

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

AGENDA TITLE:	Proposed Amendments to the Development Code, Application #301543
DEPARTMENT:	Planning and Development Services
PRESENTED BY:	Joseph W. Tovar, FAICP, PADS Director; Steven Szafran, AICP, Associate Planner

PROBLEM/ISSUE STATEMENT:

Several times a year, the Planning Commission reviews amendments to the Development Code. This group of amendments represents the Commission's latest review. The Council discussed the amendments at its July 6 study session and placed them on this week's agenda for adoption.

ALTERNATIVES ANALYZED: The following options are within Council's discretion and have been analyzed by staff:

1. The Council could choose to adopt the amendments as recommended by the Planning Commission by adopting Ordinance No. 555, Alternate 1 (Attachment 1).
2. The Council could choose to adopt the amendments recommended by the Commission with the addition of an amendment that would modify the parking requirements in the North City Business District by adopting Ordinance 555, Alternate 2 (Attachment 2).
3. The Council could choose to remand one or more of the amendments to the Planning Commission with direction for additional review and public hearing.

FINANCIAL IMPACTS:

There are no direct financial impacts to the City of the amendments proposed by Planning Commission and Staff.

BACKGROUND

An amendment to the Development Code may be used to bring the City's land use and development regulations into conformity with the Comprehensive Plan, or to respond to changing conditions or needs of the City.

The Planning Commission held a study session to discuss the amendments on December 4, 2008 and a public hearing on February 26, 2009. The City Council held a study session on July 6 to address questions, concerns and clarifications.

At the meeting, the Council discussed the Commission's recommendations and several Council members showed interest in adopting an amendment that would increase the parking requirements in the North City Business District from the current requirement of

one parking stall per unit to a sliding scale requirement that bases the parking requirement on the number of bedrooms in each unit.

Staff has developed two ordinances for Council consideration on July 13. Ordinance 555, Alternate 1, does not include the North City Business District Amendment; Ordinance 555, Alternate 2, includes the amendment.

At the July 13 meeting, Council will discuss the alternatives and take action on one of the proposed ordinances.

As a follow up to the July 6 discussion, staff will inform the Planning Commission that the Council has requested that the Commission study two items that are not included in the proposed Ordinances: a) modifications to current process that allows more than one unit per lot and b) provision of infrastructure for electrical vehicle recharging stations in multifamily and commercial developments. In addition, the Council directed the Commission to review the existing Development Code language which allows "rounding up" when determining the number of homes permitted on a site.

If you have questions about the proposals, contact Steve Cohn at 206-801-2511 or scohn@shorelinewa.gov.

RECOMMENDATION

Motion to adopt either the Planning Commission's recommendation and Ordinance No. 555, Alternate 1 or the Planning Commission's recommendation except as to the parking standards amendment and Ordinance No. 555, Alternate 2

Approved By:

City Manager



City Attorney



ATTACHMENTS

1. Ordinance No. 555, Alternate 1
2. Ordinance No. 555, Alternate 2

ORDINANCE NO. 555

AN ORDINANCE OF THE CITY OF SHORELINE, WASHINGTON AMENDING THE MUNICIPAL CODE TITLE 20, INCLUDING REGULATIONS OF PRELIMINARY SUBDIVISION REVIEW CRITERIA; STANDARDS FOR RECYCLE CONTAINERS; STORAGE OF TRASH DEFINITIONS; STANDARDS FOR BICYCLE STORAGE; AND STANDARDS FOR FIRE

WHEREAS, the Shoreline Municipal Code Chapter 20.30.100 states "Any person may request that the City Council, Planning Commission, or Director initiate amendments to the text of the Development Code"; and

WHEREAS, City staff drafted amendments to the Development Code; and

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

- A public comment period on the proposed amendments was advertised on February 12, 2009
- The Planning Commission held a Public Hearing and formulated its recommendation to Council on the proposed amendments on February 26, 2009;

WHEREAS, a SEPA Determination of Nonsignificance was issued on February 12, 2009 in reference to the proposed amendments to the Development Code; and

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

WHEREAS, no comments were received from the State Department of Community Development; 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 sections 20.30.410, 20.50.150, 20.50.440 and 20.60.080 are amended as set forth in Exhibit 1, 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 July 13, 2009.

Mayor Cindy Ryu

ATTEST:

APPROVED AS TO FORM:

Scott Passey
City Clerk

Ian Sievers
City Attorney

Date of Publication:
Effective Date:

EXHIBIT 1
Ordinance No. 555

20.30.410 Preliminary subdivision review procedures and criteria.

The preliminary short subdivision may be referred to as a short plat – Type B action.

The preliminary formal subdivision may be referred to as long plat – Type C action.

Review criteria: The following criteria shall be used to review proposed subdivisions:

A. Environmental.

1. Where environmental resources exist, such as trees, streams, ravines or wildlife habitats, the proposal shall be designed to fully implement the goals, policies, procedures and standards of the critical areas chapter, Chapter 20.80 SMC, Critical Areas, and the tree conservation, land clearing and site grading standards sections.
2. The proposal shall be designed to minimize grading by using shared driveways and by relating street, house site and lot placement to the existing topography.
3. Where conditions exist which could be hazardous to the future residents of the land to be divided, or to nearby residents or property, such as, flood plains, steep slopes or unstable soil or geologic conditions, a subdivision of the hazardous land shall be denied unless the condition can be permanently corrected, consistent with subsections (A) (1) and (2) of this section.
4. ~~The proposal shall be designed to minimize off-site impacts, especially upon drainage and views.~~

20.50.150 Storage space for the collection of trash, recyclables, and compost and service area location and screening – Standards.

Developments shall provide storage space for the collection of garbage, recyclables, and compost consistent with Shoreline's current service provider as follows:

A. The storage space shall be provided at the rate of:

1. One 16' X 10' (10' X 10' for garbage containers and 6' X 10' for recycle and food waste containers) collection area for every 30 dwelling units in a multifamily building and one-half square feet per

~~dwelling unit in multiple dwelling developments~~ except where the development is participating in a City-sponsored or approved direct collection program in which individual recycling bins are used for curbside collection;

2. The storage space for residential developments shall be apportioned and located in collection points as follows:
 - a. The required storage area shall be dispersed in collection points throughout the site when a residential development comprises more than one building.
 - b. There shall be one collection point for every 30 dwelling units.
 - c. Collection points may be located within residential buildings, in separate buildings/structures without dwelling units, or outdoors.
 - d. Collection points located in separate buildings/structures or outdoors shall be no more than 200 feet from a common entrance of a residential building.
 - e. Collection points shall be located in a manner so that hauling trucks do not obstruct pedestrian or vehicle traffic on-site, or project into any public right-of-way.
- B. The collection points shall be designed as follows:
 1. Dimensions of the collection points shall be of sufficient width and depth to enclose containers for recyclables.
 2. Architectural design of any structure enclosing an outdoor collection point or any building primarily used to contain a collection point shall be consistent with the design of the primary structure(s) on the site.
 3. Collection points shall be identified by signs not exceeding two square feet.
 4. A six-foot wall or fence shall enclose any outdoor collection point.
 5. Enclosures for outdoor collection points and buildings used primarily to contain a collection point shall have gate openings at least ~~42~~ 10 feet wide for haulers. In addition, the gate opening for any building or other roofed structure used primarily as a collection point shall have a vertical clearance of at least 12 feet.
 6. Weather protection of garbage, recyclables, and compost shall be ensured by using weatherproof containers or by providing a roof over the storage area.

20.50.440 Bicycle facilities - Standards.

A. In any developments required to provide six or more parking spaces, bicycle parking shall be provided. Bicycle parking shall be bike rack or locker-type parking facilities unless otherwise specified. Off-street parking areas

shall contain at least one bicycle parking space for every 12 spaces required for motor vehicles.

B. ~~Exception 20.50.440(A)(1):~~ One indoor bicycle storage space shall be provided for every two dwelling units in townhouse and apartment residential uses, unless individual garages are provided for every unit. The Director may reduce the number of bike rack parking spaces if indoor **bicycle** storage facilities are available to all residents.

Exception 20.50.440(A)(12): The Director may reduce bike rack parking facilities for patrons when it is demonstrated that bicycle activity will not occur at that location provided bike rack parking is not completely eliminated.

Exception 20.50.440(A) (23): The Director may require additional spaces when it is determined that the use or its location will generate a high volume of bicycle activity. Such a determination will include, but not be limited to,

1. Park/playfield;
2. Marina;
3. Library/museum/arboretum;
4. Elementary/secondary school;
5. Sports club; or
6. Retail business (when located along a developed bicycle trail or designated bicycle route).

C. B. Bicycle facilities for patrons shall be designed to allow either a bicycle frame or wheels to be locked to a structure attached to the pavement.

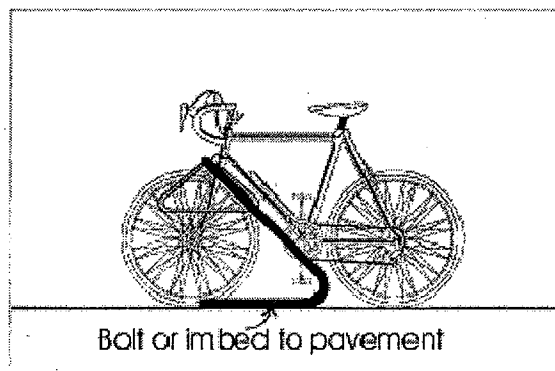


Figure 20.50.440(B): Illustration of bicycle facility suitable for locking a bike to the structure.

D. C. All bicycle parking and storage facilities shall be located within 100 feet of the building entrance and shall be located in safe, visible

areas that do not impede pedestrian or vehicle traffic flow, and shall be well lit for nighttime use.

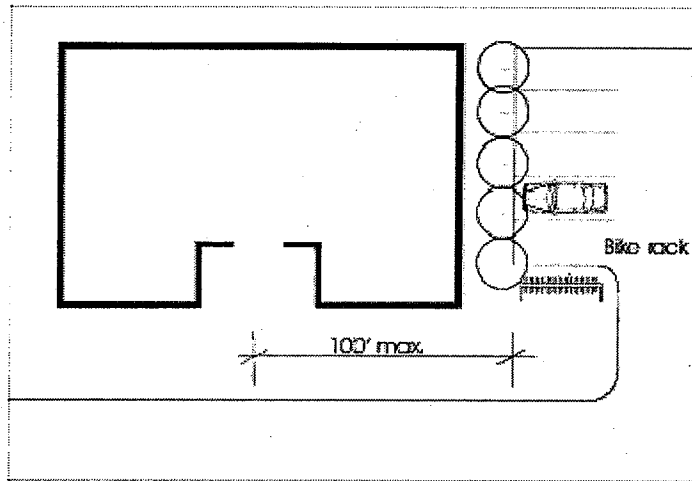


Figure 20.50.440(C): Illustration of desired bicycle facility location.

- A. D-. When more than 10 people are employed on-site, enclosed locker-type parking facilities for employees shall be provided. The Director shall allocate the required number of parking spaces between bike rack parking and enclosed locker-type parking facilities. (Ord. 238 Ch. V § 6(C-2), 2000).

20.60.050 Adequate fire protection.

All new development shall be served by adequate fire protection as set forth below:

- A. The site of the development proposal is served by a water supply system that provides at 1,000 gallons per minute at a fire hydrant located no farther than 350 feet from the site is consistent with the provisions to Chapter 15.05 of the SMC;
- B. The development proposal has adequate access to a street system or fire lane system that provides life safety/rescue access, and other adopted fire protection requirements for buildings;
- C. The timing of installation of required fire protection improvements for development proposals shall be stated in the project approval or approving ordinance and installed prior to occupancy. The improvements may be secured with a bond or similar security upon approval from the Director and the Fire Marshal. (Ord. 238 Ch. VI § 2(C), 2000).

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PASSED BY THE CITY COUNCIL ON July 13, 2009.

Mayor Cindy Ryu

ATTEST:

APPROVED AS TO FORM:

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City Clerk

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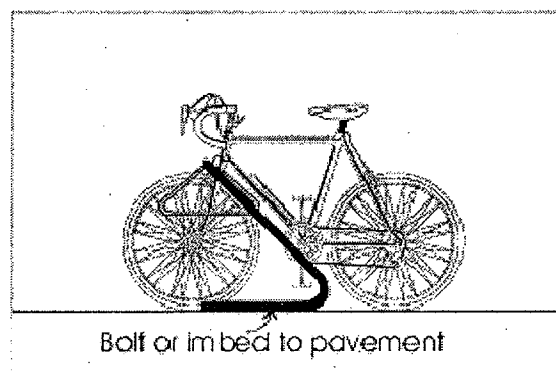


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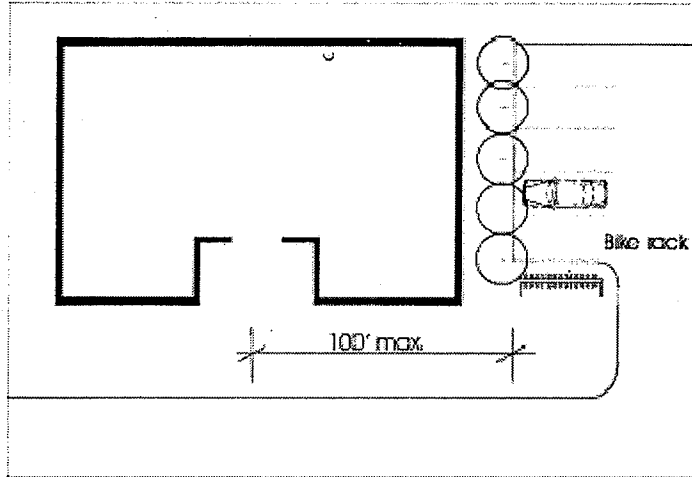


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20.90.080 Parking, access, and circulation.

- A. Alleys. A system of alleys and access lanes should provide easy access to buildings and parking lots located in the rear of the properties behind the buildings facing 15th Avenue N.E. This alley system is a secondary circulation system that helps avoid too many

curb cuts on 15th Avenue N.E. Curb cuts would disrupt the desired pedestrian main street character.

In Figure 20.90.080 only a portion of the alley system is specifically located to allow for maximum flexibility for an alley system within the alley zone.

This system prohibits alleys or access lanes within 100 ft. from an intersection and 50 ft. from a pedestrian crosswalk.

Also this alley system should provide pedestrian linkages through mid-blocks and between properties. Lighting shall be provided for pedestrian safety.

B. Parking Location. All surface parking lots shall be located behind buildings.

C. Required Parking Spaces.

Residential: Minimum ~~1 space/dwelling unit (regardless of number of bedrooms)~~ 1 space for studio unit, 1.3 spaces for 1 bedroom unit, and 1.6 spaces for 2 or more bedroom unit.

Commercial: Minimum 1 space/500 sq. ft. gross floor area.

D. Parking Access. The number of parking lot entrances, driveways, and curb cuts shall be minimized.

E. All applicable standards of Chapter 20.50, ~~Subsection Subchapter 6~~ (Sections 20.50.380 through 20.50.520) shall apply. (Ord. 281 § 7, 2001).

City staff believes that Shoreline's parking standards should be uniform throughout the City. Shoreline's parking code (in all other parts of Shoreline) is based on bedrooms and not per unit like the North City Business District.