

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

<b>AGENDA TITLE:</b>	Discussion of Ordinance No. 741 - Development Code Amendments for the Light Rail System and Facilities Permitting Process and Applicable Regulations
<b>DEPARTMENT:</b>	Planning & Community Development
<b>PRESENTED BY:</b>	Rachael Markle, AICP, Director
<b>ACTION:</b>	<input type="checkbox"/> Ordinance <input type="checkbox"/> Resolution <input type="checkbox"/> Motion <input checked="" type="checkbox"/> Discussion <input type="checkbox"/> Public Hearing

**PROBLEM/ISSUE STATEMENT:**

Light rail is on its way to Shoreline with service beginning in 2023. Based on Sound Transit's latest schedule, permit review for construction of their light rail system will begin as early as June 2016. In preparation for these permits, the Planning Commission and staff have been drafting amendments to the City's Development Code, SMC Title 20, to address unique aspects of this project. These amendments are designed to provide the City with the ability to reasonably regulate the light rail system/facilities so as to mitigate the impacts of their use in Shoreline.

The purpose of tonight's discussion is to:

- Present and discuss with the Council the Planning Commission's recommendation to adopt amendments as proposed in Ordinance No. 741;
- Respond to questions regarding the proposed amendments; and
- Identify if there is a need for additional amendments or information.

**RESOURCE/FINANCIAL IMPACT:**

There are no direct impacts to the City's resources associated with the adoption of these amendments. These amendments are intended to protect City resources by ensuring that impacts that can be attributed to the new light rail system are identified and addressed by Sound Transit.

**RECOMMENDATION**

No action is required at this time. The Planning Commission recommendation on the proposed Development Code amendments will be presented to the Council with the goal of answering Council's questions and receiving Council's feedback regarding the proposed amendments. Staff does however recommend that the Council adopt proposed Ordinance No. 741 when it is brought back to Council for adoption on July 11, 2016.

Approved By:            City Manager **DT**    City Attorney **MK**

## **BACKGROUND**

Amendments to Shoreline Municipal Code (SMC) Title 20 (Development Code) are processed as legislative decisions. Legislative decisions are non-project decisions made by the Council under its authority to establish policies and regulations. The Planning Commission is the reviewing authority for legislative decisions and is responsible for holding an open record Public Hearing on the proposed Development Code amendments and making a recommendation to the City Council on each amendment.

Based on Sound Transit's latest schedule, permit review for construction of their light rail system in Shoreline will begin as early as June 2016. In preparation for these permits, the Planning Commission and staff have been drafting amendments to the City's Development Code to address unique aspects of this project. These amendments are designed to provide the City with the ability to reasonably regulate the light rail system/facilities to mitigate the impacts of their use in Shoreline.

In 2015, the Planning Commission spent multiple meetings discussing Development Code amendments designed to establish the land use entitlement process for Sound Transit's development activities. Study sessions were held before the Planning Commission on December 17, 2015 and January 7, 2016. Following a Public Hearing on January 21, 2016, the Commission recommended approval of the first group of Sound Transit related Development Code amendments. These amendments identified the Special Use Permit as the regulatory tool to approve light rail transit system/facilities as an allowed use, established a way to approve deviations from the regulations to accommodate Sound Transit's light rail transit system/facilities, and established which regulations apply to light rail transit system/facilities. The January 21, 2016 Planning Commission staff report can be found at the following link:

<http://www.shorelinewa.gov/Home/Components/Calendar/Event/9476/182?toggle=allpast>.

The City Council adopted these Development Code regulations on March 21, 2016 via Ordinance No. 739. The staff report for this Council action can be found at the following link:

<http://cosweb.ci.shoreline.wa.us/uploads/attachments/cck/council/staffreports/2016/staffreport032116-7c.pdf>.

While Ordinance No. 739 was being discussed and adopted by the Council, proposed Ordinance No. 741, which provides for this 'second round' of proposed Development Code amendments relating to Sound Transit's light rail system/facilities, was being studied by the Planning Commission. On February 4, 2016, the Planning Commission held a study session on the proposed "second round" of Development Code amendments. Sound Transit also provided detailed edits to the proposed amendments and staff revised the proposed amendments in response. Staff presented the revised proposed amendments at the April 21, 2016 Planning Commission meeting. For background, the February 4 and April 21, 2016 Planning Commission staff reports can be found at the following links:

February 4, 2016 -

<http://www.shorelinewa.gov/Home/Components/Calendar/Event/9477/182?toggle=allpast>

April 21, 2016 -

<http://www.shorelinewa.gov/Home/Components/Calendar/Event/9495/182?toggle=allpast>

The Planning Commission also conducted a Public Hearing on the amendments proposed in Ordinance No. 741 and recommended approval of the amendments to the City Council on May 5, 2016. A link to this staff report, the Planning Commission Subcommittee Notes, written comments and minutes of the May 5<sup>th</sup> meeting can be found at the following link:

<http://www.shorelinewa.gov/Home/Components/Calendar/Event/9547/182?toggle=allpast>

## **DISCUSSION**

The amendments contained in proposed Ordinance No. 741 (Attachment A) include the following:

- **Definitions** - Amending definitions for “Light Rail Transit Facility” and “Light Rail Transit System”, and adding a definition for “Regional Transit Authority”;
- **Application** - Adding specific criteria defining when a Regional Transit Authority may apply for permits;
- **Special Use Permit** - Adding a reference to Essential Public Facilities in the Purpose section for the Special Use Permit;
- **Decision Criteria for Special Use Permits** - Amending the proposed decision criteria for approval of a Special Use Permit specific to light rail transit system/facilities;
- **Application Submittal Requirements** - Amending the proposed supplemental application submittal requirements;
- **Amenities at High Capacity Transit (HCT) Centers** - Amending the proposed requirement for water and power at HCT centers; and
- **Tree Impacts** - Adding new regulations to address off-site tree impacts.

The following sections of this staff report provide more information about each of these proposed amendments:

### **Definition Amendments**

Sound Transit suggested the City’s adopted definitions for Light Rail Transit Facility and Light Rail Transit System both be amended. The proposed amendment is to add a reference in each definition to the fact that a Light Rail Transit Facility and a Light Rail Transit System both meet the State’s definition of an Essential Public Facility. As well, Sound Transit requested that the City add a definition for a Regional Transit Authority. Sound Transit is a Regional Transit Authority. This term is also referred to in another amendment proposed by Sound Transit.

### **Application (SMC 20.30.100) Amendments**

Sound Transit requested the City add the ability for a Regional Transit Authority (RTA) to apply for permits related to property that is not yet owned or controlled by the RTA. This would allow for a project that is authorized by the RTA to progress through planning, design, engineering and permitting while property acquisition, easements and agreements are negotiated. Actual development would not be allowed to occur until property is owned by the RTA or authority is legally provided by the property owner to the RTA.

This amendment supports the timely completion of the Lynnwood Link Project with the understanding that ultimately, all legal rights must be obtained prior to commencing development on any property.

### **Special Use Permit (SMC 20.30.330(A)) Amendments**

Sound Transit requested that a reference to Essential Public Facilities be added in SMC 20.30.330(A), the Purpose section for the Special Use Permit (SUP). The reason for this addition is to articulate that a SUP cannot be used to preclude the siting of an Essential Public Facility. This amendment is supported by the Growth Management Act, RCW 36.70A.200 Siting of essential public facilities – Limitation on liability. Sound Transit's proposed amendment is factual and makes it clear that the SUP will not be used to deny the siting of an essential public facility in Shoreline. The SUP will instead be used to reasonably condition the project to meet the adopted criteria.

### **Decision Criteria for Special Use Permits (SMC 20.30.330(C)) Amendments**

In addition to the existing criteria used to review a Special Use Permit, additional decision criteria is proposed specific to light rail transit system/facilities. This criteria is intended to ensure that the proposed light rail stations, garages and other associated facilities: 1) use energy efficient and environmentally sustainable architecture and design; 2) demonstrate the availability of sufficient capacity and infrastructure to safely support light rail system/facilities; and 3) reflect the City's Guiding Principles for Light Rail Facility design.

The City anticipates that the future light rail stations, parking garages, rail line and associated facilities may impact the City's streets, neighborhoods, and infrastructure. The proposed decision criteria will add more certainty that Sound Transit will fully evaluate the local impacts and provide the necessary mitigation to address impacts that arise from their project.

### **Supplemental Application Submittal Requirements (SMC 20.40.438)**

Light Rail Transit System/Facilities are allowed through the approval of a Special Use Permit with added conditions (indexed criteria). What this means is an applicant must submit a Special Use Permit application and also meet the conditions listed in SMC 20.40.438.

Staff proposed adding the submission of a Construction Management Plan, a Parking Management Plan, Multi Modal Access Improvement Plan, a Neighborhood Traffic Plan and a Transportation Impact Analysis as supplemental index criteria required to permit all light rail transit system/facilities in any zone. The intent behind requiring the submission of the supplemental plans in SMC 20.40.438 is to identify, analyze and

address with mitigation the direct impacts resulting from the construction and operation of the Lynnwood Link Extension project.

Sound Transit requested that the City remove the proposed requirement for submission of a Multi Modal Access Improvement Plan, Neighborhood Traffic Plan and a Transportation Impact Analysis. Sound Transit proposed that these plans be replaced with an Access Assessment Report with a “to be determined” scope. The Planning Commission Light Rail Subcommittee and staff were concerned about the lack of specificity provided for an Access Assessment Report.

The Planning Commission Light Rail subcommittee recommended to the full Planning Commission additional language describing what the Access Assessment Report will address, including improvements near the stations for pedestrians, buses, bicycles, paratransit riders, ‘kiss and ride’ users and traffic. The Planning Commission voted to not include buses and traffic in the list of items to be addressed in an Access Assessment Report. Staff recommends adding buses and traffic back into the list for what to address in an Access Assessment Report. To successfully plan for a multi modal station, bus access must be included. Compiling and using existing traffic analysis prepared to date and completing relevant traffic related analysis that has not yet been completed will help to identify access improvements.

#### **Amenities (Water and Power) at HCT Centers (SMC 20.40.438(F))**

This amendment adds a requirement to SMC 20.50.240 (F), which is the Public Places section of the commercial design standards. Public places are those areas of commercial and multifamily development that encourage and accommodate pedestrians and street level uses between buildings and the public realm. This amendment adds a requirement for electricity and water to be supplied and accessible to the public at high capacity transit centers and parking areas.

The intent is to have water and electrical infrastructure installed and made accessible to authorized public at stations and garages. This provision was intended to apply to public areas outside of stations and garages. The water and electricity could be used to support and encourage community events and vending for the public. These uses would promote place-making through activation of public space.

#### **Compliance with Tree Code and Related Provisions Amendments (SMC 20.50)**

Several amendments to various sections of the Development Code regarding the City’s regulations for removal, retention and replacement of trees are recommended by the Planning Commission. The general theme for these amendments is to regulate the impact of development on offsite trees. The amendments seek to do the following:

1. SMC 20.50.330(B) - Broaden the scope of what can be required by the City for inclusion in an arborist’s written evaluation for proposed development to include impacts of any development within five (5) feet of a tree’s critical root zone. This can include trees on and off of the applicant’s site.
2. SMC 20.50.350(D) - Broaden the application of the site design standards for clearing activities to include development within five (5) feet of a tree’s critical root zone whether the potentially impacted tree is on or off site.
3. SMC 20.50.360 - Add specific requirements for tree replacement when trees need to be removed on property adjoining a development due to construction

impacts. Replacement for trees removed on adjoining property would require an increased replacement tree height of eight (8) feet instead of six (6) feet. These replacement trees can be planted on the property from which a tree was removed (preferable) or on the property being developed if the adjoining property owner does not want the replacement tree;

4. SMC 20.50.360(C) - Specify that replacement trees required for the Lynnwood Link Extension project shall be native conifers and deciduous trees proportional to the number and type of trees removed for construction; and
5. SMC 20.50.370 - Broaden the scope of the tree protection standards to also apply to off-site trees.

### **COUNCIL GOAL(S) ADDRESSED**

This item addresses City Council Goal No. 3: Prepare for two Shoreline light rail stations.

### **RESOURCE/FINANCIAL IMPACT**

There are no direct impacts to the City's resources associated with the adoption of these amendments. These amendments are intended to protect City resources by ensuring that impacts that can be attributed to the new light rail system are identified and addressed by Sound Transit.

### **RECOMMENDATION**

No action is required at this time. The Planning Commission recommendation on the proposed Development Code amendments will be presented to the Council with the goal of answering Council's questions and receiving Council's feedback regarding the proposed amendments. Staff does however recommend that the Council adopt proposed Ordinance No. 741 when it is brought back to Council for adoption on July 11, 2016.

### **ATTACHMENTS**

Attachment A: Proposed Ordinance No. 741  
Exhibit A: Proposed Development Code Amendments for the Light Rail System and Facilities Permitting Process and Applicable Regulations

**ORDINANCE NO. 741**

**AN ORDINANCE OF THE CITY OF SHORELINE, WASHINGTON AMENDING CERTAIN SECTIONS OF THE SHORELINE MUNICIPAL CODE TITLE 20, THE UNIFIED DEVELOPMENT CODE, TO ADDRESS LIGHT RAIL SYSTEMS AND FACILITIES PERMITTING PROCESSES AND APPLICABLE REGULATIONS.**

WHEREAS, the City of Shoreline is a non-charter optional municipal code city as provided in Title 35A RCW, incorporated under the laws of the state of Washington, and planning pursuant to the Growth Management Act, Title 36.70C RCW; and

WHEREAS, in 2000 the City adopted Shoreline Municipal Code Title 20, the Unified Development Code (Development Code); and

WHEREAS, Title 20 has been amended on several occasions since its original adoption; and

WHEREAS, amendments are needed to address unique permit and planning aspects arising from the construction and/or operation of Sound Transit's light rail transit system and facilities within the City; and

WHEREAS, pursuant to RCW 36.70A.370, the City has utilized the process established by the Washington State Attorney General so as to assure the protection of private property rights; and

WHEREAS, pursuant to RCW 36.70A.106, the City has provided the Washington State Department of Commerce with a 60-day notice of its intent to adopt the proposed amendments to the Development Code; and

WHEREAS, the environmental impacts of the proposed amendments to the Development Code resulted in the issuance of a Determination of Non-Significance (DNS) on September 16, 2015; and

WHEREAS, on February 4, 2016 and again on April 21, 2016, the City of Shoreline Planning Commission reviewed the proposed Development Code amendments; and

WHEREAS, on May 5, 2016, the City of Shoreline Planning Commission held a public hearing on the proposed Development Code amendments so as to receive public testimony; and

WHEREAS, at the conclusion of public hearing, the City of Shoreline Planning Commission voted unanimously to approve the Development Code amendments; and

WHEREAS, on June 6, 2016, the City Council held a study session on the proposed Development Code amendments; and

WHEREAS, the City Council has considered the entire public record, public comments, written and oral, and the Planning Commission's recommendation; and

WHEREAS, the City provided public notice of the amendment and the public hearings as provided in SMC 20.30.070; and

WHEREAS, the City Council has determined that the amendments are consistent with and implement the Shoreline Comprehensive Plan and serves the purpose of the Unified Development Code as set forth in SMC 20.10.020;

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

**Section 1. Amendment.** Title 20 of the Shoreline Municipal Code, Unified Development Code, is amended as set forth in Exhibit A to this Ordinance.

**Section 2. Publication and Effective Date.** A summary of this Ordinance consisting of the title shall be published in the official newspaper. This Ordinance shall take effect five days after publication.

**PASSED BY THE CITY COUNCIL ON JULY 11, 2016.**

\_\_\_\_\_  
Mayor Christopher Roberts

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
Jessica Simulcik-Smith  
City Clerk

\_\_\_\_\_  
Margaret King  
City Attorney

Date of Publication: , 2016

Effective Date: , 2016

**20.20.016 D definitions.**

**Development Agreement** A contract between the City and an applicant having ownership or control of property, or a public agency ~~which provides an essential public facility~~. The purpose of the development agreement is to set forth the development standards and other provisions that shall apply to, govern and vest the development, use, and mitigation of real property within the City for the duration specified in the agreement and shall be consistent with the applicable development regulations and the goals and policies in the Comprehensive Plan. (Ord. 706 § 1 (Exh. A), 2015).

**20.20.032 L definitions.**

**Light Rail Transit Facility:** A light rail transit facility is a type of essential public facility and refers to any structure, rail track, equipment, maintenance base or other improvement of a light rail transit system, including but not limited to ventilation structures, traction power substations, light rail transit stations, parking garages, park-and-ride lots, and transit station access facilities.

**Light Rail Transit System:** A light rail transit system is a type of essential public facility and refers to any public rail transit line that provides high-capacity, regional transit service owned or operated by a regional transit authority authorized under Chapter 81.112 RCW.

**Regional Transit Authority:** Regional transit authority refers to an agency formed under the authority of Chapters 81.104 and 81.112, RCW to plan and implement a high capacity transportation system within a defined region.

**20.30.100 Application.**

A. Who may apply:

1. The property owner or an agent of the owner with authorized proof of agency may apply for a Type A, B, or C action, or for a site-specific Comprehensive Plan amendment.
2. Prior to purchase, acquisition, or owner authorization, a Regional Transit Authority may apply for a Type A, B, or C action, or for a site specific Comprehensive Plan amendment in order to develop any Light Rail Transit Facility or any portion of a Light Rail Transit System for property that has been duly authorized by the public agency for acquisition or use. No work shall

commence in accordance with issued permits or approvals until all of the necessary property interests are secured and/or access to the property for such work has been otherwise approved by the owner of the property.

3. Nothing in the subsection shall prohibit the Regional Transit Authority and City from entering into an agreement to the extent permitted by the Code or other applicable law.

4. The City Council or the Director may apply for a project-specific or site-specific rezone or for an area-wide rezone.

5. Any person may propose an amendment to the Comprehensive Plan. The amendment(s) shall be considered by the City during the annual review of the Comprehensive Plan.

6. Any person may request that the City Council, Planning Commission, or Director initiate amendments to the text of the Development Code.

B. All applications for permits or actions within the City shall be submitted on official forms prescribed and provided by the Department.

At a minimum, each application shall include:

1. An application form with the authorized signature of the applicant.
2. The appropriate application fee based on the official fee schedule (Chapter 3.01 SMC).
3. The Director may waive City imposed development fees for the construction of new or the remodel of existing affordable housing that complies with SMC 20.40.230 or SMC 20.40.235 based on the percentage of units affordable to residents whose annual income will not exceed 60 percent of the King County Area Median income. For example, if 20% of the units are affordable to residents with incomes 60% or less of the King County Area Median income; then the applicable fees could also be reduced by 20%.

**20.30.330 Special use permit-SUP (Type C action).**

**A. Purpose.** The purpose of a special use permit is to allow a permit granted by the City to locate a regional land use including Essential Public Facilities on unclassified lands, unzoned lands, or when not specifically allowed by the zoning of the location, but that provides a benefit to the community and is compatible with other uses in the zone in which it is proposed. The special use permit may be granted subject to conditions placed on the proposed use to ensure compatibility with adjacent land uses. The Special Use Permit shall not be used to preclude the siting of an Essential Public Facility.

**B. Decision Criteria (applies to all Special Uses).** A special use permit shall be granted by the City, only if the applicant demonstrates that:

1. The use will provide a public benefit or satisfy a public need of the neighborhood, district, City or region;
2. The characteristics of the special use will be compatible with the types of uses permitted in surrounding areas;
3. The special use will not materially endanger the health, safety and welfare of the community;
4. The proposed location shall not result in either the detrimental over-concentration of a particular use within the City or within the immediate area of the proposed use, unless the proposed use is deemed a public necessity;
5. The special use is such that pedestrian and vehicular traffic associated with the use will not be hazardous or conflict with existing and anticipated traffic in the neighborhood;
6. The special use will be supported by adequate public facilities or services and will not adversely affect public services to the surrounding area or conditions can be established to mitigate adverse impacts;
7. The location, size and height of buildings, structures, walls and fences, and screening vegetation for the special use shall not hinder or discourage the appropriate development or use of neighboring properties;
8. The special use is not in conflict with the basic purposes of this title; and
9. The special use is not in conflict with the standards of the critical areas regulations, Chapter 20.80 SMC, Critical Areas, or Shoreline Master Program, SMC Title 20, Division

**C. Decision Criteria (Light Rail Transit Facility/System only).** In addition to the criteria in SMC 20.30.330(B), a Special Use Permit for a light rail transit system/facilities located anywhere in the City may be granted by the City only if the applicant demonstrates the following standards are met:

1. The proposed light rail transit system/facilities uses energy efficient and environmentally sustainable architecture and site design consistent with the City's Guiding Principles for Light Rail System/Facilities and Sound Transit's design criteria manual used for all Light Rail Transit Facilities throughout the System and provides equitable features for all proposed light rail transit system/facilities;

2. The use will not result in, or will appropriately mitigate, adverse impacts on City infrastructure (e.g., roads, sidewalks, bike lanes (as confirmed by the performance of an Access Assessment Report or similar assessment) to ensure that the City’s transportation system (motorized and non-motorized) will be adequate to safely support the light rail transit system/facility development proposed. If capacity or infrastructure must be increased to meet the Decision Criteria set forth in this Section 20.30.330(C), then the applicant must identify a mitigation plan for funding or constructing its proportionate share of the improvements; and

3. The applicant demonstrates that the design of the proposed light rail transit system/facility is generally consistent with the City’s Guiding Principles for Light Rail System/Facilities.

**20.40.438 Light rail transit system/facility.**

E. The following supplemental submittal items are required to permit a light rail transit facility or light rail transit system within the City:

1. A Construction Management Plan or agreement will be completed before any building permit may be issued for the proposal;

2. A Post Construction Parking Operational Management Plan or agreement will be completed before light rail service begins and will include management and enforcement techniques to guard against such impacts as off-site parking in surrounding neighborhoods;

3. An Access Assessment Report is required for light rail transit system/facilities. The Access Assessment Report will analyze, identify and prioritize multi modal access improvements. The Access Assessment Report is intended to supplement the analysis and mitigation included in any environmental review document prepared for the proposed project. In general the Access Assessment Report will address: improvements near the stations for pedestrians and bicycles, paratransit riders, and “kiss and ride” users. A more specific scope for the Access Assessment Report will be agreed to by the applicant and the City. The City may require third party review of the Access Assessment Report at the applicant’s expense.

F. Project and Permitting Processes Light Rail System/Facility.

1. Accelerated Project and Permitting Process.

a. All City permit reviews will be completed within a mutually agreed upon reduced number of working days within receiving complete

permit applications and including subsequent revisions in accordance with a fully executed Accelerated Project and Permitting Staffing Agreement between the City and the project proponent.

b. The fees for permit processing will be determined as part of the Accelerated Project Permitting Staffing Agreement.

c. An Accelerated Project and Permitting Staffing Agreement shall be executed prior to the applicant's submittal of the Special Use Permit application; or the applicant may choose to utilize the City's standard project and permitting processes set forth in SMC 20.40.438(F)(2).

## 2. Standard Project and Permit Process.

a. All complete permit applications will be processed and reviewed in the order in which they are received and based on existing resources at the time of submittal.

b. Cost: Permit fees will be charged in accordance with SMC 3.01.010. This includes the ability for the City to charge its established hourly rate for all hours spent in excess of the estimated hours for each permit.

c. Due to the volume of permits anticipated for development of a light rail system/facilities in the City, in absence of an Accelerated Project Permitting Staffing Agreement, the Target Time Limits for Decisions denoted in SMC 20.30 may be extended by the Director if adequate staffing is not available to meet demand.

## **20.50.240 Site design.**

### **F. Public Places.**

1. Public places are required for the commercial portions of development at a rate of four square feet of public place per 20 square feet of net commercial floor area up to a public place maximum of 5,000 square feet. This requirement may be divided into smaller public places with a minimum 400 square feet each.
2. Public places may be covered but not enclosed unless by subsection (F)(3) of this section.
3. Buildings shall border at least one side of the public place.
4. Eighty percent of the area shall provide surfaces for people to stand or sit.
5. No lineal dimension is less than six feet.
6. The following design elements are also required for public places:

- a. Physically accessible and visible from the public sidewalks, walkways, or through-connections;
- b. Pedestrian access to abutting buildings;
- c. Pedestrian-scaled lighting (subsection H of this section);
- d. Seating and landscaping with solar access at least a portion of the day; and
- e. Not located adjacent to dumpsters or loading areas;
- f. Amenities such as public art, planters, fountains, interactive public amenities, hanging baskets, irrigation, decorative light fixtures, decorative paving and walkway treatments, and other items that provide a pleasant pedestrian experience along arterial streets.
- g. Accessible potable water and electrical power shall be supplied to the exterior of high capacity transit centers, stations and associated parking.

**20.50.330 Project review and approval.**

B. **Professional Evaluation.** In determining whether a tree removal and/or clearing is to be approved or conditioned, the Director may require the submittal of a professional evaluation and/or a tree protection plan prepared by a certified arborist at the applicant's expense, where the Director deems such services necessary to demonstrate compliance with the standards and guidelines of this subchapter. Third party review of plans, if required, shall also be at the applicant's expense. The Director shall have the sole authority to determine whether the professional evaluation submitted by the applicant is adequate, the evaluator is qualified and acceptable to the City, and whether third party review of plans is necessary. Required professional evaluation(s) and services may include:

1. Providing a written evaluation of the anticipated effects of ~~proposed construction on the~~ any development within five (5) feet of a tree's critical root zone that may impact the viability of trees on a and off site.

**20.50.350 Development standards for clearing activities.**

D. Site Design. Site improvements shall be designed and constructed to meet the following:

- ~~1. Trees should be protected within vegetated islands and stands rather than as individual, isolated trees scattered throughout the site.~~
- ~~2.~~ 1. Site improvements shall be designed to give priority to protection of trees with the following characteristics, functions, or location including where the critical root zone of trees on adjoining property are within five (5) feet of the development:
  - a. Existing stands of healthy trees that have a reasonable chance of survival once the site is developed, are well shaped to withstand the

wind and maintain stability over the long term, and will not pose a threat to life or property.

- b. Trees which exceed 50 feet in height.
- c. Trees and tree clusters which form a continuous canopy.
- d. Trees that create a distinctive skyline feature.
- e. Trees that have a screening function or provide relief from glare, blight, commercial or industrial harshness.
- f. Trees providing habitat value, particularly riparian habitat.
- g. Trees within the required yard setbacks or around the perimeter of the proposed development.
- h. Trees having a significant land stability function.
- i. Trees adjacent to public parks, open space, and critical area buffers.
- j. Trees having a significant water-retention function.

**20.50.360 Tree replacement and site restoration.**

A. Plans Required. Prior to any tree removal, the applicant shall demonstrate through a clearing and grading plan, tree retention and planting plan, landscape plan, critical area protection and mitigation plan, or other plans acceptable to the Director that tree replacement will meet the minimum standards of this section. Plans shall be prepared by a qualified person or persons at the applicant's expense. Third party review of plans, if required, shall be at the applicant's expense.

B. The City may require the applicant to relocate or replace trees, shrubs, and ground covers, provide erosion control methods, hydroseed exposed slopes, or otherwise protect and restore the site as determined by the Director.

C. Replacement Required. Trees removed under the partial exemption in SMC 20.50.310(B)(1) may be removed per parcel with no replacement of trees required. Any significant tree proposed for removal beyond this limit should be replaced as follows:

- 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 new tree.
- 2. Each additional three inches in diameter at breast height equals one additional new tree, up to three trees per significant tree removed.
- 3. Minimum size requirements for replacement trees ~~replaced~~ under this provision: deciduous trees shall be at least 1.5 inches in caliper and evergreens six feet in height.

Exception 20.50.360(C):

*4a. No tree replacement is required when the tree is proposed for relocation to another suitable planting site; provided, that relocation complies with the standards of this section.*

*2b. The Director may allow a reduction in the minimum replacement trees required or off-site planting of replacement trees if all of the following criteria are satisfied:*

*i. There are special circumstances related to the size, shape, topography, location or surroundings of the subject property.*

*ii. Strict compliance with the provisions of this Code may jeopardize reasonable use of property.*

*iii. Proposed vegetation removal, replacement, and any mitigation measures are consistent with the purpose and intent of the regulations.*

*iv. The granting of the exception or standard reduction will not be detrimental to the public welfare or injurious to other property in the vicinity.*

*3c. The Director may waive this provision for site restoration or enhancement projects conducted under an approved vegetation management plan.*

4. Replacement trees required for the Lynnwood Link Extension project shall be native conifer and deciduous trees proportional to the number and type of trees removed for construction, unless as part of the plan required in SMC 20.50.350(A) the qualified professional demonstrates that a native conifer is not likely to survive in a specific location.

5. Tree replacement where tree removal is necessary on adjoining properties to meet requirements in 20.50.350(D) or as a part of the development shall be at the same ratios in C. 1, 2, and 3 above with a minimum tree size of 8 feet in height. Any tree for which replacement is required in connection with the construction of a light rail system/facility, regardless of its location, may be replaced on the project site.

6. Tree replacement related to development of a light rail transit system/facility must comply with SMC 20.50.360(C).

**20.50.370 Tree protection standards.**

The following protection measures shall be imposed for all trees to be retained on-site or on adjoining property, to the extent offsite trees are subject to the tree protection provisions of this Chapter, during the construction process.

- A. All required tree protection measures shall be shown on the tree protection and replacement plan, clearing and grading plan, or other plan submitted to meet the requirements of this subchapter.
- B. Tree dripline areas or critical root zones as defined by the International Society of Arboriculture shall be protected. No fill, excavation, construction materials, or equipment staging or traffic shall be allowed in the dripline areas of trees that are to be retained.