran, Associate Planner (arrived at 7:25 p.m.)  
Jessica Simulcik Smith, Planning Commission Clerk

Chair Kuboi asked if staff has plans to employ a citizen's advisory committee to work on the vehicular portion of the plan, too. Mr. McKinley said staff has not had that discussion, but they know they must work with the three transit agencies. He suggested the Commission consider this element of the plan as their domain. They also know they must work with the bicycle and pedestrian communities because they have firsthand knowledge that staff might not have.

### **2009 Comprehensive Plan Amendment Docket Study Session**

Mr. Szafran referred the Commission to the 2009 Comprehensive Plan Amendment Docket that was assembled up to the deadline of January 31, 2009. He noted the amendments were gathered from the general public, as well as some that were proposed by staff. Mr. Cohn explained that the purpose of this review is to prepare the Commission for the public hearing that is scheduled for March 19<sup>th</sup>. He suggested the Commission focus on asking clarifying questions so they are prepared to accept public comment and make a recommendation to the City Council on March 19<sup>th</sup> about the items to include in the docket.

Commissioner Kaje noted that he is the proponent of one of Comprehensive Plan amendments and inquired if he would be allowed to participate in the discussion and final recommendation related to this item. Mr. Cohn said he does not foresee an appearance of fairness issue associated with Commissioner Kaje's participation in the process of voting for amendments to be on the docket. He agreed to check with the City Attorney's Office for clarification of Mr. Kaje's role in the March 19 discussion.

Mr. Szafran reviewed each of the suggested Comprehensive Plan amendments that were submitted by citizens as follows:

- **Suggestion 1** – This amendment was proposed by Greg Logan to modify the Development Code. Staff recommends the amendment be considered when the Commission takes up the next round of Development Code amendments.

Commissioner Piro questioned if Mr. Logan's concern could be satisfied with references to State Law related to compatibility and consistency. Mr. Szafran agreed that it's an idea worth looking into. He said he believes Mr. Logan's suggestion would be better addressed as a Development Code Amendment than as a Comprehensive Plan Amendment, since it deals with Conditional Use criteria. Commissioner Wagner suggested staff clarify the different processes with Mr. Logan prior to the public hearing.

Commissioner Behrens agreed that while the issue raised by Mr. Logan is legitimate, an amendment to the Comprehensive Plan is not the appropriate avenue for addressing the concern. He suggested that perhaps staff could explain to Mr. Logan that the concern could be better addressed as a Development Code amendment. Mr. Szafran agreed this would be the appropriate course of action.

Vice Chair Hall asked if there is a method for citizens to submit Development Code amendments other than the docket process. Mr. Cohn explained that while GMA requires cities to create dockets for Development Code amendments, the process is not limited to once a year. Typically,

**DRAFT**



Development Code amendments are presented to the Commission three or four times each year. Citizens have the ability to submit amendments, and the Commission would decide whether to move them forward through the process or not.

Commissioner Wagner clarified that it was not her intention to remove the proposal as an important topic because the Commission has heard a lot about the issue of compatibility. If there is something that could be addressed via a Comprehensive Plan amendment, it would be important for the Commission to capture that idea.

- **Suggestion 2** – This amendment was proposed by Les Nelson. The recommendation is to update Land Use Policies 17, 18 and 19 to clarify whether Regional Business (RB) zoning should permit residential density greater than 48 dwelling units per acre. It also requests clarification of Land Use Policy 19 as to why the area between 185<sup>th</sup> and 192<sup>nd</sup> Streets was chosen for a Comprehensive Plan Designation of RB rather than Community Business (CB).

Commissioner Pyle suggested that this issue is a matter of interpretation of the Comprehensive Plan's definitions and descriptions of each of the types of land use designations. Because only R-48 is listed, some people interpret this to mean that the maximum cap on density is 48 units per acre for residential. It is not apparent that there are other land use designations cited in each of the categories. However, if a property were zoned as RB or CB, far more than 48 units per acre could be allowed. The density becomes a space issue or how many units can be fit in the box as opposed to what the density derivative is of the lot area to the density allowed through R-48. He summarized that clarifying this interpretation would help. In addition, the Commission should also discuss whether or not the City should allow more than 48 units per acre in any of their zones.

- **Suggestion 3** – This amendment was proposed by Scott Becker. The request is for a site-specific map amendment for a parcel located at 346 North 148<sup>th</sup> Street. Mr. Becker proposes that the designation of this property be changed from Low-Density Residential (LDR) to Mixed-Use (MU). The amendment would be accompanied by a rezone application.

Commissioner Behrens pointed out that the Commission recently considered a rezone application that was submitted by the James Alan Salon in which two pieces of property were rezoned from CB to RB. The R-12 zoning on the third piece of property remained intact. A development proposal has been submitted for a Regional Business Building that would be partially located on the R-12 zoned property. Mr. Cohn clarified that the R-12 property would be used for parking and townhouse development. Commissioner Behrens expressed concern that a parking lot is not a residential use. Mr. Szafran pointed out that the parking would be used by the residential uses developed on the three properties. Commissioner Behrens asked why Mr. Becker is required to submit a Comprehensive Plan amendment to rezone a piece of property that is in the same zoning designation as the piece of property that is adjacent to the James Alan Salon. Mr. Cohn explained that Mr. Becker wants to put additional density on the second piece of property, which is currently zoned R-6. The adjacent property is zoned Neighborhood Business (NB).

Commissioner Wagner cautioned that this amendment would be accompanied by a rezone application, which is a quasi-judicial issue, and it may not be appropriate for the Commission to have a discussion regarding the appropriateness of the rezone at this point in time. She reminded the Commission that the purpose of the discussion is to determine whether or not to move the four suggested Comprehensive Plan amendments forward to a public hearing. Mr. Cohn agreed.

Commissioner Kaje clarified that, in the different case referenced by Commissioner Behrens, there was no request to change the underlying Comprehensive Plan designation. The request was to change the zoning only. In this case, the proponent wants the Comprehensive Plan designation change from LDR to MU in addition to a concurrent rezone, and that is why the matter is coming before the Commission as a potential Comprehensive Plan amendment. Mr. Szafran added that leaving the suggested amendment on the docket would allow the applicant to submit a Type C quasi-judicial application for a rezone, which would come before the Planning Commission in the future for a public hearing.

Commissioner Pyle suggested that, at some point in the future, the Commission should hold a discussion about the criteria for a Comprehensive Plan amendment, specifically a site-specific change to the land use designation map within the Comprehensive Plan. They should discuss how this change would fit within the policies of the Comprehensive Plan and the surrounding land use patterns. They should also discuss how the change fits in terms of transition, density, proximity to transit, employment, etc. Mr. Cohn pointed out that these issues would be considered for this specific property if the amendment is placed on the docket. A general discussion of the criteria would be more related to the Development Code.

Mr. Cohn clarified that as a proposal moves forward through the amendment process, the Commission could conceivably decide it should involve more than one property. However, it would not be appropriate to come up with a totally different suggestion as part of the docketing process. Commissioner Perkowski asked for clarification about why the Commission would be limited in this regard. Mr. Cohn said that, in his experience, planning commissions have come up with different recommendations after discussion, but the docket always moves forward based on the recommendation that was originally submitted.

- **Suggestion 4** – This amendment was proposed by Janne Kaje. The proposal is to revise the language that relates to the Ballinger Neighborhood. Mr. Cohn explained that in the current Comprehensive Plan, the Ballinger Neighborhood is only referenced to a couple of times and some of the references are incomplete. The proposed amendment would give recognition to a neighborhood that has existed in the City for quite some time. Commissioner Kaje said the amendments are intended to clean up the existing language.

Chair Kuboi referred to the recommendation that the reference to North City being in the northeast corner of the City be stricken. Commissioner Kaje pointed out that North City is no longer the northeast corner of the City. Ballinger was annexed after the City was incorporated. Commissioner Pyle suggested they look at different language for this change. He agreed they should delete the

reference to the northeast corner, but the balance of the language should be updated to make sure it is accurate.

Mr. Cohn advised that in addition to staff's proposed Comprehensive Plan Amendment related to the Point Wells site, they are also recommending an amendment related to visioning. He explained that while staff anticipates the City would move forward with sub area planning in the near future, these amendments are not required to be part of the docket.

Mr. Cohn advised that the six Comprehensive Plan amendments would be the subject of a public hearing before the Commission on March 19<sup>th</sup>. The proponents of the amendments would be invited to attend the hearing. In addition, staff would ask Mr. Logan if there is another approach that would better address his concern.

Chair Kuboi asked Mr. Cohn to recap the process that was used to notify the public of the January 31<sup>st</sup> deadline for submitting Comprehensive Plan amendments. Mr. Cohn answered that a notice was placed in the local newspaper and in *CURRENTS*. A short announcement may have also been on the cable television station. He suggested they need to discuss ways to improve the process.

Commissioner Broili said his understanding is that part of staff's goal for the future regarding Comprehensive Plan amendments is to clarify the criteria for judging proposals, as well as the schedule for how the process should work. Mr. Cohn explained that, currently, the process and criteria are not clearly outlined in the Development Code, and staff intends to correct this situation.

#### **PUBLIC COMMENT**

There was no one in the audience.

#### **DIRECTOR'S REPORT**

Mr. Cohn had nothing to report during this portion of the meeting.

#### **UNFINISHED BUSINESS**

##### **Debrief of March 2<sup>nd</sup> Visioning Town Hall Meeting**

Mr. Cohn reported that Vice Chair Hall and Commissioner Behrens attended the Town Hall Meeting. He referred to handouts of notes that were taken by those in attendance and reminded the Commission that they have been tasked to develop a final version of the Vision Statement and Framework Goals by their March 26<sup>th</sup> meeting. The goal is to publish the two documents on the City's website by March 27<sup>th</sup>. He invited Vice Chair Hall and Commissioner Behrens to share their thoughts about what needs to be done next.

Vice Chair Hall said that while there were fewer people in attendance at the meeting, all of the City Councilmembers were present, along with numerous City staff. He said that as he visited the various

DRAFT

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**From:** on behalf of Plancom  
**Subject:** Proposed Development at 14800 Westminster

-----Original Message-----

**From:** Jeffrey Lindstrom [mailto:jeffrey.lindstrom@hotmail.com]  
**Sent:** Tuesday, March 17, 2009 2:57 PM  
**To:** Plancom  
**Subject:** Proposed Development at 14800 Westminster

Dear Planning commission members,

Please see my email to Steve in planning regarding this proposed development.

I have been working with John Marek in the Neighborhood Traffic Plan for over three years to reduce the excessive speed and cut through traffic on Evanston Ave N with little result.

The Evanston Ave N. residents are very concerned that further developments in our residential neighborhood will exacerbate an already serious problem that the city has thus far not been able to solve as it is.

May I ask what else I might do to ensure our neighborhood safety in light of the new developments proposed for it?

Thanks to you all for your help!

Jeffrey Lindstrom  
14515 Evanston Ave N

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**Subject:** RE: Proposed Rezone at 14800 Westminster Way N  
**Date:** Tue, 17 Mar 2009 13:57:18 -0700  
**From:** sszafran@shorelinewa.gov  
**To:** jeffrey.lindstrom@hotmail.com

Thanks for your reply. I'll forward this email to the Planning Commission so they can use it to make a recommendation to the City Council.

In regards to #5 below, only one of the properties is currently zoned commercial and the other is zoned R-6. The owner wants to change that one from R-6 to Neighborhood Business. The meeting this Thursday night is only to recommend to the Council if the City should let the owner submit a rezone application. The meeting will not decide what the zoning should be.

-----Original Message-----

**From:** Jeffrey Lindstrom [mailto:jeffrey.lindstrom@hotmail.com]  
**Sent:** Tuesday, March 17, 2009 1:31 PM

**To:** Steve Szafran  
**Subject:** RE: Proposed Rezone at 14800 Westminster Way N

Hi Steve,

Thanks for letting me know some of the scope of this project.

My concerns are these:

1. Shoreline has zero funds (per John Marek) for traffic safety improvements along Evanston Ave N South of 148th.
2. Shoreline knows the Westminster Triangle neighborhood is very concerned about current traffic and speed on this stretch of Evanston. It has been in the Neighborhood Traffic Program for three years with no improvement in speed or volume.
3. The proposed development will only increase traffic flow as Evanston is the most direct route to 1-5 and one cannot turn South onto Westminster unless one backtracks North all the way to 150th.
4. This will add at least four more dwelling units as well as commercial tenants to our residential neighborhood.
5. While the property might be properly zoned, it will have a negative impact on our neighborhood which is NOT zoned for this.
6. While the developer will benefit (as always) it is the residents who will feel the impact.

As one of the effected homeowners with children who play in our neighborhood, I am politely requesting the following:

1. Please ensure that any added density or traffic increase from a development is mitigated with traffic calming devices on Evanston Ave N from 148th South to 145th.
2. Please ensure that this developer pay for these improvements as John Marek has indicated it may be "years" before Shoreline is in a position to fund this much needed safety improvement.
3. Please keep me updated with each and every step of the process from this point forward with respect to this, and any other zoning changes/developments that will impact our residential neighborhood.

Thanks Steve, I look forward to working with you in our neighborhood.

Jeff Lindstrom  
 14515 Evanston Ave N.

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**Subject:** Proposed Rezone at 14800 Westminster Way N  
**Date:** Mon, 16 Mar 2009 10:45:11 -0700  
**From:** sszafran@shorelinewa.gov  
**To:** jeffreylindstrom@hotmail.com

I was asked by John Marek to inform you of the proposed rezone at 14800 Westminster Way and 346 North 148<sup>th</sup> Street. This is what I know:  
 The Planning Commission will hold a public hearing this Thursday night to entertain the idea of considering a rezone at these two sites. What this means is the property owner cannot submit a

## Attachment F

rezone application until the Planning Commission and City Council say it's ok to submit an application. The public may give their input on Thursday night as to why or why not the City should allow the property owner to proceed with a rezone.

If the City Council says it's ok to proceed with a rezone (which is scheduled for March 23), the property owner will have to submit a rezone application that will be subject to a neighborhood meeting, two public notices that will be sent to all residents within 500 feet of the two properties, a public hearing before the Planning Commission, and a hearing in front of City Council.

Development plans. When talking to the potential developer of the site, it was indicated that the existing commercial building and the adjacent house will be demolished. The current buildings would be replaced with new commercial space with six condos above. Parking will be on-grade with additional parking spaces along Westminster Way. As you know, there is an alley on the north side of the two parcels. Access may be proposed to that alley.

The property owner at 504 North 148<sup>th</sup> Street has called me to express concern about access to the alley from a proposed development. If and when a rezone application is submitted, the issue of access will be addressed. In the meantime, I informed the property owner at 504 North 148<sup>th</sup> Street there are a couple of options to limit access to the alley. First, a street vacation may be applied for to vacate the alley. Second, some sort of barrier might be installed at the alley adjacent to the two parcels in question. Since the rezone application is theoretical at this point, I haven't looked too closely at any real options yet.

I hope this helps a little. Please call me directly if you have any questions at 206-801-2512.

**Steven Szafran, AICP**

**Associate Planner**

**City of Shoreline**

**17544 Midvale Avenue North**

**Shoreline, Washington 98133-4921**

**206.801.2512 | fax 206.546.8761**

**sszafran@ci.shoreline.wa.us**

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**Subject:** Comprehensive Plan vs. Development Code

-----Original Message-----

**From:** Steve Cohn  
**Sent:** Friday, March 13, 2009 2:11 PM  
**To:** 'Greg Logan'  
**Cc:** Steve Szafran  
**Subject:** RE: Comprehensive Plan vs. Development Code

Greg,  
 Thanks for getting back to me on this. The CPA docket will be the subject of a Planning Commission public hearing next Thursday March 19. I've discussed your email with other staff and we agree that while the ideas you raise (defining "compatibility", the usefulness of a site visit, considering whether "detriment" should be added to the CUP criteria) are legitimate issues; the more appropriate place to have the discussion is when discussing changes to the Development Code. Staff will recommend to the Commission that these items be discussed in the context of a series of Development Code amendments if the Commission chooses to follow up on them. In a separate email, I sent you a link to the March 19 meeting packet; staff's full set of recommendations can be downloaded if you like.

From your email, it sounds as though you do not want to withdraw your suggestion; therefore it will remain on the list to be considered at the public hearing. If you would like to testify at the hearing, try to arrive by 7 pm because the hearing will begin soon thereafter.

Feel free to call or email me if you have questions. I will be out of the office on Monday, but back on Tuesday.

A final note: you asked about the relationship between the Use Code and the Development Code. The Development Code is SMC Chapter 20. The Use Tables (Section 20.40) are a subset of the Development Code. I hope this helps explain the relationship.

Have a good weekend.

Steve Cohn  
 206-801-2511

-----Original Message-----

**From:** Greg Logan [mailto:greglogan@inwa.net]  
**Sent:** Thursday, March 12, 2009 7:03 PM  
**To:** Steve Cohn  
**Subject:** Comprehensive Plan vs. Development Code

Steve,

Thanks so much for contacting me regarding my suggested Comp Plan amendments. I reviewed the proposal and actually saw 4 specific proposals. While I am happy to have them included with Development Code, they appear to include key elements -- including a definition of Compatibility as a foundational basis for land use decisions -- that should likewise be included in the Comprehensive Plan.

Even the Proposal 4 -- the Site Visit -- seems of such a significant nature, I believe somehow it would find the appropriate location in the Comprehensive Plan. How could a land use decision possibly be made with the official who renders a SEPA decision not actually visiting the site??? Can you imagine how such a significant decision could be made without actually having directly experienced the site that one was making a decision about?



Attachment F

Likewise Proposal 2 re: detriment (which I believe is formally stated in the Rezone criteria) seems like a foundational land use concept as well as a specific land use decision criteria not only for just the CUP but any land use decision.

BTW – could you provide me a distinction between the Development Code and the Use Code? What sections of SMC 20 might be considered Use Code and what might be considered Development Code?

Thanks so much for your help –

PS – Looks like the new City Hall is coming along – I hope it works very well for the City employees!!

Best,

Greg Logan  
Asst Director  
Highland Terrace Neighborhood Assn

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**From:** Plancom  
**Sent:** Thursday, March 19, 2009 4:10 PM  
**To:** Will Hall; Ben Perkowski; David Pyle; Jessica Simulcik Smith; John Behrens; Michael Broili; Michelle Linders Wagner; Rocky Piro; Sid Kuboi; Steve Cohn; Janne Kaje  
**Subject:** FW: Public Hearing and DNS

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**From:** Les Nelson[SMTP:FROGGY680@MSN.COM]  
**Sent:** Thursday, March 19, 2009 4:10:18 PM  
**To:** Steve Szafran; Steve Cohn; Plancom; Chris Eggen; Cindy Ryu; Doris McConnell; Janet Way; Joe Tovar; Ronald Hansen; Terry Scott; Scott Passey  
**Subject:** Public Hearing and DNS  
**Auto forwarded by a Rule**

Steve, Planning commisioners, councilmembers:

Attached are my comments for the SEPA checklist due today for proosed Complan Amendments. I request that these SEPA comments as well as the following comments, to be entered into the record for tonites Public Hearing at the Planning Commission, Thursday March 19.

Also pasted here for reference is the word document contents, additional comments and copy of Chris Eggens letter to the editor:

Response to SEPA checklist on proposed Comprehensive Plan Amendments

My response is limited to comments on Section 8 which reads as follows

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

**Draft Environmental Impact Statement for the City of Shoreline Comprehensive Plan (issued November 17, 1997) and Final Environmental Impact Statement for the City of Shoreline Comprehensive Plan (issued November 2, 1998) for the main body of related environmental analysis. SEPA analysis was also conducted for the adoption of the Development Code June 12, 2000, and subsequent non-exempt amendments to the Development code in 2001, 2002 and 2005. This SEPA checklist provides a non-project environmental review of the proposed Comprehensive Plan amendments. Future proposals on properties within the City of Shoreline will be subject to the requirements of the amended Development Code and project review under SEPA. Whether or not environmental impacts related to future proposals are considered significant will be determined on a case by case basis at the time of SEPA review of those proposals.**

The "Environmental reviews done in 2001, 2002, and 2005 were DECLARATIONS of NONSIGNIFICANCE (DNS) and as such cannot be considered as "Environmental Reviews".

This is the very core of issues outstanding with our Code and Comprehensive Plan being in conflict, and using this forum to attempt to validate that we have done an EIS where higher density has been considered is inappropriate.

The amendments done in 2001 to the development code were never vetted with appropriate Comprehensive Plan Amendments or a revised EIS to address the density limitations provided for in the Code

Les Nelson

I also want the following documents to be included in the record for the public hearing, in support of my proposed Comprehensive Plan Amendment:

Please include documentation from 2000 for approval of Ordinance 238, and in 2001 for Ordinance 276. This would include all documents that were previously submitted to the Council for review, and should include any references related to a lack of public process concerning the RB zoning definitions.

Additionally, as validation of Council review, please include the attached letter (jpg) written by Councilmember Chris Eggen to the Shoreline Enterprise.

## Shoreline City Council Development needs to be done responsibly

At the May 12, 2008, meeting of the Shoreline City Council there were two controversial ordinances related to land use near Aurora and Ballinger Way. Ordinance 478 would have allowed apartment or condominium development without a density limit in "Community Business" zoned areas. Very large buildings on over 70 properties could have been constructed without further review or input from local neighborhoods. I voted "no" because I want a more deliberate process in determining the character of large-scale development. Councilmembers Way, Scott and Ryu also voted "no."

Ordinance 504 put a temporary limit on density of 110 dwelling units per acre in "Regional Business" (RB) zoned areas. I voted "yes" on this limit mainly because there is no evidence that unlimited density in RB zoning was ever thoroughly vetted by our citizens. In 1998, our maximum density in RB was 36 du/acre. In May 2000, Ordinance 238 approved a new development code in which density in RB was "no maximum." Unlike all of the other important features in the new code, the "no maximum" density in RB was not mentioned in the reports by staff at

that time to either the Planning Commission or to the City Council. Nor did a single citizen, planning commissioner or council member comment on it.

The council has directed staff to conduct a public process and involve our citizens in the decisions that affect our city and neighborhoods within a context of a broader visioning process for how we grow as a city. I would like to emphasize that I am not against responsible development in Shoreline. Responsible development will both provide housing and increase commerce. But I greatly value citizen input regarding where and how large development takes place.

**Chris Eggen**  
Shoreline City Councilman

from Shoreline Enterprise  
Letters to the Editor

**ORDINANCE NO. 238****AN ORDINANCE OF THE CITY OF SHORELINE, WASHINGTON  
ADOPTING A UNIFIED DEVELOPMENT CODE; AND ADOPTING A NEW  
TITLE 20, REPEALING ORDINANCE 230 SECTION 1, REPEALING SMC  
CHAPTERS 16.25 AND 16.30, AND REPEALING SMC TITLE 18**

WHEREAS, pursuant to Ordinance No. 11, the City Council adopted Title 21A of the King County Code as the interim zoning code of the City of Shoreline; and

WHEREAS, Shoreline's first Comprehensive Plan was adopted on November 23, 1998 that included Goal No. 1 – "Develop and Adopt Permanent Codes that implement the Policies of the Comprehensive Plan"; and

WHEREAS, an extensive public participation process was conducted in developing a new code to implement the Comprehensive Plan including:

- Ten meetings of the 37-member Planning Academy between April and September 1999 which educated staff about the values of Shoreline's neighborhoods and individuals;
- Public review and requests for amendments from July 15 through August 13, 1999;
- A Planning Commission and Academy joint workshop on Phase I of the Code held July 29, 1999;
- Public hearings on September 2, September 16, and October 21, 1999 by the Planning Commission and a unanimous recommendation to the City Council for approval of the Development Code, Phase I;
- A December 6, 1999 City Council workshop on the Academy work, Development Code Phase I status and issues, and on the preparation of Phase II;
- A public hearing before the City Council to consider adoption of Phase I of the Development Code and minimum lot size and density for Low Density Residential zones; and

WHEREAS, Phase I of the Development Code amending procedural and administrative provisions of the zoning code, a minimum lot size, and density provisions was adopted on February 28, 2000 by the City Council following a public hearing; and

WHEREAS, Phase II of the Development Code adopting new development regulations for zoning, design, engineering, and critical areas together with over 400 amendments proposed during the public comment period was reviewed by the Planning Commission at a public hearing and three workshops; and

WHEREAS, the Planning Commission unanimously recommend approval of Phase II at its meeting of March 23, 2000, and

WHEREAS, the Unified Development Code was submitted to the State Department of Community, Trade and Economic Development for comment pursuant WAC 365-195-820 and its comments have been addressed in the Code amendments; and

WHEREAS, The Council finds that the Unified Development Code adopted by this ordinance is consistent with and implements the Shoreline Comprehensive Plan and complies with the adoption requirements of the Growth Management Act, Chapter 36.70A. RCW;

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

**Section 1. Repeal, New Title.** Title 20 of the Shoreline Municipal Code and Section 1 of Ordinance 230 are repealed and a new Title 20 is adopted as set forth in Exhibit "A" which is attached hereto and incorporated herein.

**Section 2. Repeal.** The following titles and chapters of the Shoreline Municipal Code are hereby repealed in their entirety:

SMC Chapter 16.25 *Enforcement Code*  
SMC Chapter 16.30 *Definitions*  
SMC Title 18 *Zoning Code*

**Section 4. 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 pre-empted 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 5. 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.

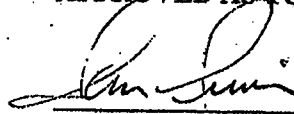
**PASSED BY THE CITY COUNCIL ON JUNE 12, 2000.**

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

**ATTEST:**

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

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
Ian Sievers  
City Attorney

Date of Publication: June 16, 2000  
Effective Date: June 21, 2000

## ORDINANCE NO. 276

**AN ORDINANCE OF THE CITY OF SHORELINE, WASHINGTON AMENDING THE LAND USE ELEMENT INCLUDING FIGURE LU-1 LAND USE DESIGNATIONS, SHORELINE MASTER PROGRAM ELEMENT, PARKS, OPEN SPACE AND RECREATION SERVICES PLAN, AND TRANSPORTATION CAPITAL FACILITIES ELEMENT OF THE COMPREHENSIVE PLAN; AND AMENDING ORDINANCE NO. 178.**

WHEREAS, Shoreline's first Comprehensive Plan adopted on November 23, 1998 includes Policy LU7 -- "Ensure that the Shoreline City Council can amend the Comprehensive Plan once a year, as established in the Growth Management Act, through an amendment process..."; and

WHEREAS, the City adopted Title 20, the Development Code, on June 12, 2000 which is generally consistent with the Comprehensive Plan adopted in 1998; and

WHEREAS, the City in accordance with the Washington State Growth Management Act (GMA) RCW36.70A.130 which states "Each comprehensive land use plan and development regulations shall be subject to continuing review and evaluation by the county or city that adopted them" developed an annual Comprehensive Plan review process; and

WHEREAS, the City in accordance with GMA is proposing to reconcile inconsistencies between the Comprehensive Plan adopted in 1998 and the Development Code adopted in 2000 including the reconciliation of all parcels in the City that currently have zoning that is not consistent with the Comprehensive Plan land use designations by amending the Title 20: Zoning Map and the Comprehensive Plan Figure LU-1: Land Use Designations; and

WHEREAS, the City received six (6) complete applications from the public and four (4) from staff to amend the following sections of the Comprehensive Plan: Land Use including Figure LU-1 Land Use Designations, Shoreline Master Program, Parks, Open Space and Recreation Services Plan, and Transportation Capital Facilities; and

WHEREAS, an extensive public participation process was conducted to develop and review amendments to the Comprehensive Plan as part of the annual review including:

- Staff presented the Planning Commission with a report on the process for the annual amendment cycle and review of the application for amendments at the July 20, 2000 Planning Commission meeting.
- Comprehensive Plan amendment applications were made available at the October 5, 2000 Planning Commission Open House.
- Staff and the Planning Commission developed the methodology and criteria for addressing the amendments to the Comprehensive Plan land use map and Zoning map at Planning Commission Workshops on November 16, 2000 and December 7, 2000.
- Customized written notices were mailed to all property owners and occupants of parcels that were proposed for either a change in Comprehensive Land Use designations and/or zones.

- Staff conducted three Workshops with the Planning Commission to review the proposed amendments on March 15, 2001, April 5, 2001, and April 19, 2001;
- The Planning Commission held a Public Hearing on the proposed amendments on May 17, 2001.
- The Planning Commission held a Special Meeting on May 24, 2001 to make its recommendation to Council on the proposed amendments.
- The City Council conducted a Workshop on June 18, 2001 to review the Planning Commission recommendation on the proposed amendments; and

WHEREAS, a SEPA Determination of Nonsignificance was issued on May 3, 2001 in reference to the proposed amendments to the Comprehensive Plan and Development Code; and

WHEREAS, the Planning Commission unanimously recommended approval of the proposed amendments at the May 24, 2001 Special Meeting; and

WHEREAS, the City Council conducted a Public Hearing on this Ordinance on July 9, 2001; and

WHEREAS, the proposed amendments were submitted to the State Department of Community Development for comment pursuant WAC 365-195-820 and its comments have been received and are favorable; and

WHEREAS, the Council finds that this ordinance complies 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 Comprehensive Plan;

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

**Section 1. Amend the Comprehensive Plan.** The Shoreline Comprehensive Plan as adopted by Ordinance No. 178, is hereby amended as follows:

- a) Land Use Elements are amended as set forth in Exhibit A attached hereto and incorporated herein;
- b) Figure LU-1: Land Use Designations are amended to reflect changes described in Exhibit B, a copy of which has been filed with the City Clerk and identified with Clerk's Receiving No. 1521 ; Provided, however, amendment to the land use classification of the 1.22 parcel located at the southeast corner of Fremont and 182<sup>nd</sup> identified on Bundle 3B of Exhibit B shall be continued for further Council deliberation at a meeting to be set by the City Manager no more than sixty (60) days from passage of this ordinance.

**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 pre-empted 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.

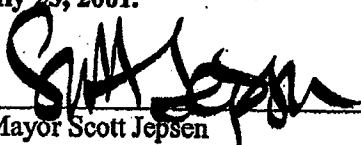


ORIGINAL

Attachment F

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.

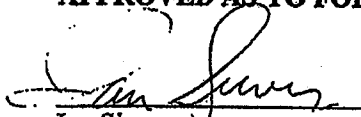
PASSED BY THE CITY COUNCIL ON July 23, 2001.

  
Mayor Scott Jepsen

ATTEST:

  
Sharon Mattioli, CMC  
City Clerk

APPROVED AS TO FORM:

  
Ian Sievers  
City Attorney

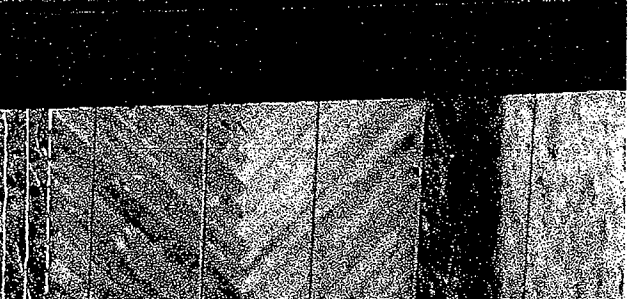
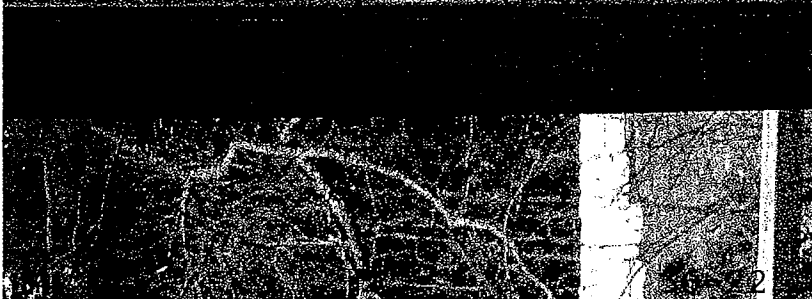
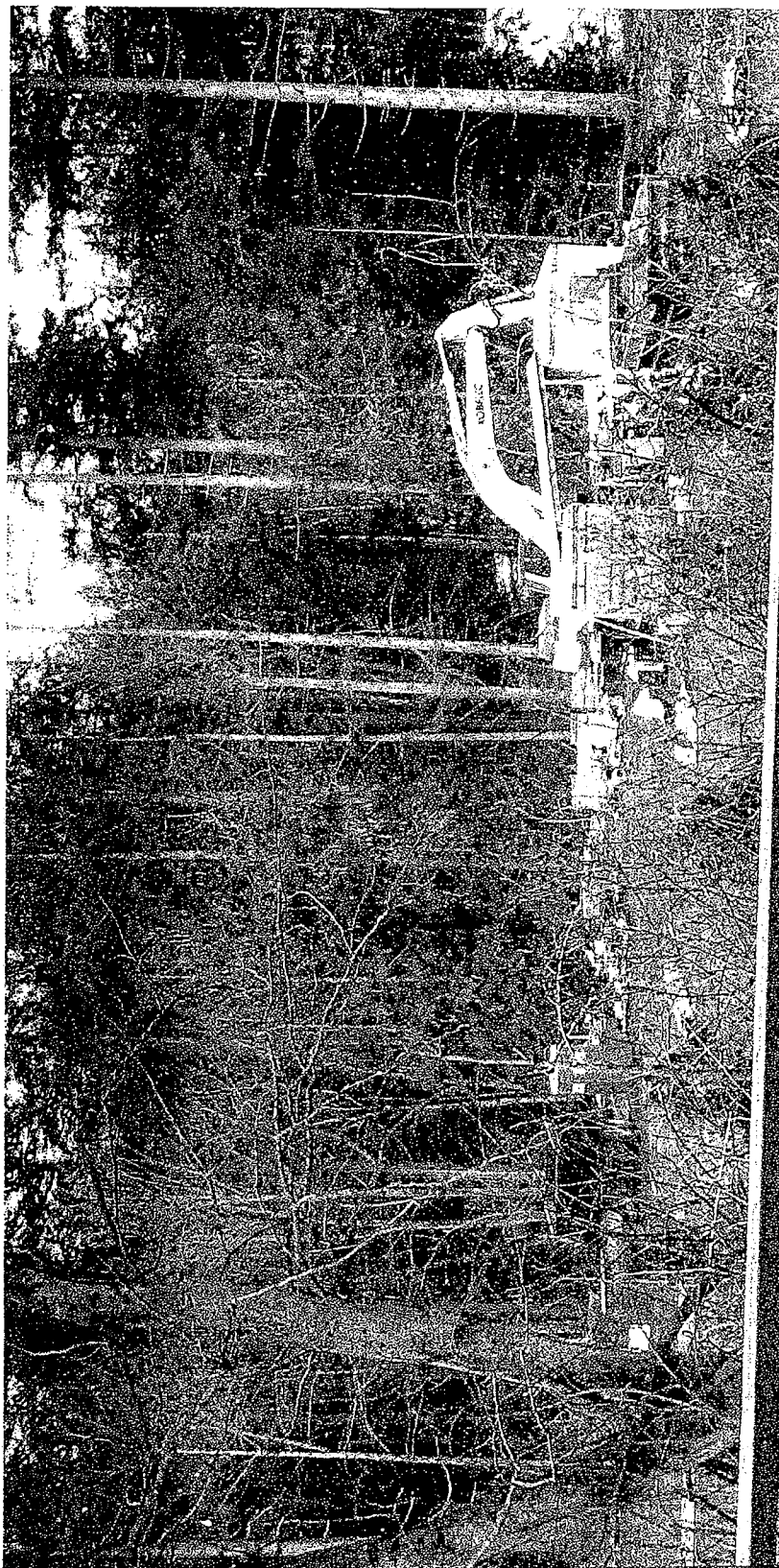
Date of Publication: July 26, 2001  
Effective Date: July 31, 2001

*Introduction*

### **Framework Goals**

Through a series of more than 300 activities held in 1996-1998 (meetings, open houses, surveys and discussions), Shoreline's citizens, the Planning Commission, and the City Council refined the City Council's Vision Statements into the Comprehensive Plan's Framework Goals. These Framework Goals provide the overall policy foundation for the Comprehensive Plan and support the City Council's vision. When implemented, the Framework Goals are intended to preserve the best qualities of Shoreline's neighborhoods today and protect the City's future. To achieve balance in the City's development the Framework Goals must be viewed as a whole and not one pursued to the exclusion of others.

- FG1:** Accommodate anticipated levels of growth and enhance the quality of life within the City of Shoreline.
- FG2:** Promote quality building and development that is compatible with the surrounding environment.
- FG3:** Support diverse and affordable housing opportunities which provide for Shoreline's population growth.
- FG4:** Pursue a strong and diverse economy and assure economic development that complements neighborhood character.
- FG5:** Protect the natural environment and preserve environmentally critical areas.
- FG6:** Promote improvements to human services.
- FG7:** Assure effective and efficient public investment for quality public services, facilities, and utilities.
- FG8:** Improve multi-modal transportation systems which provide for Shoreline's present and future population.
- FG9:** Provide for wide involvement in community planning decisions.



Attachment F

## Glossary

<b>Buffer</b>	In an ecological context: a designated area contiguous to a critical area intended to protect the critical area or protect people and property from a hazard associated with the critical area.. In a general planning context: transitional land uses of intermediate or low development intensity, open spaces, landscaped areas, fences, walls, berms or any combination thereof used to physically separate or screen one use or property from another so as to visually shield or block noise, lights, or other nuisances.
<b>Candidate Species</b>	Any native fish or wildlife species that the State of Washington and/or the federal government will review for possible listing as Endangered, Threatened, or Sensitive. A species will be considered for designation as a Candidate Species if sufficient evidence suggests that its status may meet the listing criteria defined for Federal or State Endangered, Threatened, or Sensitive Species.
<b>Capital Facilities</b>	Structures, improvements, equipment, or other major assets, including land, which are provided by and for public purposes and services.
<b>Capital Improvement Program (CIP)</b>	Allocation of funds from various revenue sources for the development of capital facilities: to improve cultural and recreational opportunities for Shoreline citizens; to build needed roadways; to protect our investment in existing buildings; to protect the health of our citizens; to enhance the management of natural resources; and to provide necessary capital resources for our law, safety, and justice system.
<b>Channel</b>	A surface feature that conveys surface water and is open to the air.
<b>Clustering</b>	Developing a subdivision that reduces the individual lot areas to create permanent open space or a reserve for future development while it maintains the overall zoned residential density.
<b>Commute Trip</b>	A trip made from an employee's residence to a work site with a regularly scheduled weekday arrival time of 6:00 a.m. to 9:00 a.m.
<b>Commute Trip Reduction Act</b>	State legislation enacted in 1991 and incorporated into the Washington Clean Air Act. The law establishes goals for the reduction of commute trip vehicle miles traveled by the employees of large employers.
<b>Comprehensive Plan</b>	The Growth Management Act (GMA) requires certain cities and counties of the State to adopt comprehensive land use plans. A Comprehensive Plan is a generalized, coordinated land use policy statement of the governing body of a county or city that is adopted pursuant to the GMA. A Comprehensive Plan consists of a map or maps, and descriptive text covering objectives, principles, and standards used to develop the Comprehensive Plan. Each Comprehensive Plan includes a plan, scheme or design for land use,

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**Steve Szafran**

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**From:** Boni Biery [birdsbeesfishtrees@gmail.com]  
**Sent:** Thursday, March 19, 2009 4:37 PM  
**To:** Steve Szafran  
**Subject:** Comp Plan SEPA Review

Hi Steve,

I'm writing to express my concerns on the following SEPA Checklist items:

Please see the attached powerpoint representation of how I see the current status of our EIS. It is based on a outdated baseline and must be re-evaluated based on the current population densities. I consider this to be an item of fundementalsignificance.

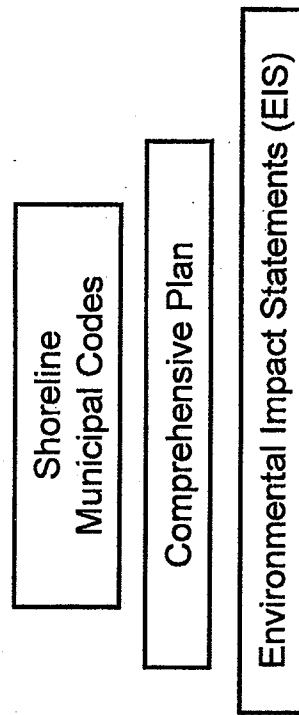
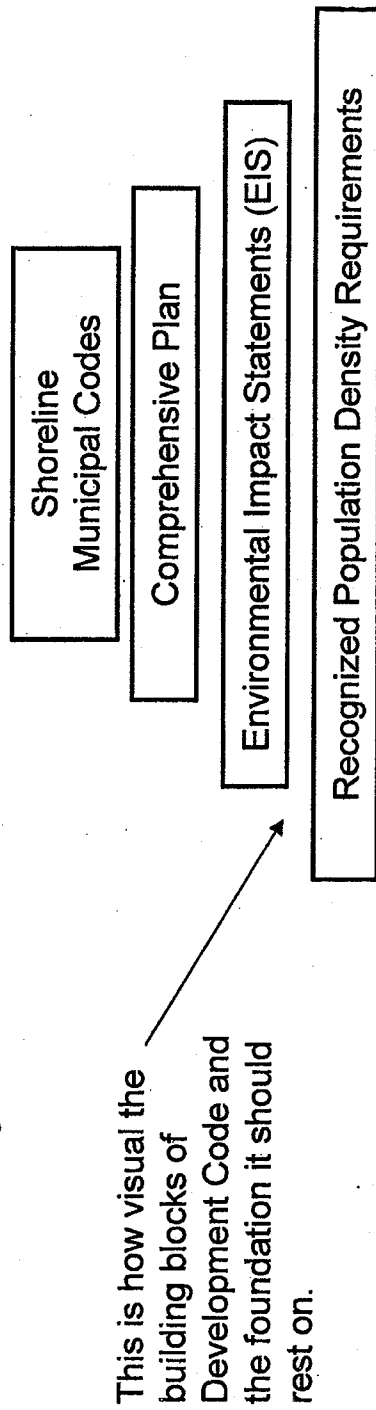
Item 7 - Environmental Health I feel that density levels of 110 du/acre have the potential for significantly increased impact on the environment. First from the cummualtive effects of additional traffic and non-point pollution it introduces and secondly, because "building up" without atree protection ordinance in place allow for the removal of mature, tall, native evergreen trees the birds use for navigation which are too ofter replced by street trees that will never be taller than the nearby buildings. Both are of great importance to the quality of our waters and our humanity as it assaulted by more noise, more air pollution, etc.

Items 15 & 16 - While we may be well served by Public Srevices and Utilities, I feel the increased density is already having and impact on residents. How does the Comp Plan address undergrounding of our anciet overhead wiring? And the overwhelming demands being placed on police, fire and especiall aide serbices?

Thanks Steve,

always,  
Boni Biery

# EIS and Density Baseline



This is how is see the current foundation for our Development Code because we have increased our allowable density from 48 d/u to 110 d/u without acknowledging the significance of this change in an EIS which no longer "covers" the new population base.

## Recognized Population Density Requirements