

The Planning Commission Findings and Recommendation differ from the findings and recommendation presented by Staff at the Public Hearing on January 18, 2001. At the Public Hearing staff supported approval of a reclassification of the property from R-6 to R-12. Staff supported a rezone to R-12 due to the site's location on an arterial street, its proximity to bus routes, and the neighborhood character to the north of 185th Street and east of Stone Avenue. Although the proposed reclassification of property from R-6 to R-12 meets the criteria outlined in the Shoreline Development Code and is consistent with the Comprehensive Plan, the Planning Commission's recommendation to reclassify the subject properties to R-8 also meets the criteria and is consistent with the Comprehensive Plan. Staff supports either R-8 or R-12 zoning as both are consistent with the Comprehensive Plan.

Your Council is the final decision making authority for approval or denial of the proposed reclassification. An open record public hearing was previously conducted before the Planning Commission. Therefore, your Council's review must be based upon the written record and no new testimony may be heard.

RECOMMENDATION

The Planning Commission and Staff recommend that your Council adopt Ordinance No. 262, (Attachment B) thereby approving the reclassification of properties located at 1315 N 185th ST and 18336 Stone AVE N from R-6 (6 dwelling units per acre) to R-8 (8 dwelling units per acre).

In the alternative, should your Council determine that reclassification to R-12 is more appropriate, then adoption of alternate Ordinance No 262(A) with alternative Findings, Conclusion and Decision as shown in Attachment D is recommended.

Approved By: City Manager  City Attorney ____

BACKGROUND / ANALYSIS

I. PROPOSAL

This rezone application, a "Type C Action," before your Council is a request to change the zoning designation for two properties located at 1315 N. 185th ST and 18336 Stone AVE N from R-6 (allows a density of up to 6 dwelling units per acre) to R-12 (allows a density of up to 12 dwelling units per acre). This action would make the parcels' zoning consistent with the comprehensive plan land use designation. In 1998 the City of Shoreline adopted its final Comprehensive Plan. This document includes a map that identifies future land use patterns by assigning each parcel within our planning area a comprehensive plan designation. The two parcels in this action have been designated "Medium Density Residential" and the Comprehensive Plan document has specified appropriate zoning designations for this district as R-8 (8 dwelling units/acre) or R-12 (12 dwelling units/acre). A vicinity map with comprehensive plan designations for the project and the surrounding area is provided in Attachment A.

A development proposal for the subject parcels has not been submitted at this time. Prior to construction on the site, Type A (i.e. building permit) or B (i.e. building permit with SEPA) permits shall be obtained (the type of permit will depend on the proposal). The permit submittal will be reviewed administratively and be subject to the requirements of the Shoreline Municipal Code (SMC) and the 1998 King County Storm Water Design Manual. Staff encourages applicants to submit a consolidated permit application, however it is optional (SMC 20.30.130) and in this case the developer chose not to exercise it. Staff has created a table to show the potential number of units that could be accommodated on the site given R-8 or R-12 zoning, please see Attachment E. This table is based only on numerical calculations. A feasibility study has not been done to see if the number of units shown in the table could actually be placed on the site, as this is the developer's responsibility prior to permit submittal. The number of units may be limited due to property line configuration, setback requirements, location of unique features such as significant trees, and the need to accommodate other code requirements such as open space, parking, and storm drainage improvements.

This report summarizes the issues associated with this project and illustrates how the proposal meets the criteria outlined in the Shoreline Municipal Code and the goals of the Comprehensive Plan.

II. FINDINGS

1. SITE

The subject sites are generally located at the southeast corner of the intersection of 185th ST and Stone Avenue North (See Attachment F: Vicinity Map), approximately one block east of Aurora Avenue North. Each parcel is developed with one single-family residence. Together the two parcels measure 42,634 square feet in area (approximately .98 acres). The sites are gently cross-sloped at 3 percent generally toward the northeast. The highest elevation is approximately 480 feet at the southwest

corner and the lowest elevation is 468 feet at the northeast corner. There are a number of trees on site. The main "significant trees" are located at the southwest corner of the site. A "significant tree" is defined in the Shoreline Municipal Code Title 20 as a healthy, windfirm, and nonhazardous tree eight inches or greater in diameter at breast height if it is a conifer and 12 inches or greater at breast height if deciduous. A detailed site inventory map has been provided in Attachment G. This map indicates the lot dimensions and area, structure location and other improvements, topography, and location of trees.

2. NEIGHBORHOOD

The project site is located in the Meridian Park Neighborhood. Access to the property is gained from North 185th Street, a street that is classified as a minor arterial, and Stone Avenue North, a residential street. The current zoning of the parcels immediately adjacent to the subject properties (on the east, west, and south) is R-6, and the uses on these sites are single family residential. These adjacent parcels have a comprehensive plan designation of *medium density residential*. The zoning north of 185th ST in the project vicinity is RB (Regional Business) and R-12 (Residential 12 units/acre). These parcels are comprehensively planned *community business* and *medium density residential*, respectively. These sites have a mix of uses including commercial businesses, offices, and residential. West of Stone Avenue North in the project vicinity the zoning is R-18 (Residential 18 units/acre) and R-12, and the uses include professional office, multifamily and single family residential. These parcels have a comprehensive plan designation of *mixed use*. The comprehensive plan and zoning classifications for the project sites and immediate vicinity are illustrated in Attachments A and F.

3. TIMING AND AUTHORITY

The application process for this project began on September 25, 2000, when a pre-application meeting was held with the applicant and city staff. The applicant then held the requisite neighborhood meeting on October 16, 2000. The formal application was then submitted to the City on October 30, 2000, however this application was for only 1315 185th ST. The applicant then acquired 18336 Stone AVE N and the application was revised to include this adjoining parcel. A second neighborhood meeting was held on November 30, 2000. Concerns raised at the neighborhood meetings were similar to those raised in the letters of comment (see section 4. *Criteria* of this report). A revised application was then resubmitted December 1, 2000, and these materials were reviewed and a completeness determination was made on December 4, 2000.

Notices of application were posted at the sites, advertisements were placed in the Seattle Times and Shoreline Enterprise, and notices were mailed to property owners within 500 feet of the sites on December 13, 2000. This notice solicited public comments, and 12 letters were received by the comment deadline (December 28, 2000). Each of these are included in Attachment H and staff has summarized the comments in the letters and provided responses to land use issues raised in them in the table in Attachment I. The primary land use concerns raised in these letters are discussed in the following section (4. *Criteria*).

The requisite public hearing was held before the Planning Commission on January 18, 2001. The Planning Commission made a recommendation and formulated Findings

and Determination on the night of the public hearing (the minutes from this meeting are included in Attachment C and the Findings and Determination are included in Attachment B, Exhibit 1). The Planning Commission recommended that the reclassification of the subject property from R-6 to R-12 not be approved, but recommended instead to rezone the properties to R-8. The vote was 5 in favor (Doennebrink, Harris, Maloney, Monroe, and Vice Chair McAuliffe) and 4 opposed (Doering, McClelland, Marx, and Chair Gabbert). The Commission felt that R-8 is more appropriate as it fits more closely with the neighborhood character of the sites immediately adjacent to the subject properties and is consistent with other decisions that were made on recent rezones in the project vicinity (Attachment F illustrates zoning in the project vicinity). The reasons for and against this Planning Commission recommendation are more fully described in the minutes (Attachment C).

Rezone applications shall be evaluated by the five criteria outlined in Section 20.30.320 (B) of The Shoreline Municipal Code (SMC). The City may approve an application for rezone of property if the five decision criteria are met.

4. CRITERIA

The following discussion shows how the proposal meets the decision criteria listed in Section 20.30.320(B) of the SMC. The reader will find that each of the criteria are integrated, and similar themes and concepts will run throughout the discussion of each.

The discussion will also include responses to the primary land use concerns that were raised in correspondence that was received from citizens during the public comment period (12 letters were received; each are included in Attachment H and summarized by Staff in Attachment I). Concepts that were consistently raised in these letters include:

1. R-12 zoning is too dense.
2. R-12 zoning is inconsistent with the neighborhood in bulk, scale, and proportion.
3. The proposed density will cause negative impacts to infrastructure (utilities, traffic, and stormwater).
4. The proposed density will cause loss of mature vegetation and habitat.
5. Rezone application should not be processed until the development proposal is known.

Criteria 1: The rezone is consistent with the Comprehensive Plan.

The Comprehensive Plan land use map identifies the subject properties as medium density residential. The current residential density of two dwelling units per acre indicates the site is underutilized and is not consistent with the density goals of the comprehensive plan which plans for these sites to accommodate 8 to 12 units per acre. The proposed zone change will bring the parcels' zoning into compliance with the comprehensive plan designation. Many of the comment letters indicated that R-12 zoning is too dense for the area. The increase in density called for in the Comprehensive Plan was established in order to achieve housing goals over our 20-year planning timeline.

The Shoreline Comprehensive Plan has established a growth target of 1,600-2,400 new housing units during the planning period. The comprehensive plan identified different

areas of the City where growth would likely occur and could be accommodated. A Comprehensive Plan Land Use map was adopted, and in some areas of the City allowed densities were increased. In many instances this increase in density occurred in areas that had previously developed at a much lower density (as is the case of the subject parcels) and more dense development was anticipated in the future when the underutilized parcels were redeveloped.

R-8 or R-12 zoning is an appropriate designation in order to achieve many goals and policies of the Comprehensive Plan, including:

LU23: Ensure land is designated to accommodate a variety of types and styles of residences adequate to meet the growth of 1,600-2,400 new housing units and the future needs of Shoreline citizens.

Goal H I: Provide sufficient development capacity to accommodate the 20 year growth forecast in an appropriate mix of housing types by promoting the creative and innovative use of land designated for residential and commercial use.

H6: Encourage compatible infill development on vacant or underutilized sites.

Concerns were raised in the comment letters that the redevelopment of these parcels will not fit with the existing neighborhood character (density, bulk, scale, and proportion). The neighborhood contains a variety of uses including single-family and multi-family residential, commercial business, and office. R-12 zoning would be a reflection of the adopted zoning on the north side of N 185th ST and on the west side of Stone Avenue North.

Criteria 2: The rezone will not adversely affect the public health, safety or general welfare.

(See also discussion under *Criteria 4.*)

All development of these sites must meet the requirements of Title 20 of the SMC (the Development Code). Section 20.10.020 states the general purpose of the code is to "promote the public health, safety, and general welfare." Future permit applications for the subject site shall show compliance with the Code, including but not limited to the following sections:

Dimensional and Density Standards 20.50.010-20.50.050
Tree Conservation 20.50.290-20.50.370
Parking Access and Circulation 20.50.380-20.50.440
Wastewater, Water Supply and Fire Protection 20.60.030-20.60.050
Surface and Stormwater Management 20.60.060-20.60.130

The adequacy of the development proposal and its compliance with the Development Code requirements will be evaluated at time of permit submittal.

SEPA review is not required for a reclassification of property if the action complies with the Comprehensive Plan. The action is understood to be included with the Comprehensive Plan's Environmental Impact Statement (EIS) that was adopted on November 2, 1998. This document identified a number of mitigation projects for the increased density and traffic that implementation of the comprehensive plan would cause. One of the identified mitigation projects which is near the project site is the re-channelization of N 185th ST. The intention of the re-channelization project was to increase vehicular and bicycle circulation safety. This project has been completed. Future capital improvements that were part of the EIS mitigation within the project vicinity will include improvements to the N 185th ST and Aurora Avenue intersection to aid transit.

Criteria 3: The rezone is warranted in order to achieve consistency with the Comprehensive Plan.

(See also related discussion presented in *Criteria 1.*)

The zoning of the subject parcels is currently R-6. The application to change the zoning of the parcels to R-12 was made in order to achieve consistency with the Comprehensive Plan land use designation, which is "Medium Density Residential." Consistent zoning designations for this land use are R-8 or R-12.

The current zoning in the vicinity of the site includes R-6, R-12, R-18, and RB (see Attachment F). The uses in the area include single family and multifamily residential, commercial business, and office. The subject property can take access from N 185th ST, an arterial street with transit route. Higher intensity development is encouraged along arterials where vehicular trips can be accommodated. R-8 or R-12 zoning would be an appropriate designation for the subject sites, as it would reflect a similar level of intensity as those uses near it.

Criteria 4: The rezone will not be materially detrimental to uses or property in the immediate vicinity of the subject rezone.

One of the concerns raised in the public comment letters is that a rezone application should not be processed unless the development proposal is known. As was stated in the introduction of this staff report, staff strongly encourages applicants to make consolidated applications, but it is not required (SMC 20.30.130).

The public comment letters also listed a number of concerns about the density of the development and its impact on infrastructure such as water, sewer, stormwater, traffic, and tree removal. At this time there appears to be no negative impacts to the properties in the immediate vicinity of the subject rezone.

Water & Sewer

Conditional statements from the Shoreline Wastewater Management District, and Seattle Water Department indicate that adequate capacity exists for development at R-8 or R-12 zoning.

Stormwater

All stormwater must be treated and detained per the requirements of the 1998 King County Surface Water Design Manual and the Surface and Stormwater Management sections of the SMC (20.60.060 through 20.60.130).

Traffic

The exact number of P.M. peak hour vehicular trips is unknown at this time because a development proposal has not been submitted for review. The numbers shown in Attachment E illustrate the ideal maximum density that could be achieved on this site, actual development of the site will probably be less than that shown. Depending on the type of uses that are constructed on site (single family or cottage housing) the peak hour vehicular trips could range from 12 to 24 with R-12 zoning. The code requires a traffic study to be done if the P.M. peak hour trips are greater than 20 (SMC 20.60.140(A)). At the time of the development proposal submittal, traffic and pedestrian requirements/mitigation specific to the details of the project may be required.

Tree Removal

There are a number of significant trees located on the subject sites, illustrated on the map in Attachment G. The primary stand of trees is located on the southwest corner of the site. The SMC requires retention of at least 20% of the significant trees (SMC 20.50.350(B)(1)). The site design for the development proposal must also meet the requirements of 20.50.350(D)(1-9) which stipulates that trees be protected within vegetated islands and stands rather than as individual, isolated trees scattered throughout the site.

Criteria 5: The rezone has merit and value for the community.

The development of the site will trigger the requirement for half-street improvements, which include curb, gutter, and sidewalks for frontages that lack them. These improvements will aid pedestrian circulation within the neighborhood. This development will also be required to treat and detain stormwater flow into the watershed. Although the development will increase the amount of impervious surface area on the site, this water will be treated and released at a rate no greater than what historically flowed from the site in a pre-developed condition. These improvements will add benefit to the community.

Further, A policy of the Comprehensive Plan is to "preserve environmental quality by taking into account the land's suitability for development and directing intense development away from natural hazards and important natural resources" (Comprehensive Plan policy LU1). The site does not have any identified critical areas, it is generally flat, and it has good access to public facilities. It is logical to encourage, within the provisions of the Development Code, redevelopment and intensification of uses on parcels such as these.

CONCLUSIONS

1. The rezone is consistent with the Comprehensive Plan.

A zoning redesignation from R-6 to R-8 or R-12 is consistent with the comprehensive plan designation of "medium density."

2. The rezone will not adversely affect the public health, safety or general welfare.

The future development of these sites shall show compliance with Title 20 of the Shoreline Municipal Code. Applicable sections of this code include, but are not limited to: Dimensional and Density Standards (20.50.010-20.50.050), Tree Conservation (20.50.290-20.50.370), Parking Access and Circulation (20.50.380-20.50.440), Wastewater, Water Supply and Fire Protection (20.60.030-20.60.050), Surface and Stormwater Management (20.60.060-20.60.130).

3. The rezone is warranted in order to achieve consistency with the Comprehensive Plan.

The current residential density of 2 units per acre indicates the site is underutilized per the density guidelines listed in the Comprehensive Plan. A rezone to R-8 or R-12 would bring the parcels into compliance with their comprehensive plan designation.

4. The rezone will not be materially detrimental to uses or property in the immediate vicinity of the subject rezone.

It has been shown that the rezone and future development of the subject sites will not be detrimental to uses in the immediate vicinity. Adequate infrastructure (water, sewer, storm, etc.) exists in the area to support development at R-8 or R-12 density.

5. The rezone has merit and value for the community.

The rezone will help the City achieve the housing targets established by the Comprehensive Plan. Further, this site is an appropriate place to accommodate development at R-8 or R-12 intensity because it is free of environmentally sensitive features and it has good access to infrastructure.

OPTIONS

1. Approve Ordinance No. 262 rezoning property located at 1315 N 185th ST and 18336 Stone AVE N from R-6 (6 dwelling units per acre) to R-8 (8 dwelling units per acre).
2. Approve alternate Ordinance No. 262(A) rezoning property at 1315 N 185th ST and 18336 Stone AVE N from R-6 (6 dwelling units per acre) to R-12 (12 dwelling units per acre).

RECOMMENDATION

The Planning Commission and Staff recommend that your Council not approve the reclassification of property at 1315 N 185th ST and 18336 Stone Avenue N from R-6 (6 dwelling units per acre) to R-12 (12 dwelling units per acre) and adopt Ordinance No. 262, (Attachment B) thereby approving the reclassification of properties located at 1315 N 185th ST and 18336 Stone AVE N from R-6 (6 dwelling units per acre) to R-8 (8 dwelling units per acre).

In the alternative, should your Council determine that reclassification to R-12 is more appropriate, then adoption of Ordinance No 262(A) with alternative Findings, Conclusion and Decision as shown in Attachment D is recommended.

ATTACHMENTS

Attachment A: Vicinity Map with Comprehensive Plan Designations

Attachment B: Ordinance No. 262 (R-6 to R-8)

Exhibit 1: Planning Commission Findings and Determination

Exhibit 2: Zoning Map Amendment and Legal Description

Attachment C: Draft Planning Commission Minutes- January 18, 2001

Attachment D: Alternate Ordinance No. 262 (R-6 to R-12)

Exhibit 1: Planning Commission Findings and Determination

Exhibit 2: Zoning Map Amendment and Legal Description

Attachment E: Units Accommodated with R-8 or R-12 Zoning

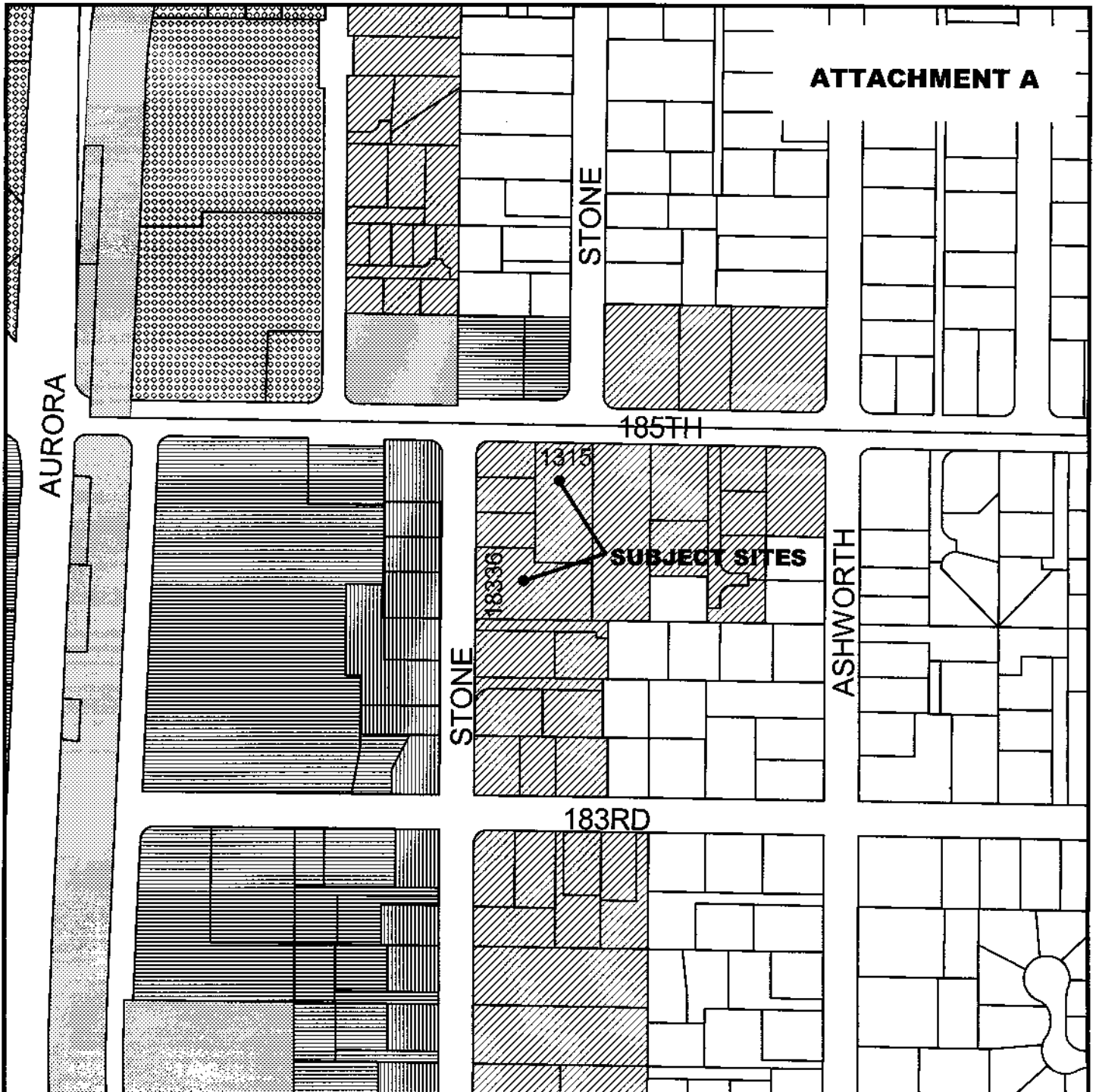
Attachment F: Vicinity Map with Zoning Designations

Attachment G: Detailed Site Inventory Map

Attachment H: Comment Letters

Attachment I: Staff Summary of Comment Letters and Response

ATTACHMENT A



VICINITY MAP WITH COMPREHENSIVE PLAN DESIGNATIONS REZONE APPLICATION 2000-001800

LEGEND

-  Low Density Residential
-  Medium Density Residential
-  Mixed Use
-  Community Business
-  Regional Business
-  Public Facilities



ATTACHMENT B

ORDINANCE NO. 262

EXHIBIT 1: PLANNING COMMISSION FINDINGS AND DETERMINATION

EXHIBIT 2: ZONING MAP AMENDMENT AND LEGAL DESCRIPTION

ORDINANCE NO. 262

**AN ORDINANCE OF THE CITY OF SHORELINE, WASHINGTON
AMENDING THE CITY'S ZONING MAP TO CHANGE THE ZONING OF
PROPERTY LOCATED AT 1315 NORTH 185TH STREET AND 18336
STONE AVENUE NORTH FROM R-6 TO R-8.**

WHEREAS, certain properties, located at 1315 North 185th Street and 18336 Stone Avenue North, are designated on the Comprehensive Plan Map as Medium Density Residential; and

WHEREAS, owners of certain property, located at 1315 North 185th Street and 18336 Stone Avenue North have filed an application to reclassify the property from R-6, residential – six units per acre to R-12, residential – twelve units per acre; and

WHEREAS, on January 18, 2001, a public hearing on the application for reclassification of property was held before the Planning Commission for the City of Shoreline pursuant to notice as required by law; and

WHEREAS, on January 18, 2001, the Planning Commission recommended denial of the reclassification application to R-12, however recommended a reclassification to R-8 and entered findings of fact and a conclusion based thereon in support of that recommendation; and

WHEREAS, the City Council does concur with the Findings and Recommendation of the Planning Commission, specifically that the reclassification of certain property, located at 1315 North 185th Street and 18336 Stone Avenue North to R-8 is consistent with the Comprehensive Plan and appropriate for this site rather than the proposed R-12 zoning in the application;

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

Section 1. Findings. The Findings and Recommendation on File No. 2000-001800 as set forth by the Planning Commission on January 18, 2001 and as attached hereto as Exhibit 1 are hereby adopted.

Section 2. Amendment to Zoning Map. The official zoning map of the City of Shoreline, adopted by Ordinance No. 125, is hereby amended to change the zoning classification of certain property, located at 1315 North 185th Street and 18336 Stone Avenue North and further described and depicted in Exhibit 2 attached hereto, from R-6 to R-8.

Section 3. Severability. If any provision of this ordinance or the application of a provision to any person or circumstance, is declared invalid, then the remainder of this Agreement, or the application of such provision to other persons or circumstances, shall not be affected.

Section 4. Effective Date. This ordinance shall go into effect five days after passage, and publication of the title as a summary of this ordinance.

ATTACHMENT B

PASSED BY THE CITY COUNCIL ON FEBRUARY 26, 2001.

Mayor Scott Jepsen

ATTEST:

APPROVED AS TO FORM:

Sharon Mattioli, CMC
City Clerk

Ian Sievers
City Attorney

Date of Publication:
Effective Date:

**Findings and Determination
of the City of Shoreline Planning Commission**

Viking Properties Rezone Request, File #2000-1800

Summary-

After reviewing and discussing the Viking Properties rezone application on January 18, 2001 the Shoreline Planning Commission did find and determine that the request for R-12 zoning should not be approved. However, it was found that R-8 zoning was in compliance with City codes and not detrimental to the health, safety, or welfare of the City of Shoreline, and therefore recommended approval of such action.

I. Findings of Fact

1. Project Description-
 - 1.1 Action: Reclassification request to change the zoning from R-6 (6 dwelling units/acre) to R-12 (12 dwelling units/acre).
 - 1.2 Location: 1315 N. 185th ST and 18336 Stone AVE N
 - 1.3 a.) The subject properties have a land use designation "Medium Density Residential" as identified in the City of Shoreline's 1998 Comprehensive Plan.
b.) Consistent zoning for Medium Density Residential land use designation is R-8 (8 dwelling units/acre) or R-12 (12 dwelling units/acre).
2. Procedural History-
 - 2.1 Public hearing held by the Planning Commission January 18, 2001
 - 2.2 Complete Application Date: December 4, 2000
Notice of Application Date: December 13, 2000
 - 2.3 Neighborhood meeting dates: October 16, 2000 and November 30, 2000
 - 2.4 No prior action or approvals related to the project have been taken.

ATTACHMENT B

EXHIBIT 1

3. Public Comment-
 - 3.1 The following individuals participated in Neighborhood Meetings:
 - Martin Kral 1317 N 183rd ST
 - Harry & Glen Peifer 1321 N.185th ST
 - Mr. & Mrs. Vernon Rollins 18350 Stone AVE N
 - Mr. & Mrs. Albertine 1336 N 183rd ST
 - Mr. & Mrs. Hartung 18335 Ashworth AVE N
 - Ed & June Laase 18325 Ashworth AVE N
 - Linda Williford 18521 Densmore AVE N
 - 3.2 Written Comments have been received from:
 - Harry & Glen Peifer 1321 N.185th ST
 - John Ranlett 18550 Stone AVE N
 - Russell L. Castner 1147 N 185th ST
 - Ryoko McCray 18324 Stone AVE N
 - Tsehai Haile 18344 Stone AVE N
 - Irene Diep 18312 Stone AVE N
 - Mr. & Mrs. Vernon Rollins 18350 Stone AVE N
 - Catherine E. Dooley 18326 Stone AVE N
 - Marie de Langen 18326 Stone AVE N
 - Judith Chandler 18016 Stone AVE N
 - Martin Kral 1317 N 183rd ST
 - Brian Lee 18018 Stone AVE N
 - 3.3 Public Testimony was given during the Public Hearing by:
 - S. Michael Smith, 19400 33rd AVE W, STE 200, Lynnwood WA
 - Martin Kral 1317 N 183rd ST
 - Russell L. Castner 1147 N 185th ST
 - Brian Lee 18018 Stone AVE N
4. SEPA: A new SEPA determination is not required. This rezone action is covered by the Final EIS, dated November 2, 1998, that was prepared for the 1998 Comprehensive Plan.
5. Consistency
 - 5.1 The application has been evaluated and found to be consistent with the five criteria listed in Shoreline Municipal Code Section 20.30.320 (B).
 - 5.2 This rezone action does not constitute approval for any development proposal. Applicable permits shall be obtained prior to construction. Permit applications shall show compliance with the 1998 King County Storm Water Design Manual and Title 20 of the Shoreline Municipal Code (SMC). Applicable sections of the SMC include but not be limited to the following: Dimensional and Density Standards 20.50.010, Tree Conservation 20.50.290, Surface and Stormwater Management 20.60.060, and Streets and Access 20.60.140.

II. Conclusions

1. The rezone is consistent with the Comprehensive Plan.

The redesignation of property from R-6 to R-12 is not consistent with the Comprehensive Plan policies that call for compatibility with existing development and neighborhood character.

A zoning redesignation from R-6 to R-8 is consistent with the comprehensive plan designation of "medium density."

2. The rezone will not adversely affect the public health, safety or general welfare.

The future development of these sites shall show compliance with Title 20 of the Shoreline Municipal Code. Applicable sections of this code include, but are not limited to: Dimensional and Density Standards (20.50.010-20.50.050), Tree Conservation (20.50.290-20.50.370), Parking Access and Circulation (20.50.380-20.50.440), Wastewater, Water Supply and Fire Protection (20.60.030-20.60.050), Surface and Stormwater Management (20.60.060-20.60.130).

3. The rezone is warranted in order to achieve consistency with the Comprehensive Plan.

The current residential density of 2 units per acre indicates the site is underutilized per the density guidelines listed in the comprehensive plan. A rezone to R-8 would bring the parcels into compliance with their comprehensive plan designation.

4. The rezone will not be materially detrimental to uses or property in the immediate vicinity of the subject rezone.

The redesignation of property from R-6 to R-12 is not compatible with existing development due to higher density uses that would occur on the project sites as compared to surrounding development.

It has been shown that the rezone and future development of the subject sites will not be detrimental to uses in the immediate vicinity. Adequate infrastructure (water, sewer, storm, etc.) exists in the area to support development at R-8 density.

5. The rezone has merit and value for the community.

The rezone will help the City achieve the housing targets established by the Comprehensive Plan. Further, this site is an appropriate place to accommodate development of R-8 intensity because it is free of environmentally sensitive features and it has good access to infrastructure.

ATTACHMENT B
EXHIBIT 1

III. Recommendation

Based on the Findings, the Planning Commission recommends that R-8 zoning be adopted for rezone application 2000-1800 for the properties located at 1315 N. 185th ST and 18336 Stone AVE N.

City of Shoreline Planning Commission

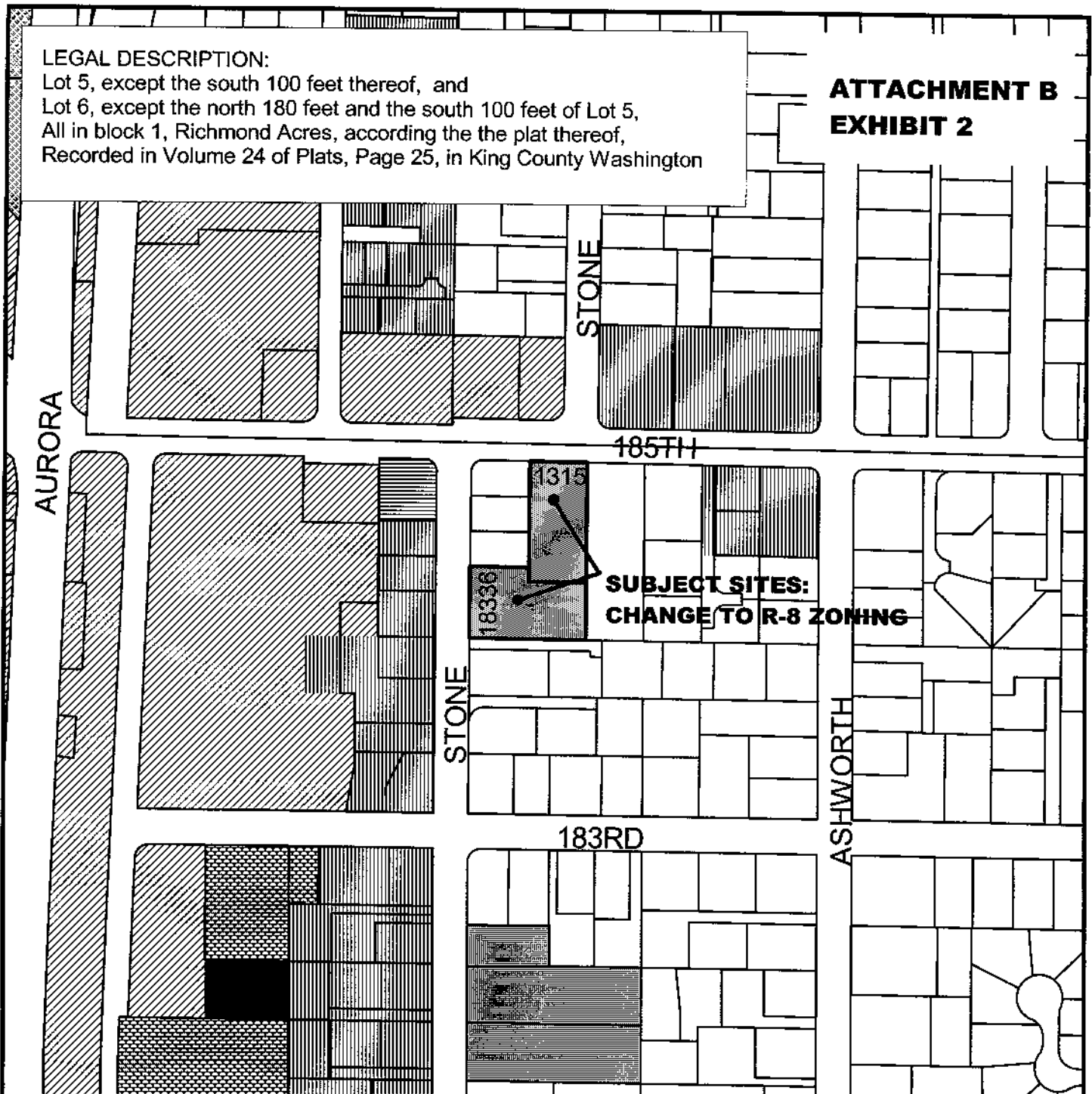
Chairperson

Date: _____

LEGAL DESCRIPTION:

Lot 5, except the south 100 feet thereof, and
 Lot 6, except the north 180 feet and the south 100 feet of Lot 5,
 All in block 1, Richmond Acres, according to the plat thereof,
 Recorded in Volume 24 of Plats, Page 25, in King County Washington

**ATTACHMENT B
 EXHIBIT 2**

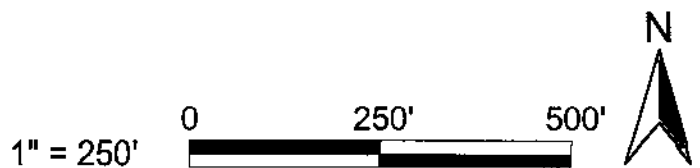


ZONING MAP AMENDMENT

REZONE APPLICATION 2000-001800

LEGEND

-  R-6; Residential, 6 units/acre
-  R-8; Residential, 8 units/acre
-  R-12; Residential, 12 units/acre
-  R-18; Residential, 18 units/acre
-  R-48; Residential, 48 units/acre
-  RB; Regional Business
-  O; Office



ATTACHMENT C

DRAFT PLANNING COMMISSION MINUTES

CITY OF SHORELINE

SHORELINE PLANNING COMMISSION SUMMARY MINUTES OF REGULAR MEETING

January 18, 2001
7:00 P.M.

Shoreline Conference Center
Board Room

PRESENT

Chair Gabbert
Vice Chair McAuliffe
Commissioner Maloney
Commissioner Marx
Commissioner Doering
Commissioner Harris
Commissioner Monroe
Commissioner McClelland
Commissioner Doennebrink

STAFF PRESENT

Tim Stewart, Director, Planning & Development Services
Ian Sievers, City Attorney
Rachael Markle, Senior Planner, Planning & Development Services
Andrea Spencer, Planner, Planning & Development Services
Lanie Curry, Planning Commission Clerk

1. CALL TO ORDER

The regular meeting was called to order at 7:00 p.m. by Chair Gabbert.

2. ROLL CALL

Upon roll call by the Commission Clerk, the following Commissioners were present: Chair Gabbert, Vice Chair McAuliffe, Commissioners Doering, Monroe, Marx, Maloney, Harris, Doennebrink and McClelland.

3. APPROVAL OF AGENDA

COMMISSIONER MALONEY MOVED TO APPROVE THE AGENDA AS PROPOSED. COMMISSIONER MONROE SECONDED THE MOTION. MOTION CARRIED UNANIMOUSLY.

APPROVAL OF MINUTES

COMMISSIONER MONROE MOVED TO ACCEPT THE MINUTES OF JANUARY 4, 2001 AS SUBMITTED. COMMISSIONER MALONEY SECONDED THE MOTION. MOTION CARRIED UNANIMOUSLY.

4. PUBLIC COMMENT

Bob Mascott, 1651 NE 169th Street, said Concerned Citizens For Shoreline (CCFS) would like the Commission to consider placing a moratorium on the building permits for multi-family development in R-8 and R-12 zones until the Commission has reviewed and created design standards for the impervious surfaces associated with this use. Second, Mr. Mascott noted that there are three or four areas in the City where water bubbles up through the manhole covers during heavy rains. He felt that the City should identify these situations, but he has been unable to locate a complete set of maps identifying the pipes for stormwater runoff in the City.

Mr. Stewart agreed that the inventory of the stormwater system is inadequate. There is an ongoing effort in the Public Works department to develop that inventory, but a complete map would not be available for a number of years. He encouraged anyone who has maps or records related to the stormwater system to forward the information to Gail Perkins, Operations Manager, Public Works Department.

5. REPORTS OF COMMISSIONERS

Commissioner Monroe requested an update on the Point Wells site. Mr. Stewart recalled that the Commission discussed placing this issue on a future agenda once the Hearings Board rendered a decision. However, no decision has been issued to date.

Commissioner Maloney requested feedback from the staff regarding Mr. Mascott's proposal for a moratorium. Mr. Stewart said that, typically, moratoriums are put in place to allow the City to study and develop regulations to address a particular problem or issue. The issue related to the stormwater has been studied and addressed in the Comprehensive Plan and the Development Code. He noted that the Commission requested the opportunity to consider some revisions to the current standards as a result of the design standards discussion, and this will be forthcoming. However, he did not feel the impact of the changes would be sufficient enough to justify a moratorium. Mr. Stewart said staff could research this option further, if the Commission so desires.

a. Amendment to the Planning Commission Bylaws

The Commission discussed the proposed amendment to the Planning Commission Bylaws to allow public comment after each staff report on the agenda. They specifically discussed whether or not a time limitation should be placed on public comments. Commissioner Marx proposed that the public not be limited to a certain amount of time, but that the chair have the discretion to limit the time depending upon the number of people who wish to speak. She also proposed that the number of public speakers not be limited to three as currently proposed. Commissioner McClelland disagreed, and said that extending the courtesy to allow public comment in the middle of a meeting is appropriate, but it needs to be controlled. If the public comments become too discretionary, the Commission could lose control of their meeting.

Commissioner Marx suggested that the first public comment period of the agenda, where no staff report is provided, should be open for any members of the public who wish to speak for as long as they wish to. She said she doesn't have a problem with allowing the public to only comment for two minutes on action items after the staff report has been presented. The Commission continued to discuss whether or not the number of speakers and the length of time should be limited as proposed or if it should be left to the discretion of the chair. They discussed the importance of making sure that people from both sides of an issue are able to express their concerns.

COMMISSIONER MONROE MOVED TO ACCEPT THE PLANNING COMMISSION BY-LAWS WITH THE FOLLOWING AMENDMENT TO THE LAST PARAGRAPH OF THE FIRST PAGE:

"THIS IS AN OPPORTUNITY FOR THE PUBLIC TO ADDRESS THE PLANNING COMMISSION ON ANY SUBJECT WHICH IS NOT OF A QUASI-JUDICIAL NATURE OR SPECIFICALLY SCHEDULED FOR TODAY'S AGENDA (SEE ITEMS BELOW). EACH MEMBER OF THE PUBLIC MAY COMMENT FOR UP TO TWO MINUTES. HOWEVER, ITEM 5 (PUBLIC COMMENT) WILL BE LIMITED TO A MAXIMUM PERIOD OF TWENTY MINUTES. EACH MEMBER OF THE PUBLIC MAY ALSO COMMENT FOR UP TO TWO MINUTES ON ACTION ITEMS AFTER EACH STAFF REPORT HAS BEEN PRESENTED. THE CHAIR HAS DISCRETION TO LIMIT OR EXTEND TIME LIMITATIONS AND NUMBER OF PEOPLE PERMITTED TO SPEAK. IN ALL CASES, SPEAKERS ARE ASKED TO COME TO THE FRONT OF THE ROOM TO HAVE YOUR COMMENTS RECORDED. PLEASE STATE CLEARLY YOUR NAME AND ADDRESS."

COMMISSIONER MALONEY SECONDED THE MOTION. THE MOTION CARRIED UNANIMOUSLY.

6. STAFF REPORTS

a. Type C Action: Rezone Application for Properties at 1315 North 185th and 18336 Stone Avenue North from R-6 to R-12

Chair Gabbert reminded the Commission of the rules regarding the Appearance of Fairness and reviewed the public hearing rules and procedures. The public hearing was opened. Chair Gabbert inquired if any Commissioners have had any Exparte communications regarding the subject of the hearing. No Commissioners indicated any Exparte communications. Also, no one in the audience expressed a concern related to Exparte communications on the part of any of the Commissioners.

Commissioner McClelland pointed out that the agenda does not indicate that this item is a public hearing. She suggested that listing this item as a staff report does not adequately notify the public of the hearing. Staff agreed to more clearly identify public hearings on future agendas.

Ms. Spencer presented the staff report for the rezone application. She used an overhead map to clearly identify the two parcels that are part of the rezone application (1315 North 185th Street, and 18336 Stone Avenue North). The parcels are approximately one acre in size, and the current use is two, single-family residences. She said the Comprehensive Plan identifies the subject property and the surrounding area as medium density residential, and consistent zoning would be either R-8 or R-12. The applicant's request is to change the zoning from R-6 to R-12.

Ms. Spencer explained that when rezone applications are processed, they have to meet each of the criteria outlined in the Shoreline Municipal Code. She reviewed each of the criteria and identified how the application meets each one (see Pages 21 through 23 of Staff Report). She said the staff has found that R-12 zoning is an appropriate designation in order to achieve many of the goals found within the Comprehensive Plan related to the housing targets. The development would be required to meet each of the standards found in the Shoreline Municipal Code and Development Code which will ensure that the rezone would not impact the health, safety or welfare of the citizens.

Ms. Spencer again noted that acceptable zoning designations for the current Comprehensive Plan designation of medium density include both R-8 and R-12. Currently, this property is viewed as inconsistent with the Comprehensive Plan. Surrounding zoning includes R-6, R-12, R-18 and regional business designations. Surrounding uses include single-family and multi-family residential, commercial and office. One of the points of access would be from 185th, which is an arterial street with transit ability. Because of the mix of uses in the area, staff feels that the R-12 use would be compatible. It has been shown that there is adequate water and sewer to serve the future development, and any development would be required to comply with the 1998 King County Stormwater Surface Design Manual and the stormwater development sections of the Development Code. If the development would trigger more than 20 p.m. peak hour trips, a traffic study and mitigation measures would be required. Any tree removal on the site must also comply with the municipal code, which requires the retention of at least 20 percent of the significant trees.

Ms. Spencer said that staff feels that the rezone has merit and value to the community. The site does not have any identified critical areas and has access to public facilities. Development would trigger street improvements to any frontages that do not currently have them. Any development would be required to treat and retain stormwater flow into the watershed, and must be treated and released at a rate no greater than what historically flowed from the site in its pre-developed condition.

Ms. Spencer said staff concludes that the proposed rezone is consistent with the Growth Management Act, the Comprehensive Plan and the Development Code. The proposed zoning is also consistent with the future land use patterns identified for the area. The site is currently being underutilized, and the rezone would help the City meet their housing targets. She noted that environmental review is not required for the rezone of the site because it is covered under the EIS that was prepared for the Comprehensive Plan. There is adequate infrastructure available, and the frontage improvement would help the pedestrian circulation of the neighborhood. Staff suggests that the Planning Commission forward a recommendation of approval to the City Council for the rezone application from R-6 to R-12 zoning as proposed.

Commissioner Maloney inquired how many units are being proposed for the project at 15th NE (North City). Mr. Stewart said this project could include as many as 1,000 units over the entire build-out period. Commissioner Maloney inquired if there are numbers to identify how close the City is to their growth management target. Mr. Stewart replied that current data shows that the City is about on target on an annual basis. Ms. Spencer agreed, but noted that in recent years the numbers have dropped as a result of the change in the minimum lot size from 5,000 to 7,200 square feet. If the City is on target, Commissioner Maloney questioned whether it is inaccurate to state that they need the proposed project to meet the target. Ms. Spencer said that each year there are projects such as this one that help the City reach their target. She also noted that the timeline for the North City Plan extends beyond the planning period in which the City needs to meet their growth targets and the units constructed in North City may not occur during the time horizon established for our targets.

Commissioner McClelland agreed with Commissioner Maloney, and said her understanding of the intent of the Growth Management Act was to concentrate some of the state's growth in the urban areas where the infrastructure already exists. However, without knowing the rate that the population is growing and the rate that housing demand is increasing, it is hard for her to accept a rezone that would remove two single-family houses and replace them with many more. She said she does not feel that the rezone would be consistent with the Comprehensive Plan, nor would the development be compatible with the residential neighborhood.

Commissioner McClelland inquired how the proposed rezone application would be consistent with Housing Policies 14, 16 and 22 and 23. Housing Policy 14 states that the City is to ensure that a portion of the housing created through an increase in permitted density is priced to accommodate low and moderate-income households. Housing Policy 16 says that the City should encourage the disbursement of affordable housing opportunities throughout the City. Policy 22 states that the City should maintain the same ratio of owners and renters and Policy 23 states that the City should promote additional opportunities for home ownership. None of these policies have been addressed in the staff report. She concluded that in the absence of a development application, these issues cannot be addressed and found to be consistent with the Comprehensive Plan.

Ms. Spencer explained that housing targets and housing affordability are addressed as part of the permit application. With a density of R-12, development could occur under the provisions for affordable housing, cottage housing, etc., which are aimed at making housing more affordable. These issues were not addressed in the staff report because staff does not know what will be constructed on the site. Commissioner McClelland suggested that the Commission consider requiring a site plan for future rezone applications.

Chair Gabbert asked the City Attorney if the Commission needs to answer each of the Housing Policy issues as part of their review of the rezone application. Mr. Sievers answered that some of the Comprehensive Plan policies can only be addressed when a development project comes before the City. It is not required as part of the rezone because it is important for a developer to know what the density will be before plans are created. Commissioner McClelland recalled that at the last meeting the Commission discussed their concerns regarding the lot coverage allowance and the density requirements. She suggested that this rezone is not just about density, but about compatibility, consistency, and much more.

Vice Chair McAuliffe spoke up to ask that Commission deliberation and discussion take place after the applicant and the public have had the opportunity to address the Commission.

Commissioner Doennebrink inquired if the two pieces of property could be zoned differently. Ms. Spencer answered that either R-8 or R-12 zoning would be consistent with the Comprehensive Plan land use designation, but the two parcels of land could be zoned differently. Commissioner Doennebrink noted that street improvements along the front of the subject property would only include a small portion of the street. Ms. Spencer said the intent is that as other parcels in the vicinity are redeveloped, the remaining street improvements would be made. Mr. Stewart said the City Council has a goal to develop a program for payment in lieu of street improvements. Staff is working on this project now, and they are hoping to have a program fully operational within 12 months. But because this program is not currently available, the developer would be required to make the street improvements.

Stephen Michael Smith, Lovell-Sauerland & Associates, 19400 - 33rd Avenue West, Suite 200, indicated that he was present to represent the applicant, Eric Sundquist. He advised that his testimony would be the truth. Mr. Smith provided two full-sized rezone maps that were submitted to the Planning Department. The maps were passed amongst the Commissioners. He said that he was originally hesitant to represent the applicant in his request for a rezone to R-12, since his previous two attempts at doing so were turned down by the City. However, the applicant pointed out that this property is different because it is located on an arterial and there is a significant opportunity for pedestrian access to commercial businesses in this location. Mr. Smith said that because of their previous history with rezones in the City of Shoreline, they felt it would make more economic sense if they did not put together a site plan consistent with R-12 zoning until after the rezone is approved.

Mr. Smith said that one issue raised repeatedly in the neighborhood letters was related to compatibility. He referenced Attachment C of the staff report, which is the existing zoning map of the subject site and the surrounding properties that are currently zoned R-12. There is also commercial property across 185th Street. He suggested that a higher density on the subject property is more consistent with the surrounding area.

Mr. Smith referenced the concern that was raised related to the number of rental units as opposed to those for sale. While they do not have a full-blow site plan for this site, they anticipate that the units will sell for about \$200,000 to \$300,000. He did not think the units would be purchased for rental uses. If the goal is affordable housing, then affordability is promoted through smaller lots.

Regarding compatibility with the surrounding neighborhood, Mr. Smith said that any development beyond what is on the property now would change the appearance of the site. New homes would not look like the existing structures. Even if the decision were to leave the zoning as R-6, which is in violation of the Comprehensive Plan, there could still be more than two homes developed on the property. If there are fewer lots, the homes would likely be larger. He suggested that the compatibility of the new development would not be any better, and the City would be bypassing an opportunity to provide greater density in a place that is well suited for it.

Mr. Smith referred to the staff's statement that since this action plan is consistent with the Comprehensive Plan, SEPA review is not required as it is covered under the Environmental Impact Statement (EIS) that was prepared in conjunction with the Comprehensive Plan. He clarified that a SEPA checklist would be prepared as part of the building permit and site development application.

Mr. Smith said that if the R-12 zoning designation is approved, then the property would likely be developed into cottage-style or freestanding single-family homes served by an apartment-type circulation road. If the rezone is not approved, then the property would likely be developed with larger homes.

Vice Chair McAuliffe inquired regarding the anticipated traffic flow. Mr. Smith answered that there would be two access points (185th Street and Stone Avenue North), but he has not laid out a design yet. He would like the access road to be a through road if the design requirements would allow it. He emphasized that the access plans would be carefully reviewed by the City as part of the building permit process. The Commission continued to discuss their concerns with the applicant regarding access and parking for the property.

Vice Chair McAuliffe inquired if the property would be developed similar to what is being built at Elena Lane. Mr. Smith answered that if the zoning is R-8, the developments would be similar, but if the property is rezoned to R-12, the homes would be smaller. However, the overall bulk appearance from the street and neighborhood properties would be similar. He noted that some of the homes in Elena Lane have already been sold.

Commissioner McClelland said that unless it is substandard, she questioned whether they should take down a house that is affordable and replace it with a house that costs up to \$300,000. The City may end up losing a certain type of affordable housing stock. She questioned whether the applicant has any sense of obligation to replace the affordable housing stock as a social policy issue. Mr. Smith said there is definitely a need for affordable housing, and he agreed that land prices are escalating because of environmental constraints. He said a fundamental law in land use planning is that the more units you can get on a piece of property, the more affordable they will be. Commissioner McClelland said that the number of units allowed on a piece of property is not part of the affordable housing formula.

Mr. Smith said he believes that in the urban growth areas, the best way to provide affordable housing is to promote density in areas that are appropriate for it. From his experience, the bigger the lot, the bigger and more expensive the home. He said there is no mechanism in place in the City to compel any kind of price tag on the final developed product. The environmental issues associated with development have caused housing prices to rise significantly. He said the only projects he has seen over the last few years that are affordable are those "way out in the sticks," those put together by housing authorities and some multi-family development. It is very difficult to build new homes in this area for less than \$200,000, but the best way to get close to this is by promoting higher density where it is appropriate.

Chair Gabbert inquired about the possibility of building townhouse style, attached homes that are clustered together so that green space could be provided elsewhere on the site. Mr. Smith answered that is a possibility, depending upon the zoning classification of the property. However, an R-12 zone does not require that townhomes be developed on the site. Martin Kral, 1317 North 183rd Street, said that he lives adjacent to the Elena Lane property. He affirmed that his testimony would be the truth. He said that his neighborhood has had to bear an unfair share of the Comprehensive Plan housing goals, and he is surprised that the staff is once again recommending an R-12 rezone for the subject property. He said he is also concerned about the significant trees that would have to be removed and the wildlife that would be displaced. He said he has urged the City repeatedly to consider a traffic study for 183rd and also Stone Avenue where all of the new development is taking place. Mr. Kral also expressed his concern regarding surface water problems, and urged the Commission to consider the properties as two separate parcels. He concluded that the ultimate zone for the subject properties should be no greater than R-8.

Russ Castner, 1147 North 185th Street, affirmed that his testimony would be the truth. He referred to the letter that he sent to the Commission prior to the meeting. He reminded the Commission of the City's plan to beautify the Aurora Corridor, and he suggested that creating more tract housing is not a good way to accomplish this goal. The City has been creating situations where houses are being placed in the backyards of the existing residences. He said he does not feel that the proposed rezone would meet criteria four or five. This development would place too many cars on Stone Avenue, which already has too much traffic on it. 185th Street is no better for access. He suggested that this type of development encourages low-quality neighborhoods with no individuality. He concluded that the two properties should be treated separately since one fronts on 185th Street and the other on Stone Avenue North.

Brian Lee, 18018 Stone Avenue North, said his testimony would be the truth. He said he lives adjacent to Elena Lane, as well, and from the front the development appears attractive. However, the backside of the development is very different, with rear yard setbacks of only five feet. He suggested that the Elena Lane property should never have been changed from R-6 to R-8 zoning. He said the Comprehensive Plan is not a mandate, it is a guideline, and he can provide many reasons why the rezone should not be approved. He asked that in addition to considering the property rights of developers, the Commission should also consider the property rights of the existing homeowners in the area. He agreed that the properties be treated separately, and said the property located on Stone Avenue North should remain as R-6 zoning.

Mr. Smith said a developer doesn't like to clear out all of the trees when developing properties, but there are significant safety issues that must also be considered. There is a possibility that additional trees, beyond what is required by the code, could be saved along the southern boundary of the subject property if it is determined to be safe. Regarding surface water runoff, Mr. Smith reminded the Commission that the City recently adopted King County's stormwater runoff manual, which is regarded as one of the best in the nation. Any development on the site would be subject to the requirements found in this manual. Regarding the rear yard setback requirements, Mr. Smith said that Growth Management Act has significantly changed the setback requirements for urban areas.

Mr. Kral inquired if the City is planning to incorporate the adjoining streets (Linden and Stone Avenues) into the Aurora Corridor design plan, since these two streets will be significantly impacted. Mr. Stewart responded that Stone Avenue is designated in the Comprehensive Plan as a residential local street, and he is not aware of any plans to upgrade that street to an arterial status. The residential local street designation would accommodate the abutting land uses, but would not allow the street to accommodate pass through traffic. Mr. Kral recalled that the citizens have asked for traffic count information, but this has not been done to date. He said the neighborhood has traffic counts that were completed by King County before Shoreline became a City that could be provided to staff for consideration.

Commissioner Doennebrink inquired how many units could be placed on the site. Ms. Spencer answered that once the zoning for the site has been determined, the applicant would create a development proposal identifying the number of units that could be accommodated on the site. Mr. Smith added that the absolute maximum number of units would be 16 if the property were developed as cottage housing.

Commissioner Maloney inquired if it is correct to believe that the Comprehensive Plan is a guideline, and that there is no mandate to change the zoning. Mr. Sievers answered that the Comprehensive Plan used to be considered a guideline. However, since the GMA was approved there are regulatory elements associated with the plan, and the Development Code must be in compliance with the Comprehensive Plan. He concluded that this property must be rezoned either R-8 or R-12 as identified in the Comprehensive Plan.

Commissioner McClelland referred to Page 23 of the staff report, which states that peak hour trips could range from 12 to 24 with R-12 zoning. She noted that the average trips per day for each single-family unit is ten. If there were 16 units on the parcel, that would be 160 trips per day. Ms. Spencer said the number of peak hour trips is directly associated with the number of units placed on the property, and the manual states that there is one peak hour trip per unit. The applicant has indicated that there would be no more than 16 cottage homes. Therefore, there would be 16 peak hour trips. She clarified that the staff report does not reference total trips per day because the Development Code only regulates the peak hour trips. Commissioner McClelland suggested that they should also consider the total number of daily trips. She suggested that the traffic impacts are far greater than what the staff report indicates.

Commissioner Doennebrink inquired how the City addressed the significant trees on the Elena Lane site. Mr. Stewart advised that there was no tree preservation ordinance in place at that time. Commissioner Marx said that there were trees on the site, and at least one was significant. However, any trees that would have been affected by the development were already removed by the time the proposal came before the Commission. Mr. Kral added that there were a number of significant trees that were cut. The developer promised to keep as much of the landscape buffer as possible, but the only thing that was retained was the buffer on the south side of the property. Every other tree on the property was removed.

Commissioner Maloney recalled that when the Comprehensive Plan was adopted, this neighborhood was impacted significantly, and hundreds of people testified about this impact. He suggested that if the City finds that their housing targets can be met by the North City Plan, they should consider a proposal to amend the comprehensive plan to reduce the impact to this neighborhood.

Commissioner McClelland inquired if it would be appropriate to require site plans for rezone applications and bind the rezone to a specific site plan. Mr. Stewart said that the Commission considered this option as part of the Development Code review process. The regulatory structure for reviewing applications was reviewed and approved by the City Council as part of the Development Code in July. The document is reviewed every year, and this concept could be considered again at time. Commissioner McClelland said she is not comfortable with approving a rezone for this property, recognizing that the site plan for the development would be approved administratively. Commissioner Maloney agreed that the Commission would be better able to review rezone applications if site plans were a required element.

Commissioner Harris suggested that it is not the Commission's role to evaluate site plans. That is more the role of the professional planning staff that has been hired by the City. He said it is his understanding that the Comprehensive Plan is a mandate, and that the property must be rezoned to be consistent with the land use designation that has been identified. Some of the Commissioners agreed that this issue should be considered at a later date, but they recognized that it could not be required of the applicant for this particular proposal.

THE PUBLIC PORTION OF HEARING WAS CLOSED.

Commissioner Monroe said that he is swayed by the comments provided by the residents of the surrounding area, and the proposed rezone would not be in character with the neighborhood. He said he would be comfortable with an R-8 rezone, but not an R-12 rezone.

Commissioner McClelland inquired how many units could be placed on the property if the zoning remains as R-6 and the property is developed as cottage housing. Staff indicated that a total of 12 units could be developed on the site. Commissioner McClelland said that she is opposed to piecemeal rezones along Stone Avenue. While she understands the reasoning behind the land use designation, she is uncomfortable with the application as proposed. She said she would feel more comfortable with considering a rezone proposal for all of Stone Avenue at the same time.

Commissioner Harris said he believes the City is under a mandate to rezone the property to either R-8 or R-12, but he does not really like island rezones, either. He agreed that they need to decide what the zoning along the entire Stone Avenue should be. He noted that contrary to some people's beliefs, higher density zoning increases property values. It does not diminish them. He said he doesn't have a problem rezoning the property on Stone Avenue to R-8 and the property on 185th Street to R-12.

Vice Chair McAuliffe said he favors a rezone to R-8, following the precedent that has been set on the east side of Stone Avenue. He sympathizes with the neighbors because of the increased housing, but it has increased the value of the neighborhood. He said he is not in favor of rezoning the parcels as separate zones since the same person owns both.

Commissioner Marx suggested that the moratorium that was requested by CCS at the start of the meeting would allow the Commission time to address issues such as impervious surface. She agreed that the property on 185th Street is a perfect location for R-12 zoning. However, she strongly encouraged the developer to consider cottage houses, townhomes, attached houses, condominiums, etc. to reduce the amount of impervious surface that would be required. She also strongly encouraged the preservation of trees and open space. She concluded that if the developer does a good job on the site plan, R-12 development would be a reasonable use for this site.

Commissioner Doering said that recent development in the area has not been good. She agreed that the zoning along Stone Avenue North should be consistent. The significant trees should also be carefully considered. She said that while she understands the mandate which requires zoning to be consistent with the Comprehensive Plan, she would prefer that the property remain as R-6.

Commissioner Maloney said that if it were possible, he would vote to leave the property as R-6 zoning. However, the City has a mandate that the zoning must be consistent with the Comprehensive Plan land use designation. He said he would, therefore, support an R-8 rezone for both of the parcels.

Commissioner Doennebrink said that he is also sympathetic with the neighborhood concerns. He suggested that the two parcels should be considered as separate. He said he is concerned about the significant trees that would be removed and the deep lots that would likely be created. He noted that the zoning right next to the subject properties is R-6.

Commissioner McClelland inquired if the Commission could postpone their recommendation and request that further information be provided. She suggested that the staff report for the proposed rezone was inadequate and did not address the consequences associated with not having a development proposal, etc.

Mr. Sievers said that the Commission was not required to act on the application now. They could defer their recommendation and request that additional information be provided. However, he reminded them of the time requirements for completion of the application, which is 120 days from the time it was received. He emphasized that the City could not deny the application because it is consistent with the Comprehensive Plan, but they could modify the application.

COMMISSIONER DOENNEBRINK MOVED TO EXTEND THE MEETING FOR 15 MINUTES.
COMMISSIONER DOERING SECONDED THE MOTION. MOTION CARRIED UNANIMOUSLY.

COMMISSIONER MONROE MOVED THAT THE COMMISSION ACCEPT THE REZONE
APPLICATION FOR THE SUBJECT PROPERTY TO CHANGE THE ZONING FROM R-6 TO R-8.
COMMISSIONER MALONEY SECONDED THE MOTION.

Chair Gabbert recalled that the Commission spent a lot of time reviewing this area as part of the Comprehensive Plan process. The ultimate decision was that the property be designated in the Comprehensive Plan as medium density residential. He said his vision was that the property would be R-12 with apartment and condominium development that would provide landscape buffers for adjacent residential uses. He felt that multi-family development would be more attractive than detached houses on small lots. He said he would be in favor of R-12 development if the site plan included townhouse type development with open space. He said he supports the Comprehensive Plan designation.

Commissioner Marx inquired if the Commission could recommend conditions to be imposed upon the rezone approval. Mr. Sievers said that since R-8 is a permitted density, the City has to have confidence that the development standards and zoning designation would implement the intent of the Comprehensive Plan. Conditions could be imposed as an incentive for allowing the R-12 zoning, but no conditions could be placed on the R-8 zoning.

Commissioner Marx said her understanding is that if they recommend R-8 zoning, they would have another development like Elena Lane, which she does not feel would be appropriate. If the property were rezoned to R-12, conditions could be placed on the rezone to address issues such as significant trees, impervious surface, setbacks, etc.

Vice Chair McAuliffe inquired if placing conditions on the rezone would require a contract rezone. Mr. Sievers answered affirmatively. If the Commission recommends approval of an R-8 rezone, Commissioner Maloney inquired would the applicant be precluded from coming back before the Commission with a contract rezone request to R-12. Mr. Sievers said that if there were some indication by the Commission that they would consider a rezone application to R-12, the applicant would likely pull the application before final approval and resubmit it as a contract rezone. Because of time requirements of the application, the Commission should make a recommendation on the application that has been submitted.

MOTION CARRIED 5-4, WITH COMMISSIONERS DOENNEBRINK, HARRIS, MALONEY, MONROE AND VICE CHAIR McAULIFFE VOTING IN FAVOR AND COMMISSIONERS DOERING, McCLELLAND, MARX AND CHAIR GABBERT VOTING IN OPPOSITION.

Commissioner McClelland requested that a minority report accompany the recommendation to the Council. Mr. Stewart noted that the fairly extensive minutes for this hearing would be forwarded to the City Council along with the Commission's recommendation. This allows the Council to clearly understand the issues that were debated. Commissioner McClelland asked that the recommendation to the Council clearly indicate that the Commission discussed the option of R-12 zoning with conditions. However, since it was not part of the application that was presented, the Commission was told that there was not enough time to consider the option.

Chair Gabbert inquired if the applicant would consider the option of resubmitting his application for a contract rezone to R-12. Eric Sundquist, Viking Properties, answered that, quite frankly, he did not feel that the Commission would recommend approval of a contract rezone, either. He felt that the contract rezone would be a waste of time.

7. UNFINISHED BUSINESS

Commissioner Marx referred to the North City Sub-Area Plan and noted that it calls for a planned action SEPA, which is not part of the Development Code. Mr. Stewart answered that a planned action SEPA is an act of the City Council and is permitted under the Development Code as a type of environmental action. The Environmental Impact Statement that will come back before the Commission for comment may result in the City Council adopting an ordinance which would effectuate the planned action areas.

Mr. Stewart agreed that it would be appropriate for the City to consider changes to the land use designations in other areas of the City if it is found that the housing target could be met by the North City Plan. He also noted that the new 2000 census figures are available, and the State will allocate new target goals to each of the counties.

8. NEW BUSINESS

There was no new business scheduled on the agenda.

9. AGENDA FOR NEXT MEETING

COMMISSIONER MONROE MOVED TO CANCEL THE FEBRUARY 1, 2001 MEETING. VICE CHAIR McAULIFFE SECONDED THE MOTION. MOTION CARRIED UNANIMOUSLY.

10. ADJOURNMENT

The meeting was adjourned at 9:45 p.m.

Marlin J. Gabbert
Chair, Planning Commission

Lanie Curry
Clerk, Planning Commission

DRAFT

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ATTACHMENT D

ALTERNATIVE ORDINANCE NO. 262(A)

EXHIBIT 1: ALTERNATIVE FINDINGS AND DETERMINATION

EXHIBIT 2: ZONING MAP AMENDMENT AND LEGAL DESCRIPTION

(ALTERNATE) ORDINANCE NO. 262(A)

**AN ORDINANCE OF THE CITY OF SHORELINE, WASHINGTON
AMENDING THE CITY'S ZONING MAP TO CHANGE THE ZONING OF
PROPERTY LOCATED AT 1315 NORTH 185TH STREET AND 18336
STONE AVENUE NORTH FROM R-6 TO R-12.**

WHEREAS, certain properties, located at 1315 North 185th Street and 18336 Stone Avenue North, are designated on the Comprehensive Plan Map as Medium Density Residential; and

WHEREAS, owners of certain property, located at 1315 North 185th Street and 18336 Stone Avenue North have filed an application to reclassify the property from R-6, residential – six units per acre to R-12, residential – twelve units per acre; and

WHEREAS, on January 18, 2001, a public hearing on the application for reclassification of property was held before the Planning Commission for the City of Shoreline pursuant to notice as required by law; and

WHEREAS, on January 18, 2001, the Planning Commission recommended denial of the reclassification application to R-12, however recommended a reclassification to R-8 and entered findings of fact and a conclusion based thereon in support of that recommendation; and

WHEREAS, upon consideration of the application the City Council has determined that the reclassification of certain property, located at 1315 North 185th Street and 18336 Stone Avenue North from R-6 to R-12 is consistent with the Comprehensive Plan and appropriate for this site;

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

Section 1. Findings. The Findings and Recommendation on File No. 2000-001800 as set forth by the record and as attached hereto as Exhibit 1A, are hereby adopted;

Section 2. Amendment to Zoning Map. The official zoning map of the City of Shoreline, adopted by Ordinance No. 125, is hereby amended to change the zoning classification of certain property, located at 1315 North 185th Street and 18336 Stone Avenue North and further described and depicted in Exhibit 2 attached hereto, from R-6 to R-12.

Section 3. Severability. If any provision of this ordinance or the application of a provision to any person or circumstance, is declared invalid, then the remainder of this Agreement, or the application of such provision to other persons or circumstances, shall not be affected.

Section 4. Effective Date. This ordinance shall go into effect five days after passage, and publication of the title as a summary of this ordinance.

PASSED BY THE CITY COUNCIL ON FEBRUARY 26, 2001.

Mayor Scott Jepsen

ATTEST:

APPROVED AS TO FORM:

Sharon Mattioli, CMC
City Clerk

Ian Sievers
City Attorney

Date of Publication:
Effective Date:

**Findings Conclusions and Determination
of the City Council Based Upon the Public Record**

Viking Properties Rezone Request, File #2000-1800

I. Findings of Fact

1. Project Description-
 - 1.1 Action: Reclassification request to change the zoning from R-6 (6 dwelling units/acre) to R-12 (12 dwelling units/acre).
 - 1.2 Location: 1315 N. 185th ST and 18336 Stone AVE N
 - 1.3 a.) The subject properties have a land use designation "Medium Density Residential" as identified in the City of Shoreline's 1998 Comprehensive Plan.
b.) Consistent zoning for Medium Density Residential land use designation is R-8 (8 dwelling units/acre) or R-12 (12 dwelling units/acre).
2. Procedural History-
 - 2.1 Public hearing held by the Planning Commission January 18, 2001
 - 2.2 Complete Application Date: December 4, 2000
Notice of Application Date: December 13, 2000
 - 2.3 Neighborhood meeting dates: October 16, 2000 and November 30, 2000
 - 2.4 No prior action or approvals related to the project have been taken.
3. Public Comment-
 - 3.1 The following individuals participated in Neighborhood Meetings:
Martin Kral 1317 N 183rd ST
Harry & Glen Peifer 1321 N.185th ST
Mr. & Mrs. Vernon Rollins 18350 Stone AVE N
Mr. & Mrs. Albertine 1336 N 183rd ST
Mr. & Mrs. Hartung 18335 Ashworth AVE N
Ed & June Laase 18325 Ashworth AVE N
Linda Williford 18521 Densmore AVE N

**ATTACHMENT D
EXHIBIT 1**

3.2 Written Comments have been received from:

Harry & Glen Peifer 1321 N.185th ST
John Ranlett 18550 Stone AVE N
Russell L. Castner 1147 N 185th ST
Ryoko McCray 18324 Stone AVE N
Tsehai Haile 18344 Stone AVE N
Irene Diep 18312 Stone AVE N
Mr. & Mrs. Vernon Rollins 18350 Stone AVE N
Catherine E. Dooley 18326 Stone AVE N
Marie de Langen 18326 Stone AVE N
Judith Chandler 18016 Stone AVE N
Martin Kral 1317 N 183rd ST
Brian Lee 18018 Stone AVE N

3.3 Public Testimony was given during the Public Hearing by:

S. Michael Smith, 19400 33rd AVE W, STE 200, Lynnwood WA
Martin Kral 1317 N 183rd ST
Russell L. Castner 1147 N 185th ST
Brian Lee 18018 Stone AVE N

4. SEPA: A new SEPA determination is not required. This rezone action is covered by the Final EIS, dated November 2, 1998, that was prepared for the 1998 Comprehensive Plan.
5. Consistency
 - 5.1 The application has been evaluated and found to be consistent with the five criteria listed in Shoreline Municipal Code Section 20.30.320 (B).
 - 5.2 This rezone action does not constitute approval for any development proposal. Applicable permits shall be obtained prior to construction. Permit applications shall show compliance with the 1998 King County Storm Water Design Manual and Title 20 of the Shoreline Municipal Code (SMC). Applicable sections of the SMC include but not be limited to the following: Dimensional and Density Standards 20.50.010, Tree Conservation 20.50.290, Surface and Stormwater Management 20.60.060, and Streets and Access 20.60.140.

II. Conclusions

1. The rezone is consistent with the Comprehensive Plan.

The redesignation of property from R-6 to R-12 is consistent with the Comprehensive Plan policies that call for compatibility with existing development and neighborhood character.

ATTACHMENT D
EXHIBIT 1

2. The rezone will not adversely affect the public health, safety or general welfare.

The future development of these sites shall show compliance with Title 20 of the Shoreline Municipal Code. Applicable sections of this code include, but are not limited to: Dimensional and Density Standards (20.50.010-20.50.050), Tree Conservation (20.50.290-20.50.370), Parking Access and Circulation (20.50.380-20.50.440), Wastewater, Water Supply and Fire Protection (20.60.030-20.60.050), Surface and Stormwater Management (20.60.060-20.60.130).

3. The rezone is warranted in order to achieve consistency with the Comprehensive Plan.

The current residential density of 2 units per acre indicates the site is underutilized per the density guidelines listed in the comprehensive plan. A rezone to R-12 would bring the parcels into compliance with their comprehensive plan designation.

4. The rezone will not be materially detrimental to uses or property in the immediate vicinity of the subject rezone.

It has been shown that the rezone and future development of the subject sites will not be detrimental to uses in the immediate vicinity. Adequate infrastructure (water, sewer, storm, etc.) exists in the area to support development at R-12 density.

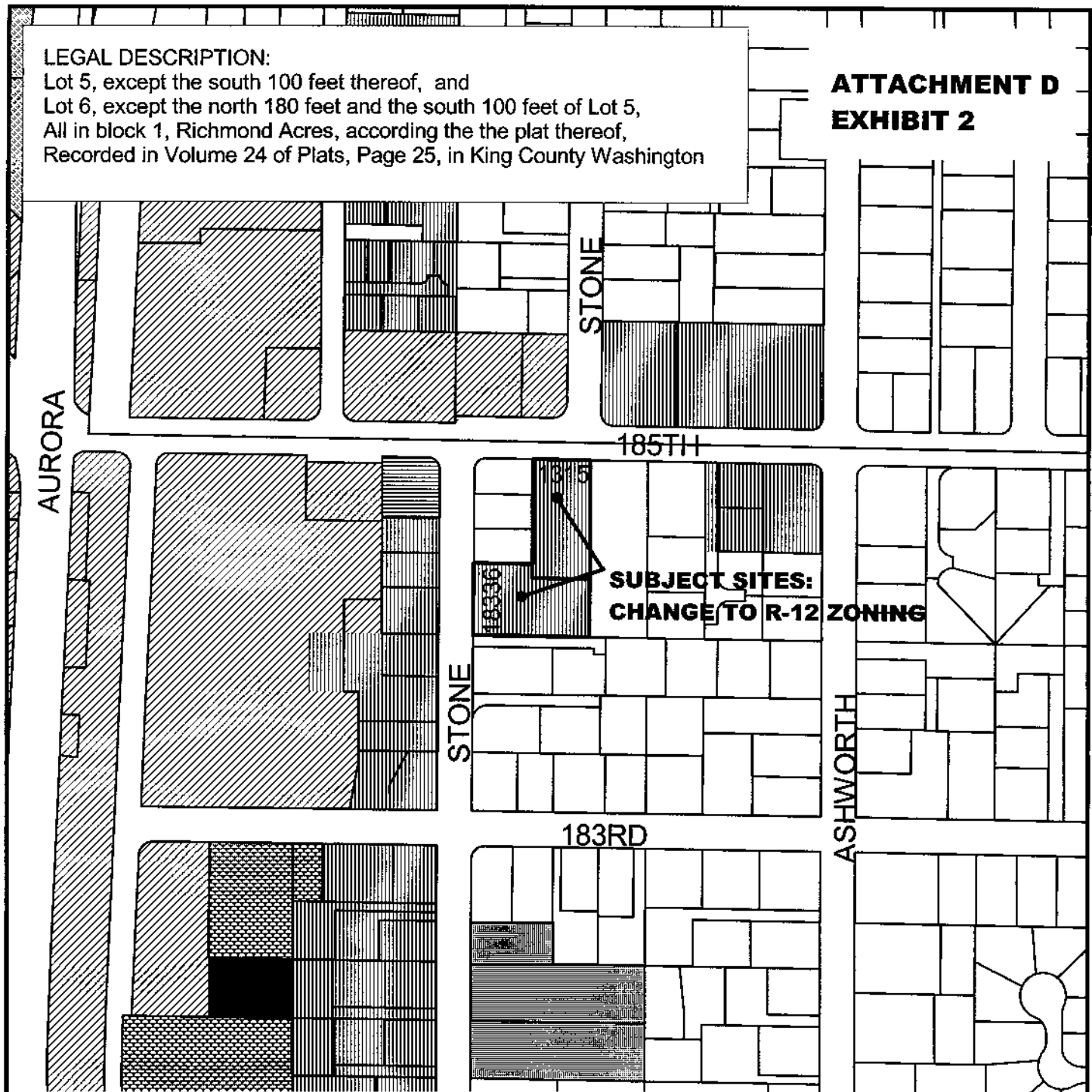
5. The rezone has merit and value for the community.

The rezone will help the City achieve the housing targets established by the Comprehensive Plan. Further, this site is an appropriate place to accommodate development of R-12 intensity because it is free of environmentally sensitive features and it has good access to infrastructure.

LEGAL DESCRIPTION:

Lot 5, except the south 100 feet thereof, and
 Lot 6, except the north 180 feet and the south 100 feet of Lot 5,
 All in block 1, Richmond Acres, according to the plat thereof,
 Recorded in Volume 24 of Plats, Page 25, in King County Washington

**ATTACHMENT D
 EXHIBIT 2**

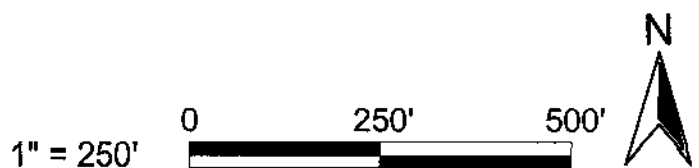


ZONING MAP AMENDMENT

REZONE APPLICATION 2000-001800

LEGEND

-  R-6; Residential, 6 units/acre
-  R-8; Residential, 8 units/acre
-  R-12; Residential, 12 units/acre
-  R-18; Residential, 18 units/acre
-  R-48; Residential, 48 units/acre
-  RB; Regional Business
-  O; Office



ATTACHMENT E

R-8 AND R-12 ZONING COMPARISON SUNDQUIST REZONE PROJECT NO. 2000-001800

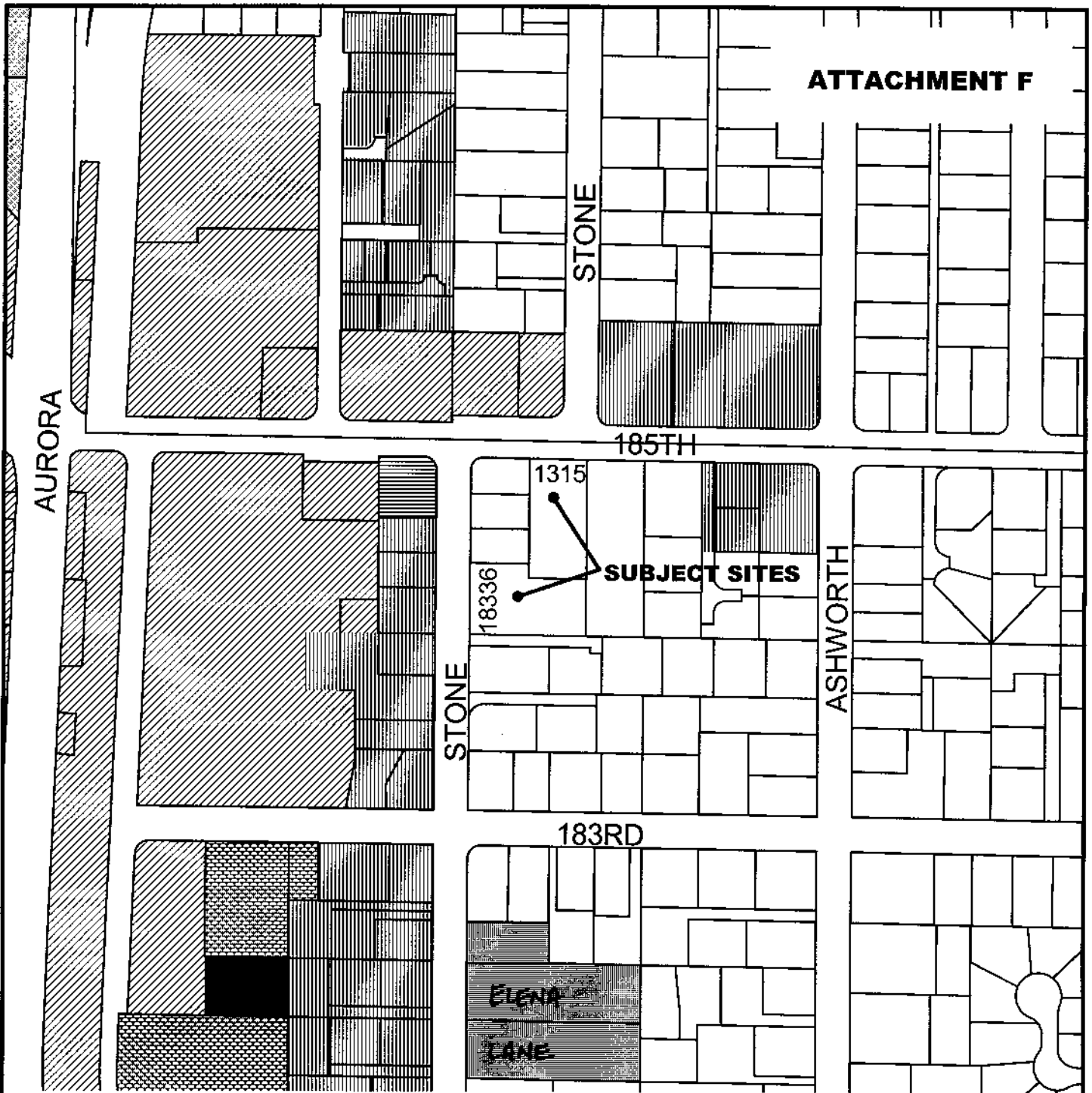
Property Area (SF)
42,634
Property Area (Acreage)
0.98

	R-8 ZONING	R-12 ZONING
Dwelling Units Permitted (Units Rounded per SMC 20.50.020(B))*	8	12
Dwelling Units Permitted w/ Cottage Housing Option*		
If Cottage < 650 SF on Ground Floor (2 times allowed density, SMC 20.40.300)	16	24
If Cottage 651 to 800 SF on Ground Floor (1.75 times allowed density, SMC 20.40.300)	14	21
Parking Spaces Required		
Standard SFR Development (2 per dwelling unit)	16	24
Cottage Housing (Number Based on Cottage Size: Ranges from 1.5 to 2 per dwelling unit)	24 to 28	36 to 42
Maximum Peak Hour Trips Generated by Development		
Standard SFR Development	8	12
Cottage Housing	16	24
Minimum Lot Size	5,000	2,500
Maximum Building Coverage	55%	60%
Maximum Impervious Surface	75%	85%
Minimum Front Yard Setback	10'	10'
Minimum Rear Yard Setback **	5'	5'
Minimum Side Yard Setback **	5'	5'
Base Height	35'	35'

*Values in these fields are mathematical derivations only. Achievement of this density may be prohibited due to site conditions and/or configuration.

** For developments consisting of three or more dwellings located on a single parcel, the setback shall be 15' along any property line abutting R-4 or R-6 zones.

ATTACHMENT F



VICINITY MAP WITH ZONING DESIGNATIONS

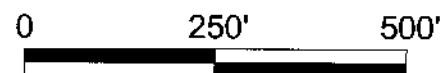
REZONE APPLICATION 2000-001800

LEGEND

- R-6; Residential, 6 units/acre
- R-8; Residential, 8 units/acre
- R-12; Residential, 12 units/acre
- R-18; Residential, 18 units/acre
- R-48; Residential, 48 units/acre
- RB; Regional Business
- O; Office

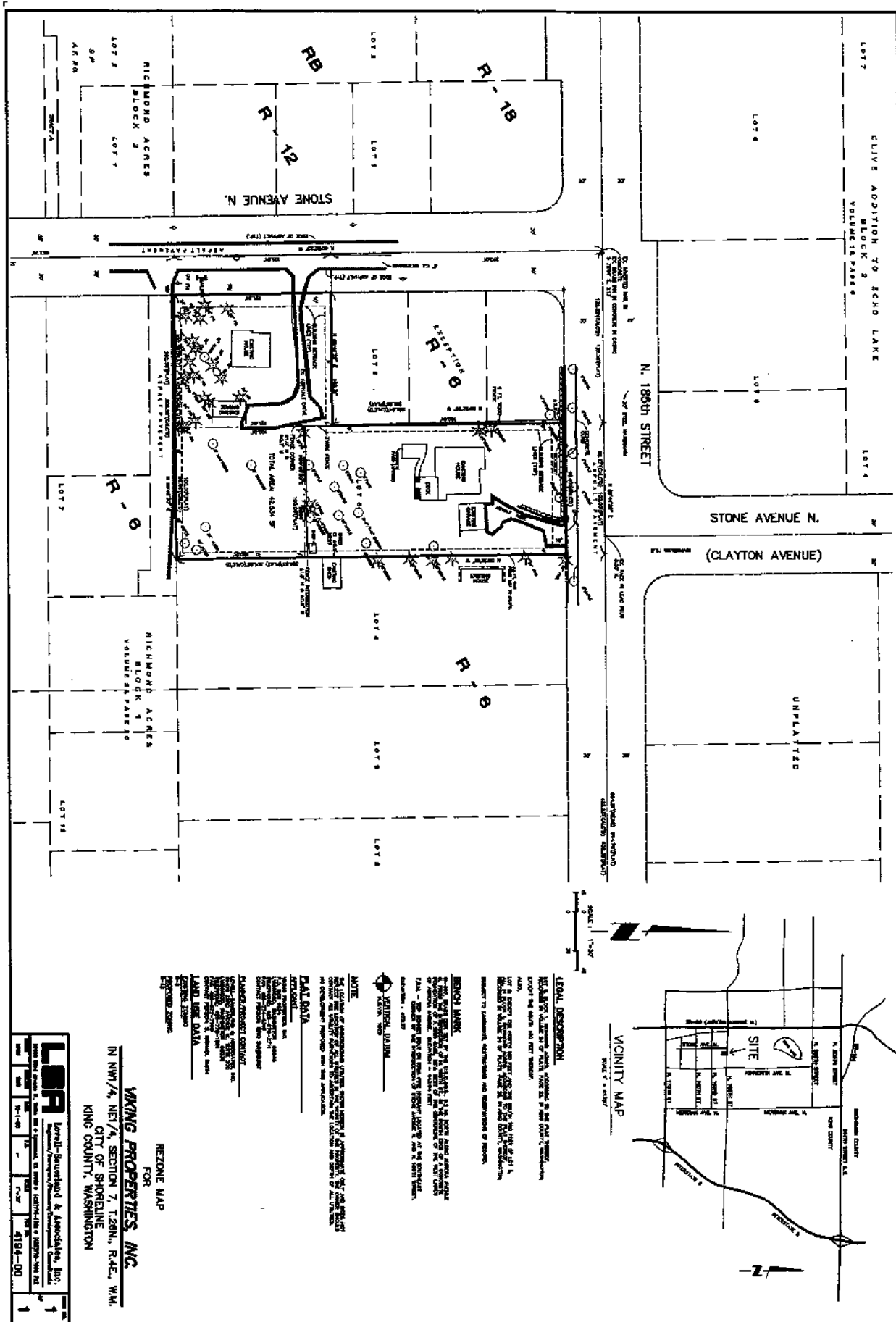


1" = 250'



ATTACHMENT G

DETAILED SITE INVENTORY MAP



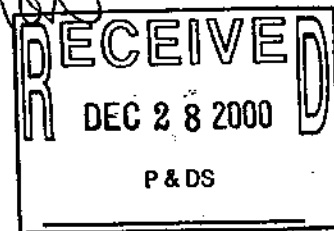
ATTACHMENT H

PUBLIC COMMENT LETTERS

Dec. 27, 2000

Sharon's Planning Commission

Re: Viking Property



I STRONGLY REQUEST THAT VIKING PROPERTIES
BE DENIED A PERMIT TO BUILD MULTIPLE HUGO
HOMES ON PROPERTY THAT IS WAY TO SMALL.
AS I HAVE STATED BEFORE, VIKING PROPERTIES
APPARENTLY HAS NO CONCEPT OF SCALE &
PROPORTION. THE ELENA LANE DESIGN HAS
SURPASSED MY WORST FEARS, AND THE PERSONAL
INVASION OF PRIVACY BY THE HULKING BOHEMIAS
WITH WINDOWS LOOKING DIRECTLY INTO MY PATIO
AND BEDROOM IS WORSE THAN I EVER IMAGINED,
AND HAS MORE THAN CONFIRMED FEARS OF
THE DIRECTION THIS COMPANY IS TAKING WITH OUR
FORMERLY NICE, QUIET, SUBURBAN NEIGHBORHOOD.
MY FEAR IS THIS COMPANY WILL EVENTUALLY
TURN STONE AVENUE FROM 185TH TO 180TH,
INTO EXTENSIONS OF "ELENA LANE".

AGAIN, BESIDES MERE APPEARANCE, PLEASE
CONSIDER THE TOLL TO THE LAND, BY
PREVIOUS EXAMPLE. YOU KNOW ALL THE

Large trees will be removed
 with the runoff problems that
 will result to the east - and
 eventually to Ronald Bog, an already
 overtaxed area. More people, equals
 more traffic, pollution, garbage & noise.
 After living with the Elena Lane
 project and putting up with the noise, littering,
 power outages, driveway blockages, really
 loud music, and plain bad behavior
 demonstrated by the construction
 crews on that site, I would prefer
 that this company leave the neighborhood
 for good.

NDIM CHANDLER
 18016 STONE AVE NO.
 SHAWNEE, WA. 98133
 542-0322

RECEIVED

DEC 28 2000

P & DS

Catherine E. Dooley
18326 Stone Ave N
Shoreline, WA 98133
(206) 546-3789

December 28, 2000

Planning and Development Services
City of Shoreline
17544 Midvale Avenue N
Shoreline, WA 98133

Via Facsimile
(206) 546-8761

Re: **Rezoning Proposal - Project 2000-001800**
1315 N 185th St. and 18336 Stone Ave N

Dear Planning and Development Services:

I live next to the parcel of land at 18336 Stone Ave N, recently the subject of a rezoning proposal. I strongly object to the rezoning of this parcel (as well as that of 1315 N 185th) to a R-12.

Currently our house is relatively quiet. I look out of my window onto trees and greenery. The rezoning of the above lots could change that drastically, dramatically reducing this peaceful quality and therefore the fair market value of our house (owned by my grandfather). If the lots are built up as happened just down the street from us, it would greatly increase the levels of noise, traffic, and water use while decreasing green spaces and parking availability.

Shoreline is known for its quiet and peaceful residential neighborhoods. If we allow concentrated development, that reputation won't last for long. I urge you to refuse the proposal to change this area to R-12.

Thank you.

Sincerely,

Catherine E. Dooley

Catherine E. Dooley

December 28, 2000

RECEIVED

DEC 28 2000

P & DS

Planning and Development Services
City of Shoreline
17544 Midvale Avenue North
Shoreline, WA 98133

Dear Planning and Development Services/Andrea L. Spencer:

My name is Marie de Langen and I live at 18326 Stone Avenue North - just south of the parcel of land at 18336 Stone Avenue North. I am writing to you to share my concerns on the proposal to change the zoning from 6 units (R-6) to 12 units (R-12) on the two parcels of land at 18336 Stone Avenue North and at 1315 North 185th.

My concerns on this zoning increase are as follows:

1. The change would decrease the fair market value of my home.
2. The increase to R-12 would increase on-street parking on Stone Avenue North, this street has almost no space for on-street parking as it is.
3. The change in zoning to R-12 will increase traffic in our quiet residential neighborhood.
4. Twelve unit zoning (R-12) on these parcels of land is too much concentrated growth for our peaceful residential neighborhood. This will completely change the character of our neighborhood.
5. Excessive growth and increased speeding traffic will endanger children who ride the school bus from 18336 Stone Avenue North, as well as the neighborhood children who play in the area.
6. There will be an increase in the noise level of the neighborhood.
7. Possible problems with water pressure to the already existing houses.
8. Increase in people to the neighborhood puts our children at a higher risk of endangerment.

Thank you for hearing my concerns.

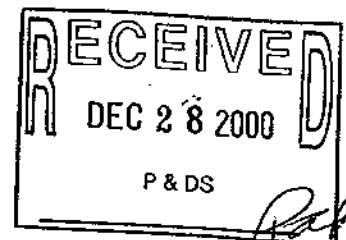
Sincerely,


Marie de Langen

Marie de Langen • 18326 Stone Avenue North • Shoreline, WA 98133

12/28/00

Planning and Development Services
attn. Andrea Spencer



Ms. Spencer,

My name is Brian Lee, I live at 18018 Stone Ave. N, adjacent to the Alana Lane development currently under construction. I am writing to offer my opinion of the proposed rezone of 1315 N. 185th and 18336 Stone Ave N.

As you may know, Alana Lane met with very strong opposition from almost all of the Stone neighborhood as well as a majority of the city council members. In my opinion (based on facts from credible sources) the only reason that rezone and permit were granted was the impending legal action propose by the builder against the city council members.

The reason I bring up Alana Lane is because the same builder is initiating this action and no doubt has plans for MAXIMUM zoning with MAXIMUM LOT COVERAGE. The large letters are to make a point. These projects don't seem so bad until you actually see them. Alana Lane with its R-8 zoning seemed like a fair compromise to the city council. If they could see it from where I or my neighbors live they would see it differently. Don't get me wrong, there is nothing wrong with the quality or style of these homes. The problem is the houses are TOO BIG on lots that are too small.

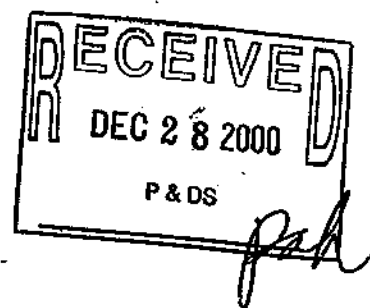
Specifically, regarding this proposed rezone, I believe the two parcels need to be handled separately. In my opinion the parcel on Stone should be kept at R-6 to maintain the remaining character of this neighborhood and the parcel on 185th could be zoned R-12 since it is on an arterial and close to commercial property. It would be a good location for a small apartment building, something that is lacking in Shoreline.

I understand the Comprehensive Plan calls for medium density for this area. I also understand there is a proposed amendment regarding this, plus the comp plan is a guideline not mandate which must take other factors into consideration.

The character of this neighborhood has changed in a negative way forever. Many longtime Shoreline residents from this area have said they plan on moving this spring because of the path development is taking. Hopefully, we can learn from past mistakes and not let this happen again. We cannot allow anything more than R-6 in a neighborhood like this and expect to maintain its character. Let's try something new and put people before profit!!!

Sincerely,

Martin Král
1317 N 183rd St.
Shoreline, WA 98133



December 27, 2000

Ms. Andrea Spencer
City of Shoreline
Planning & Development Svcs.
17544 Midvale Avenue N
Shoreline, WA 98133

Dear Ms. Spencer,

The owner of two parcels in my neighborhood has filed an application for rezone from R-6 to medium density residential in anticipation of development. The application, numbered 2000-001800, by Eric Sundquist of Viking Properties requests that approval be given to rezone these parcels to R-12, thus allowing him to place up to 12 homes on the sites.

Having experienced the effects of higher development in my immediate vicinity - the residential block immediately to the south between 180th and 183rd St. and Stone Avenue N. - I must express my concerns about the potential impacts on the neighborhood character, the traffic flow, and environmental aspects of such a rezone.

Before Elena Lane, the Viking Prop. development immediately adjacent to my home, was approved for rezone and construction, Stone Avenue N. was a quiet neighborhood street faced on the west side by single family homes, some newer duplexes, and one apartment complex across from the Gateway shopping area. The east side of the street - on the other hand - was a solid single family residential area with homes on sizable lots. Infill over the past 20 years (and I would include my home in this transition) has blended harmoniously new, larger homes with the older ramblers and split levels typical of this part of Shoreline.

The construction of 11 homes at Elena Lane (now 182nd Pl. N.) and two more houses immediately west of my lot illustrates the problem of fitting large houses on minimum-size lots into an established neighborhood. While attractive, such tall homes offer little privacy; the current construction will lead to a loss of sunlight and accentuate the City's failure in addressing infrastructure needs such as traffic control, street lighting, pedestrian safety, and satisfactory utilities.

With the active participation of neighbors, Elena Lane was held to R-8 zoning (and so was the plat just to the west of my house). We were given promises by City staff during the Planning Commission hearing, the City Council hearing, and an appeal by the developer that these issues would be reviewed. To date I have yet to see anything done that would lead me to believe that City planners were taking an active role in offering mitigation to the affected neighborhood. The traffic engineer mentioned traffic calming on 183rd and Stone, but from what I saw at the recent Aurora Corridor meeting, the neighborhood planning stops at Midvale N.

This is a short-sighted view of what will undoubtedly be a serious issue in years ahead. Traffic already is using these neighborhood streets as commuter route or access to the shopping areas to the west. The streets have no sidewalks and barely adequate lighting for pedestrian safety. Since the City holds builders only to providing sidewalks along their development's property line, the discontinuous placement of sidewalks forces persons back onto the street. ANY development of such a magnitude should be held to offer traffic solutions that will enhance - not harm - the neighborhood.

The developer proposes that both parcels be rezoned R-12. The Comp Plan requires that we bring current zoning in congruence with its land use proposals. However, the medium density category includes

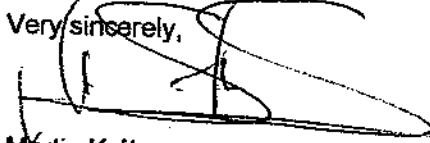
a lesser zoning option, namely R-8. We were pleased to find that attractive homes could be built at market rates at this designation - and that we were still meeting the Comp Plan requirement. I hope that the same approach can be taken with the parcels in question, since R-12 would have a much greater impact on our neighborhood. In particular, the parcel facing Stone Avenue N. would likely force much more traffic onto the street than it was designed for. The other parcel (1315 N 185th St.) may be designed to spill traffic onto the arterial and so the impact may not be as onerous.

Another concern I have deals with our tree preservation policy. The failure of the administration to enact a workable compromise between blank-slate clearing and sensitively requiring that street trees and significant vegetation in our city's lots be preserved is becoming a major issue here. While I understand that the City planners require that the developer identify significant trees, this does not translate into a requirement that these be saved from the logger's saw.

The former Fred Williams lot (18336 Stone Ave N.) features a number of tall conifers that can be seen from several blocks away - even from west of Fred Meyer. While the builder mentions that he likes to save whatever healthy trees can be preserved, the experience here at Elena Lane has been that ALL trees are removed, since they are in the way or may be damaged during construction. Our neighborhood would like to save the appearance of a wooded Shoreline, but it is unable to compel a builder to leave a landscaping buffer unless the City steps in and advocates for us.

In limiting development of these parcels to R-8 zoning, the City can ensure that a modicum of these trees will be saved, that natural light - the essential element for our gardens and our well-being - is salvaged, and that the City can offer mitigations to a neighborhood that has seen much more development within the past three years than its residents were willing to absorb.

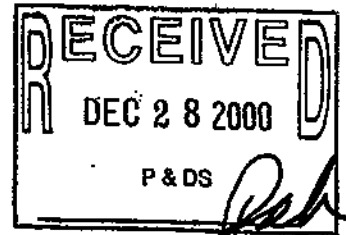
Very sincerely,



Martin Král

December 8, 2000

Planning and Development Services
17544 Midvale Ave. N.
Shoreline, WA 98133



Re. Rezone two parcels from R-6 to R-12
1315 N-185th and 18336 Stone Ave N.

As residents of 18350 Stone Ave N. we wish to state our opposition to rezoning of the above properties. To allow this rezoning will add greatly to the traffic flow on Stone Ave N. which has already increased due to the addition of 11 units at the Elara Lane complex south of us. Also the restriping of N-185th to 2 driving lanes and 2 seldom used bike lanes has already inconvenienced residents on that street and eliminated parking. Mr Lundquist has not told us residents what he intends to do with these parcels. Our neighborhood is and has been a quiet single family community with beautiful trees which will be destroyed if this rezoning is allowed.

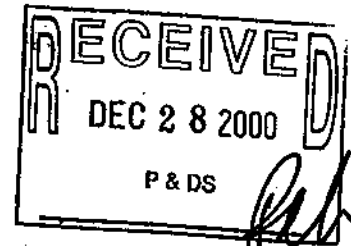
To build a few new homes would add to our property value but putting in many houses crammed in together with no yards or privacy would be detrimental to the existing property owners.

The increased traffic, loss of the existing beautiful trees does not add up to conforming to the existing neighborhood.

To allow this rezone will further ~~increase~~ add to the congestion and undesirability of living in this area.

Mr + Mrs Vernon Rallens
18350 Stone Ave. N.
Shoreline, Wa 98133

Ryoko McCray
18324 Stone Avenue North
Shoreline, WA 98133
Phone: (206) 542-0766



December 27, 2000

Planning and Development Services
City of Shoreline
17544 Midvale Avenue North
Shoreline, WA 98133

Dear Planning and Development Services/Andrea L. Spencer:

My name is Ryoko McCray and I live at 18324 Stone Avenue North – just south and next door to the parcel of land at 18336 Stone Avenue North. I am writing to comment on the proposal to change the zoning from 6 units (R-6) to 12 units (R-12) on the two parcels of land at 18336 Stone Avenue North and at 1315 – North 185th.

I oppose the zoning increase from R-6 to R-12 for the following reasons:

1. The change would decrease the fair market value of my house.
2. The increase to R-12 would increase on-street parking in an area where there is almost no space on the narrow street for on-street parking.
3. The change in zoning to R-12 would increase traffic in a quiet residential neighborhood.
4. Twelve unit zoning (R-12) on these parcels of land is too much concentrated growth and is far too excessive for a peaceful residential neighborhood. It will completely change the entire character of the neighborhood from quiet and peaceful to noisy.
5. R-12 zoning would encourage people to use Stone Avenue North as an alternative to Aurora, when the street is too narrow to take increased traffic speeding on it. There is a school bus stop at 18336 Stone Avenue North and excessive growth and increased speeding traffic will endanger children getting on and off the school bus.
6. There will be a great increase in the noise level.
7. Water pressure to the houses may decrease.
8. Heavy trucks and construction equipment may break water mains and sewer pipes in the road way and adjacent driveways, as happened once shortly after I moved to my present address. (The pipes are buried shallowly in this area.)

These are the reasons why I am opposed to the change in zoning from R-6 to R-12. Thank you for hearing my reasons.

Sincerely,

A handwritten signature of Ryoko McCray in cursive script.

Ryoko McCray

TSEHUI HAILE
18344 STONE AVE N (206) 546-8639

A handwritten signature of Tsehui Haile in cursive script.

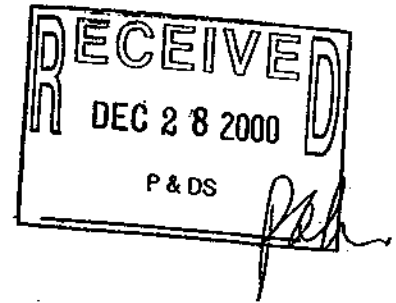
12-28-10

To Whom It May Concern,

I agree our Ryko and additionally
worry over the way he is showing
no concern over the look of the
neighborhood. He is buying land
whenever someone in the neighborhood
dies and then puts as many houses
as he can get away with on the property.
He shows no interest in improving
the neighborhood, if ever was the case
I would suggest this effort. His
only interest is his pocketbook. This
neighborhood deserves to have a person
develop it that is interested in
improving the area not degrading
it.

Freddie Dyer
18312 Stone Ave N
Shoreline, WA 98133

Ryoko McCray
18324 Stone Avenue North
Shoreline, WA 98133
Phone: (206) 542-0766



December 27, 2000

Planning and Development Services
City of Shoreline
17544 Midvale Avenue North
Shoreline, WA 98133

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I oppose the zoning increase from R-6 to R-12 for the following reasons:

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5. R-12 zoning would encourage people to use Stone Avenue North as an alternative to Aurora, when the street is too narrow to take increased traffic speeding on it. There is a school bus stop at 18336 Stone Avenue North and excessive growth and increased speeding traffic will endanger children getting on and off the school bus.
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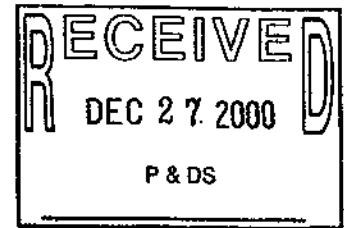
These are the reasons why I am opposed to the change in zoning from R-6 to R-12. Thank you for hearing my reasons.

Sincerely,

Ryoko McCray

RUSSELL L. CASTNER
1147 N. 185th St.
Shoreline, WA 98133

(206) 542-7100



December 26, 2000

Planning and Development Services:
City of Shoreline
17554 Midvale Avenue N.
Shoreline, WA 98133

To Whom It May Concern:

I am writing you concerning the rezone project number 2000-001800. In talking to the neighbors, we have agreed we do not want a rezone. We do not want more crowding. This is a residential street. R8 or R12 does not fit in with the neighborhood.

The existing R8 on the 180 Block of Stone Ave. N. is an eyesore. It is tacky and doesn't blend with the neighborhood. The extra traffic from this is already bad. The extra traffic and noise from and R8 or R12 rezone would be totally unacceptable. I do not feel they can meet the requirements to increase traffic congestion and noise to be able to change zoning.

The destruction of the wooded environment is significant habitat loss for the wildlife and humans in the area which we cannot afford to lose.

The loss of trees to make the zoning change will also threaten the surrounding trees. They are not used to standing alone. They would have a much higher chance of falling down, damaging people and property. If they condone a rezone, I feel the City of Shoreline cannot escape liability for this by simply saying the liability is between property owners. Liability rests with those who cause the problem, not those who buy the property later.

The two lots have heavy vegetation, unlike the 180 block of Stone property that was almost totally clear before the rezone application. The vegetation on the 2 lots in question, has been there for 40 to 60 years. Due to its unique nature, it provides rare city habitat for birds including the Winter Wren, Bewick's Wren, House Wren, Brown Creeper, the Red Breasted Nuthatch, Chestnut Backed Chickadee (more rare than the regular Chickadee), Varied Thrust and Russet Back Thrush, Ruby Crowned Kinglet, Golden Crowned Kinglet, and many larger birds like Wild Band Tail Pigeons that only land and use the taller trees. Raccoons and other mammals also use these properties.

Covering as much land as a change in rezone would allow, will allow a significant amount of water coming into Ronald Bog water shed areas. Extra water should not be added at the head of a drainage system. This will happen even with a water retention system.

I believe the residents of Shoreline said no to 5000 sq. ft. lots and put it back to 7200 sq. ft. lots. They did not like what it did to our city. A rezone would put the size to 3600 sq. ft. Absolutely unacceptable!

We will not even think of accepting any kind of rezone without knowing exactly what is going onto the properties. That is like giving a greedy person a blank check to buy what ever they want for whatever amount. This is absolutely unacceptable!

The City of Shoreline officials entrusted with the public trust cannot continue to bow to developers desires so the city can continue to have more tax revenues. The developers are making residential environments they themselves will not even live in.

The city of Shoreline officials are now very concerned trying to promote an image on the Aurora Corridor. I call on you to promote a pleasing residential image. The past rezone and short plats have allowed a nice family home with two monster homes in the backyard and this is not a pleasing image or residential environment. Anyone I have talked to says the City of Shoreline residential areas are just being ruined. Please, Please do not continue this.

Thank you for your time.

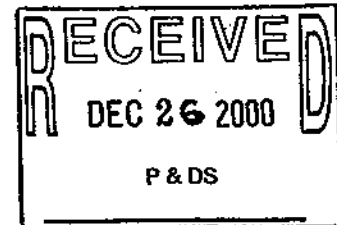
Sincerely,



Russell L. Castner
City of Shoreline Resident

18550 Stone Av. N.
Shoreline, WA 98133
206.546.3622
12-24-00

Planning & Development Services
City of Shoreline
17544 Midvale Avenue North
Shoreline, WA 98133



Dear sir or madame,

re: Project #2000-001800
1315 N. 185th St. & 18336 Stone Ave. N.

I have filed for an extension of the comment period (see attached).

I am opposed to rezoning of these parcels to R-12 for the following reasons:

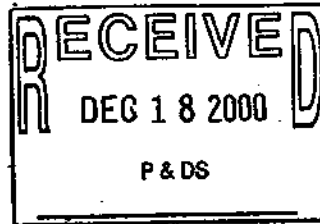
1. R-12 is too dense. I purchased my home 7 years ago because I liked the single family neighborhood and the lots with elbow room. I did not want to live in an area like Ballard or most of the rest of Seattle with postage stamp yards.
2. I drive a Metro bus for a living and am very aware of the problem with people with less than desirable social skills living along the Aurora corridor. Higher density housing is more likely to exacerbate this problem.
3. My neighborhood is degraded and my property values are lowered by this high density R-12 zoning. The developer probably wants the highest density possible because he can make the most money from it. I doubt if he lives or wants to live next to R-12. And I won't receive any compensation from the developer or the city for the negative impact to my neighborhood.

The Comprehensive Plan calls for the area in consideration to be rezoned Medium Density (R-8 to R-12). I'd prefer to keep the zoning as is at R-6, but am willing to accept R-8. In this case less is more.

Please deny the request for rezoning to R-12.

Sincerely,


John M. Ranlett



12/16/00

City of Shoreline
Planning and Development Service
17544 Midvale Ave N.
Shoreline, WA 98133

SUBJECT: Rezone two parcels from R-6 (6 dwelling units/acre) to R-12 (12 dwelling units/acre).
ADDRESS: 1315 N. 185th St. and 18336 Stone Ave N.

We are writing this because of the rezoning requested by Viking Properties. We feel that rezoning R-6 to R-12 is too many units. This is a suburban neighborhood, not a city like San Francisco where there is only 6 inches between the houses.

This type of building will increase the drain on all of our utilities, add traffic, remove trees and vegetation, and remove shelter and food for birds and small animals.

We don't know his plans, but if there are children living in these houses, where are they going to play? There isn't a park anywhere near here.

We are concerned about water run off onto our property, as his land is higher than ours because when everything is covered with blacktop and house roofs, where is this water going to go?

When the builders want to make a lot so small there is no room left for front & back yards and no room to park a small recreational vehicle or boat, etc.

As property owners next to this piece of land, we are against this rezone. Our property adjoins his on the East side.

We are sure that if this rezone is allowed then every ones taxes would be increased and will be an added burden to people on fixed incomes. A lot of Senior citizens who live in this area have bought and own their own homes, this is another reason why we against this rezone.

Concerned property owners,

Harry and Glen Peifer
1321 N.185th St.
Shoreline, WA 98133

SUMMARY OF PUBLIC COMMENT LETTERS
SUNDQUIST REZONE PROJECT NO. 2000-001800

Date Received & Name & Address	Summary of Comments	Staff Response to Land Use Issues
12/18/2000 Harry & Glen Peifer 1321 N.185th ST	1. R-12 zoning will result in too many units. 2. The project will cause impacts to utilities, traffic, and established vegetation and habitat. 3. Concerned about increased water runoff onto his adjoining property. 4. Concerned that rezone will cause an increase in property taxes.	1. R-12 zoning is consistent with Comp Plan Designation of Medium Density Residential. 2. Conditional information from Shoreline Wastewater District and Seattle Water Department indicate that R-12 zoning on this site can be accommodated. A traffic study will be required if the development creates more than 20 P.M. peak hour trips. If the study reveals significant impacts mitigation may be required. Significant trees shall be retained per the provisions of SMC 20.50.350(B). 3. Stormwater runoff must be treated and detained per the standards of the 1998 King County Surface Water Design Manual.
12/26/2000 John Ranlett 18550 Stone AVE N	1. Comment period is inadequate, an extension is requested. 2. R-12 zoning is too dense. 3. Concerned about the type of people this type of development will attract. 4. Concerned that rezone will cause a decrease in property values.	1. Extension of comment period is not granted. The public comment period provided (from December 13, 2000 to December 28, 2000) is consistent with the requirements of SMC 20.30.120. 2. R-12 zoning is consistent with Comp Plan Designation of Medium Density Residential.
12/27/2000 Russell L. Castner 1147 N 185th ST	1. R-12 zoning is inconsistent with the surrounding neighborhood and does not want small lot sizes. 2. Increased density will cause traffic congestion. 3. Concerned about habitat and mature vegetation loss. 4. Concerned about increased stormwater flow into the watershed. 5. It is unacceptable to process a rezone application without knowing what the development proposal is.	1. R-12 zoning is consistent with Comp Plan Designation of Medium Density. Each parcel surrounding the subject site is also designated Medium Density and redevelopment to higher intensity uses in the area is anticipated. 2. A traffic study will be required if the development creates more than 20 P.M. peak hour trips. If the study reveals significant impacts mitigation may be required. 3. Significant trees shall be retained per the provisions of SMC 20.50.350(B) 4. Stormwater runoff must be treated and detained per the standards of the 1998 King County Surface Water Design Manual. 5. Staff encouraged the applicant to make consolidated application. The code stipulates that this is optional (SMC 20.30.130).

ATTACHMENT I

12/28/2000 Ryoko McCray 18324 Stone AVE N	1. R-12 zoning will cause negative traffic impacts and increases in on-street parking. 2. R-12 zoning is too dense. 3. Development will cause an increase in noise. 4. There will be impacts to the utility systems. 5. Concerned this project will decrease property values in the area.	1. A traffic study will be required if the development creates more than 20 P.M. peak hour trips. If the study reveals significant impacts mitigation may be required. All properties must abide by the parking requirements outlined in SMC 20.50.380. 2. R-12 zoning is consistent with Comp Plan Designation of Medium Density. 3. All properties must abide by the noise regulations set forth in SMC 9.05.010. 4. Conditional information from Shoreline Wastewater District and Seattle Water Department indicate that R-12 zoning on this site can be accommodated.
12/28/2000 Tsehai Haile 18344 Stone AVE N	Signed duplicate letter of Ryoko McCray	
12/28/2000 Irene Diep 18312 Stone AVE N	Signed duplicate letter of Ryoko McCray and then added: 1. Concerned that developer has no regard for the neighborhood, and appears to show no interest for improving the area.	
12/28/2000 Mr. & Mrs. Vernon Rollins 18350 Stone AVE N	1. Concerned about increased traffic. 2. Concerned that more information is needed about the site development proposal. 3. Concerned about loss of mature vegetation.	1. A traffic study will be required if the development creates more than 20 P.M. peak hour trips. If the study reveals significant impacts mitigation may be required. 2. Staff encouraged the applicant to make consolidated application. The code stipulates that this is optional (SMC 20.30.130). 3. Significant trees shall be retained per the provisions of SMC 20.50.350(B)
12/28/2000 Catherine E. Dooley 18326 Stone AVE N	1. Concerned that development will increase noise, traffic, and water use. 2. Concerned about loss of mature vegetation.	1. A traffic study will be required if the development creates more than 20 P.M. peak hour trips. If the study reveals significant impacts mitigation may be required. Conditional information from Shoreline Wastewater District and Seattle Water Department indicate that R-12 zoning on this site can be accommodated. All properties must abide by the noise regulations set forth in SMC 9.05.010. 2. Significant trees shall be retained per the provisions of SMC 20.50.350(B)
12/28/2000 Marie de Langen 18326 Stone AVE N	Signed nearly identical letter to Ryoko McCray	
12/28/2000 Judith Chandler 18016 Stone AVE N	1. Concerned that new development needs to blend with the neighborhood's scale and proportion. 2. Concerned the development will increase, noise traffic, pollution, and garbage. 3. Concerned about loss of mature vegetation. 4. Concerned about the behavior of the construction crews while working on the construction sites.	1. The development proposal will be subject to the Dimensional and Density Standards outlined in 20.50.010. 2. A traffic study will be required if the development creates more than 20 P.M. peak hour trips. If the study reveals significant impacts mitigation may be required. All properties must abide by the noise regulations set forth in SMC 9.05.010. 3. Significant trees shall be retained per the provisions of SMC 20.50.350(B).

12/28/2000 Martin Kral 1317 N 183rd ST	1. Concerned the development will impact neighborhood character, traffic flow, and environment. 2. Concerned about large houses on small lots. 3. Concerned about loss of mature vegetation. 4. The Comprehensive Plan designation can be met by zoning these properties R-8.	1. A traffic study will be required if the development creates more than 20 P.M. peak hour trips. If the study reveals significant impacts mitigation may be required. Environment will be protected by building stormwater improvements. 2. The development proposal will be subject to the Dimensional and Density Standards outlined in 20.50.010. 3. Significant trees shall be retained per the provisions of SMC 20.50.350(B)
12/28/2000 Brian Lee 18018 Stone AVE N	1. Concerned that the builder is planning maximum zoning with maximum coverage. Concerned that houses will be too big and the lots too small. 2. In order to fit with the neighborhood character, he recommends that the parcel fronting on Stone Avenue should be kept at R-6 and the parcel fronting on 185th could be rezoned to R-12.	1. The development proposal will be subject to the Dimensional and Density Standards outlined in 20.50.010. 2. R-6 zoning is inconsistent with the Comp. Plan.

CITY COUNCIL AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

AGENDA TITLE: Discussion of Lease Alternatives Related To The City's West Side Police Storefront.
DEPARTMENT: Public Works
PRESENTED BY: William L. Conner, Public Works Director *WLC*

EXECUTIVE / COUNCIL SUMMARY

The lease for the West Side Police Storefront was set to expire on February 28, 2001. The property owner, M.L. Davies Investment Company, has presented the City with two alternatives for continuing the operations of that storefront and granted an extension of the current lease to March 31, 2001 to make a decision. Staff is seeking input from your Council on the best alternative to pursue and will complete a revised lease for Council consideration in March based upon that input.

The two options for consideration are:

1. Renew the existing lease of approximately 1,000 square feet of storefront space for two years at a significant increase in rent (\$1,166.67/month to \$1,600/month).
\$19.20 per annual square foot
2. Move to a new location in the Richmond Beach Shopping center, two doors to the east (Attachment A) which is 610 square feet, reducing the monthly rental rate to \$900/month. *\$17.70 per annual square foot*

The Shoreline Police Chief has toured the proposed Option 2 location, which is comparable in size to the existing East Side Storefront, and believes that the space is adequate.

The property owner is offering to be responsible for most of the expense associated with preparing the new location for the City's occupancy including: carpeting, paint, moving the City's sign, and bringing the bathroom up to American with Disabilities Act (ADA) standards. There are other potential improvements being discussed. The City's estimated expenditure related to the move is \$5,000 for relocation and reconfiguration of furniture, wiring related to phone and other services, and installation of a security system.

Option 2, moving to the new location, represents an after move savings in 2001 of approximately \$3,400¹ (i.e. \$8,400 in rental savings minus the \$5,000 estimated moving expense). Rental savings will continue into the future.

¹ This estimate is based on rental savings over a full 12 months. Actual rental savings in 2001 will depend on the commencement date of the new lease.

The total annualized cost to remain with Option 1 in the existing space at the new rate would be \$19,200.00 (\$1,600/month x 12 months). This represents an annual increase of \$5,199.96 from the current annual rate of \$14,000.04.

The property owner is exploring relocating the current tenant of the proposed alternative location to another, current vacant, suite in the shopping center. The property owner also has a tenant interested in the City's current site.

Staff recommends seeking to relocate the West Side Police Storefront within the same shopping center and, with the concurrence of your Council, will seek to develop a new lease for the proposed location for consideration by your Council in March.

RECOMMENDATION

This item is for discussion purposes only. Staff seeks Council consensus supporting a recommendation to negotiate a lease for a new space in the Richmond Beach Shopping Center for the City's Police storefront.

Approved By: City Manager KID City Attorney ____

Attachment A – Site Diagram

Attachment A

Site Diagram

Richmond Beach Shopping Center

West Side Police Storefront

