

AGENDA

SHORELINE CITY COUNCIL REGULAR MEETING

Monday, January 23, 2006
7:30 p.m.

Shoreline Conference Center
Mt. Rainier Room

1. CALL TO ORDER
2. FLAG SALUTE / ROLL CALL
3. CITY MANAGER'S REPORT
4. REPORTS OF BOARDS AND COMMISSIONS
5. PUBLIC COMMENT

Approximate Length of Agenda Item	Page No.
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This is an opportunity for the public to address the Council on topics other than those listed on the agenda, and which are not of a quasi-judicial nature. The public may comment for up to three minutes. However, Item 5 will be limited to a maximum period of 20 minutes. The public may also comment for up to three minutes on agenda items following each staff report. The total public comment period on each agenda item is limited to 20 minutes. 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 city of residence.

6. APPROVAL OF THE AGENDA
7. CONSENT CALENDAR

- | | | |
|-----|--|-----------|
| (a) | Minutes of Regular Meeting of November 28, 2005 | <u>1</u> |
| | Minutes of Special Meeting of January 3, 2006 | <u>15</u> |
| | Minutes of Regular Meeting of January 9, 2006 | <u>35</u> |
| (b) | Approval of expenses and payroll as of January 12, 2006 in the amount of \$844,674.32 | <u>45</u> |
| (c) | Motion to authorize the City Manager to execute the amended lease to the Shoreline Business and Professional Center (City Hall) lease providing for a two (2) year extension from March 1, 2006 to February 29, 2008 | <u>47</u> |
| (d) | Approval of contract amendment with D.A. Hogan in the amount of \$63,000 to provide all remaining | |

design, engineering, bidding assistance and construction
administration services for the Shoreline Park A and B
artificial soccer field surfacing project

51

8. ACTION ITEM: PUBLIC HEARING

Public hearings are held to receive public comment on important matters before the Council. Please sign up if you wish to speak. After being recognized by the Mayor, approach the podium and provide your name and city of residence. Individuals may speak for three minutes, or five minutes when presenting the official position of a recognized organization. The public hearing will begin at 8:00 p.m.

- (a) Public hearing to receive citizens' comments on
cottage housing in Shoreline

55

9. NEW BUSINESS

- (a) Economic Development Task Force Report

30 min.

195

- (b) Discussion of Potential Bond Issue

30 min.

207

10. ADJOURNMENT

The Council meeting is wheelchair accessible. Any person requiring a disability accommodation should contact the City Clerk's Office at 546-8919 in advance for more information. For TTY service, call 546-0457. For up-to-date information on future agendas, call 546-2190 or see the web page at www.cityofshoreline.com. Council meetings are shown on Comcast Cable Services Channel 21 Tuesdays at 12pm and 8pm, and Wednesday through Sunday at 6 a.m., 12 noon and 8 p.m.

DRAFT

CITY OF SHORELINE

**SHORELINE CITY COUNCIL
SUMMARY MINUTES OF REGULAR MEETING**

Monday, November 28, 2005
7:30 p.m.

Shoreline Conference Center
Mt. Rainier Room

PRESENT: Mayor Hansen, Deputy Mayor Jepsen, Councilmembers Chang, Fimia, Grace, Gustafson, and Ransom

ABSENT: None

1. CALL TO ORDER

The meeting was called to order at 7:30 p.m. by Mayor Hansen, who presided.

2. FLAG SALUTE/ROLL CALL

Mayor Hansen led the flag salute. Upon roll call by the City Clerk, all Councilmembers were present.

(a) Proclamation of "Spirit of Giving Week"

Mayor Hansen read the proclamation and thanked members of the Shoreline Parent-Teacher Council and the Shoreline Fire Department for their efforts in conducting toy and food drives in the City. Andy Denny and Sarah Duset accepted the proclamation and thanked the City for their support and donations this holiday season.

3. CITY MANAGER'S REPORT

Steve Burkett, City Manager, announced that snow is expected for the City within 12 hours and the public works crews are posed to respond to the priority routes in the City. He reminded the Council of the joint meeting with the Planning Commission on November 29th.

4. REPORTS OF BOARDS AND COMMISSIONS: none

5. PUBLIC COMMENT

(a) Robert Henderson, Seattle, stated he has known John Chang for five years and said the campaign being run against him is slanderous. He said Councilmember Chang has an established business, works hard, and wants to do nothing but improve the

community. He said Councilmember Chang is a decent and honorable man and the campaign literature being printed about him is false.

(b) Vicki Stiles, Director, Shoreline Historical Museum, announced that this is the Museum's 30th Anniversary Year. She thanked the Council for its support over the years and invited the public to visit the museum on December 3rd for the "Toys Gone By" exhibit.

(c) Patti Crawford, Shoreline, stated she is opposed to the Twin Ponds cellular tower project. She said there needs to be community consensus regarding private enterprise in City parks, noting that King County plans to ban them in heron habitats. She commented that the City is using Water Resource Inventory 8 (WRIA 8) to degrade Thornton Creek and fish habitat in Shoreline. She said if the sites in the City are referred to as "historical" then the City should be maintaining them as such.

(d) Elaine Phelps, Shoreline, invited the public to attend the 32nd Legislative District Democrats Potluck and Auction on Friday, December 9.

6. APPROVAL OF THE AGENDA

Councilmember Grace moved to approve the agenda. Councilmember Gustafson seconded the motion, which carried 7-0.

7. CONSENT CALENDAR

Deputy Mayor Jepsen moved approval of the consent calendar. Councilmember Ransom pulled the minutes of Special Meeting Minutes of November 7, 2005 for further review. Councilmember Gustafson seconded the motion, which carried 7-0 and the following consent items were approved:

**Minutes of Workshop of October 17, 2005
Minutes of Regular Meeting of October 24, 2005
Minutes of Dinner Meeting of November 14, 2005**

Approval of expenses and payroll as of November 10, 2005 in the amount of \$1,498,573.26

Motion to approve Mini-Grant Project for the Ballinger Neighborhood Association

Motion to approve Mini-Grant Project for the Briarcrest Neighborhood Association

Motion to authorize extension of Water Resource Inventory Area (WRIA) 8 Interlocal Agreement

DRAFT

Motion to authorize the City Manager to (1) Execute a Gas Tax Agreement (GTA) to obligate \$10 Million of New Gas Tax funding, and (2) Execute Local Agency Agreements, Supplements and Prospectus to obligate approximately \$2.3 Million of funding for the Aurora Corridor Project (N 165th Street to N 205th Street) with the Washington State Department of Transportation (WSDOT)

Motion to enter a contract for Public Defense Services with the Schlotzhauer Law Group

Motion to authorize extension of the Prosecution Services Contract

Resolution No. 237, establishing a City Employee Wellness Program

Resolution No. 238, approving the Final Plat for the Urban Trails Townhomes (Whitman Town Homes) Subdivision on N 145th Lane at Whitman Avenue North

Ordinance No. 402, amending the 2005 Budget for Operating Funds and Capital projects

8. **ACTION ITEMS: OTHER ORDINANCES, RESOLUTIONS AND MOTIONS**

- (a) Ordinance No.403 levying the general taxes for the City of Shoreline in King County for the fiscal year commencing January 1, 2006, on all property both real and personal, in said City which is subject to taxation for the purpose of paying sufficient revenue to conduct City business for the ensuing year as required by law

Mr. Burkett discussed the steps that had been taken to get to this point in the budget and introduced Finance Director Debbie Tarry to provide additional budget summary. Ms. Tarry highlighted that the estimated levy for 2006 was \$7,000,000 and the estimated property tax rate is \$1.18 which represents a \$.06 decrease from 2005 rate.

Deputy Mayor Jepsen moved for approval of Ordinance No. 403 establishing the 2006 Property Tax Levy for the City of Shoreline of \$1.18 per \$1,000. Councilmember Gustafson seconded the motion.

Councilmember Ransom asked how much revenue would be generated for the City if the levy rate was raised to the maximum rate of \$1.60.

Ms. Tarry responded that it would generate \$2.25 million in additional property tax revenue for the City.

A vote was taken on the motion to approve Ordinance No. 403 establishing the 2006 Property Tax Levy for the City of Shoreline of \$1.18 per \$1,000, which carried 7-0.

- (b) Ordinance No. 404, adopting the Annual Budget of the City of Shoreline for the year 2006 and Resolution No. 239, revising Benefit and Compensation Plan for Employees

Mr. Burkett outlined the Council revisions and the budget amendments that have been incorporated for Council adoption of the budget. The total budget equals \$79,439,713, which represents a reduction of approximately 13 percent from the 2005 budget.

Councilmember Gustafson moved to approve Ordinance No. 404 adopting the Annual Budget of the City of Shoreline for the year 2006 and Resolution No. 239, revising Benefit and Compensation Plan for Employees. Councilmember Grace seconded the motion.

Councilmember Ransom asked why an additional \$50,000 was not added to the \$200,000 budget amount for the Neighborhood Traffic Safety Program (NTSP) as was proposed by Council.

Paul Haines, Public Works Director, responded that he felt the \$200,000 figure is an adequate amount because of \$80,000-\$90,000 that would be carried over from 2005 to 2006. He explained that 40-50 traffic calming devices will be placed throughout the City in 2006; a significant change from 2005. This would be 3-4 devices per neighborhood based on 13 neighborhoods. He said while the actual need could meet or exceed \$200,000, he was comfortable with the proposed figure.

Councilmember Ransom stated that other cities allocate as much as 2% of their budgets for human services and suggested the Council consider allocating more for human services in Shoreline.

Councilmember Gustafson pointed out that the new King County levy may address some of the City's human services needs and the City should wait until those funds are allocated. He agreed that the City should start working on a human services master plan. When the plan gets developed the City can move forward with allocating more funds.

Councilmember Chang opposed spending money on plans and wants to address needs immediately.

Mayor Hansen agreed that there should be a plan, but the City should wait to see the results of the human services levy.

Councilmember Gustafson felt the City should be proactive and prepare a human services master plan so the City's needs are identified before levy information is known.

Deputy Mayor Jepsen noted that King County Councilmember Edmonds said the funds from the levy have not been appropriated yet; the County will collect and place the funds in an account. Following that, there will be two oversight committees that will decide

how to spend the money. He felt the City should become actively involved with this oversight committee to ensure the funds come back to Shoreline.

Councilmember Grace supported the human services master plan since it will allow the City to identify the City's human services needs. He pointed out that \$84,000 was the total amount of funding that the local human service providers in the community can currently provide.

Councilmember Ransom felt the City has not done anything to curb auto theft and burglaries. He said none of his recommendations were accepted by the Council or staff, and the police chief's recommendations are inadequate. He inquired if there was any Council support for cameras or additional officer time for auto theft, which continues to increase. He outlined that the cameras on Aurora Avenue will not be installed for several years.

Councilmember Fimia felt the Council should not allocate monies to a specific solution if it doesn't know why auto theft is increasing. She proposed that the Council pass a proviso that allots the funds to the department with direction that staff conduct an objective analysis to determine why burglary and auto theft are increasing. This analysis would include the solutions and a costs/benefit analysis of each solution. She pointed out that only 30% of the auto thefts are taking place in park-n-rides.

Councilmember Ransom responded that the street crimes unit used to have 4.5 FTEs; now there are only 2-3 FTEs. He felt the decrease in personnel on the street crimes unit correlates to the increase in burglaries and auto theft.

Councilmember Chang concurred with Councilmember Fimia, noting that the City must know what the real issue is and do more analysis. He said one more officer will assist in freeing up others on the street crimes unit. There should be an increased police presence in the communities, and the addition of another officer will help.

Councilmember Grace commented that the City will not see another officer for at least six months, based on the normal hiring process in the King County Sheriff's Department. He agreed with Councilmember Fimia's proviso and stated that while the City is awaiting a new officer the funds could be used to determine if a second officer is needed.

Mayor Hansen did not support additional personnel costs at this time. However, he felt that a traffic officer should be assigned sooner than later.

Mr. Burkett outlined that the evaluation would not cost much, and crime analysis is included in the contract with the Sheriff's office. However, once the City concludes that an additional officer is needed, the expenditure begins. Furthermore, everything is reconciled at year-end and the City will either pay additional funds or receive a credit.

Councilmember Gustafson did not favor the proviso, but wanted to know why burglaries and auto thefts are increasing. He said that Police Chief Burt and staff should determine

the causes and propose solutions to the Council. He agreed that there should be a higher police presence in the City, and perhaps the police should spend more time following up on neighborhood police calls. He felt this might reduce costs. He supported the addition of a traffic officer and analyzing burglary and auto thefts to come up with solutions.

Mayor Hansen summarized that Council consensus was to execute the human services plan as presented.

Councilmember Ransom commented that the decrease in burglary rates in the City coincided with a greater outreach effort by the police. The officers were taking extra steps to build up a rapport with the public. This, he believed, is not occurring now.

Councilmember Fimia moved a budget proviso to accept the traffic enforcement portion of the police budget as amended, provided that an independent analysis occurs as to why burglary and auto theft are increasing and identifies the cost/benefits of potential solutions, including increased police visibility and community policing. Councilmember Ransom seconded the motion.

Deputy Mayor Jepsen felt the Council should vote to fund and staff the FTE or not. The Council, he pointed out, has the ability to direct the City Manager to do exactly what was said. He felt it is a mistake to include such language in the budget. The Council has direct authority over the City Manager, so a proviso is not needed.

Councilmember Grace agreed with the intent of Councilmember Fimia's motion, but the proper place for it is through directing the City Manager. He also felt the Council should direct the City Manager to conduct the analysis. Additionally, the study should not be done through an independent firm, but by the King County Sheriffs Office. He supported the traffic enforcement officer implementation as stated.

Deputy Mayor Jepsen expressed concern that the funds for the traffic officer position are coming from the Neighborhood Traffic Safety Program (NTSP) overtime funding to provide for the new officer's salary. He felt this overtime should be retained.

Deputy Mayor Jepsen moved to fund the traffic enforcement officer and the overtime by restoring the gambling tax to 11%. Mayor Hansen seconded the motion.

Councilmember Gustafson opposed the motion but supported having a traffic enforcement officer and reinstating \$50,000 for the NTSP which would be taken from the City's contingency fund.

A vote was taken on the motion, which failed 1-6, with Deputy Mayor Jepsen voting in the affirmative.

Mr. Burkett clarified that the hiring of a new traffic enforcement officer and the \$50,000 for overtime are still on the table. He added that part of the police department mission is to evaluate solutions to reduce crime.

Councilmember Fimia stated provisos are a tool that the Council can use to tie direction to the budget.

Councilmember Fimia withdrew the motion to implement a proviso as stated previously. She said she would offer the proviso after the budget adoption.

Councilmember Grace inquired about the gateways reduction of \$75,000 and wanted to know which gateways were planned for 2006.

Mr. Burkett responded that the City's Gateway Master Plan identifies the Dayton Triangle Gateway as the next planned project.

Deputy Mayor Jepsen inquired whether there was interest in restoring the gateway funding in the budget. He felt it was important to invest in the community in this way in order to create a sense of pride.

Councilmember Ransom expressed concern about the Dayton project, noting that the area is not attractive and it wasn't clear in the budget documents that the \$100,000 was allocated for that location. He said he is in favor of restoring the funding for this project.

Mayor Hansen supported restoring the Dayton gateway project because a design would have to be approved before the actual expenditure of funds.

Councilmember Gustafson supported enhancing the City's identity with gateways, but the current budget priorities do not justify this line item. He felt \$25,000 should be enough for gateway design.

Councilmember Fimia said a staff member told attendees at a neighborhood meeting that there were no funds in the budget for neighborhood calming. It is not wise to now restore this item and communicate there are no funds. She emphasized the need to prioritize the funding.

Mr. Burkett clarified that gateway funds are part of the capital budget, which are one-time funds so there is no competition with operating funds. He clarified that there is funding in the NTSP budget to do traffic calming in the City.

Deputy Mayor Jepsen moved to restore gateway funding to the original amount of \$100,000, an increase of \$75,000 from the current level of \$25,000. Councilmember Ransom seconded the motion.

Mr. Burkett said he could direct staff to identify a less expensive solution for Dayton Avenue. The last design proposed a solution exceeding \$100,000.

Councilmember Ransom moved an amendment to increase gateway funding to \$50,000 from the current level of \$25,000. The motion died for a lack of a second.

A vote was taken on the motion to restore gateway funding to the original amount of \$100,000, an increase of \$75,000 from the current level of \$25,000, which failed 3-4, with Councilmembers Chang, Fimia, Gustafson, and Grace dissenting.

Councilmember Fimia outlined four items she would like Council to work on concerning the budget: 1) emergency management; 2) human services; 3) park and recreation fees; and 4) litter control. She asked if the \$15,000 in emergency management was for updating or implementing plan.

Mr. Burkett responded that the \$15,000 was for updating the plan. He outlined that there are some items that are now required by the Federal Government as a part of the National Incident Management System. Several elements concern emergency planning and a couple require a contract for execution.

Councilmember Fimia felt funding should go towards implementation of the plan. For example, there should be some general education of the public on how to get emergency kits and where to go and what to do in case of an emergency so every Shoreline resident is prepared. The staff should identify specific needs and outline the highest priorities for the Council to discuss and finalize.

Mr. Burkett responded that this was covered as part of the original proposed budget where additional funds were allocated for education. The Citizen Emergency Response Team (CERT) class is part of this education piece. Public education is an important element of emergency management and it was outlined in the budget. He said staff identified the highest priorities as directed at the last Council meeting.

Councilmember Fimia moved to allocate \$15,000 for the implementation and planning of the City of Shoreline Emergency Management Plan. Councilmember Gustafson seconded the motion.

Councilmember Grace inquired if there are compliance issues if the City does not update the emergency management plan.

Mr. Burkett responded that the motion to implement the emergency management plan should satisfy the requirements of the Federal government.

Tony Burt, Police Chief, said the City needs to update the National Incident Response Plan to be eligible for disaster relief funding. One of the first things the Federal Emergency Management Association (FEMA) does before it releases funds is to determine if the emergency management plan is current. Presently, the City's plan is not current because there have been recent requirements imposed on the City. In order to be in compliance, new chapters need to be added to the plan.

Councilmember Gustafson pointed out that this is an “unfunded mandate” and agreed with the language revision from Councilmember Fimia. He said the Council needs to move on and get this done.

There was Council consensus to include the word “implementation” in the \$15,000 line item for the Emergency Management Plan.

Councilmember Fimia moved to freeze the fees for youth and family recreation programs for Shoreline residents. Councilmember Ransom seconded the motion.

Councilmember Fimia stated this loss of revenue would be a small amount that the City would lose, but it has a positive impact on Shoreline residents.

Councilmember Grace preferred not to arbitrarily increase fees, but he did not want to put the department in a deficit situation. He wanted to know how this freeze would affect the revenues.

Councilmember Gustafson concurred and wished to have an analysis done by the Parks, Recreational & Cultural Services (PRCS) Board.

Dick Deal, Parks, Recreational & Cultural Services Director, noted the scholarship program for qualified students for up to \$50.00 per quarter and \$100.00 in the summer quarter for free class activity. Typically, the City provides \$30,000 - \$35,000 in scholarships annually.

Mayor Hansen stated he is opposed the motion because the PRCS Board should make a recommendation to the Council before a vote is taken.

Councilmember Fimia inquired if there are waiting lists for children and their families who qualify.

Mr. Deal said the program operates on a first-come, first-served basis for those families that meet the low-income standards, and there is a waiting list for popular classes. However, no one is turned away from any scholarship program that is offered.

Councilmember Fimia withdrew the motion to freeze the fees for youth and family recreation programs for Shoreline residents.

Councilmember Fimia felt that \$20,000 was a high amount for drawing up a plan for human services. She suggested allocating \$5,000 for a human services plan, \$5,000 for a youth service plan, \$2,000 to conduct two City-sponsored grant workshops for non-profit schools and community leaders, and the remainder for human services with an emphasis on literacy programs.

Councilmember Fimia moved to allocate the \$20,000 for human services as follows: 1) \$5,000 for the human services plan; 2) \$5,000 for a youth service plan; 3) \$2,000 for two City-sponsored grant workshops for non-profit schools and community leaders; and 4) \$8,000 for human services with an emphasis on literacy programs. Councilmember Ransom seconded the motion.

Councilmember Ransom favored conducting some grant workshops but said the rest of the motion is too restrictive.

Councilmember Gustafson opposed the motion and agreed that the motion is too restrictive. He added that grant writing workshops are good, but he felt staff needed more flexibility in how to use the funding.

A vote was taken on the motion, which failed 2-5, with Councilmember Fimia and Councilmember Ransom voting in the affirmative.

Councilmember Fimia moved to allocate \$2,000 for two (2) grant workshops sponsored by the City. Councilmember Ransom seconded the motion.

Deputy Mayor Jepsen outlined that most of the non-profit agencies in the City are very good at obtaining grant funding. He pointed out that the County conducts two of these each year and he encouraged the Council to confer with King County Councilmember Ferguson to have the County sponsor them for the district.

Mayor Hansen opposed the motion and said the Council should direct the City Manager to conduct a grant workshop. He felt the Council was getting too detailed with the budget.

Councilmember Fimia outlined that this has public support. She stated the larger non-profit organizations have staff to handle grants but smaller organizations do not. She said this would be a small amount to try as a pilot project.

Mayor Hansen agreed that the Council should approve one workshop through the existing budget and gauge the response. If this goes well, then the City can sponsor another workshop. He felt the discussion was moving away from policy-making and moving into "micromanaging."

Mr. Burkett said he can have the Human Services Manager return with ideas at the next Council meeting. Councilmember Gustafson concurred with this approach.

Councilmember Fimia felt this was a policy-making issue and that the Council's responsibility should not be abdicated to City staff. She disagreed with allowing staff to decide whether or not the workshop should take place.

Councilmember Ransom moved an amendment to direct the City Manager to conduct one (1) grant workshop and then report back to the Council. Councilmember Gustafson seconded the motion, which carried 7-0.

Regarding litter control, Councilmember Fimia felt the language in the proposal is not very strong and it needed stronger direction from the Council.

Councilmember Fimia moved to direct the City Manager to plan a citywide litter control program, adopt-a-park program, and a gifting program and report to the Council on costs and potential funding sources. Councilmember Ransom seconded the motion.

Councilmember Chang inquired if this could be a part of the park planner job description. Additionally, he asked Councilmember Fimia if the City needed to spend funds on litter control. Councilmember Fimia responded that she would like to see funding allocated for litter control in the City.

Councilmember Gustafson outlined he does support it, but does believe the parks coordinator is the logical person to handle this task. He requested that information on this program be available at the next Council retreat. City staff, he pointed out, should have the flexibility to evaluate these programs. He concluded that he is in support of the program but opposes the motion.

Councilmember Ransom stated that the North Rehabilitation Facility (NRF) crews and community service from the district court did litter control for the City at one point in time. He inquired how litter is controlled now.

Mr. Burkett responded that the City contracts with a private firm for litter control, which actually is less expensive than the NRF crews. He said if the motion passes, staff would propose a new program for this.

Councilmember Fimia amended the motion to direct the City Manager evaluate a City-wide litter control program, adopt-a-park program, and a gifting program, report to the Council, and, if directed, implement such programs with the proposed budget. Councilmember Ransom seconded the motion.

Mayor Hansen estimated that litter controls are already in place in the City and there would be no need for anything further.

Councilmember Gustafson pointed out the staff would come back to the Council anyway and the funding portion should not be included.

A vote was taken on the motion to direct the City Manager to evaluate a City-wide litter control program, adopt-a-park program, and a gifting program, report to the Council, and, if directed, implement such programs with the proposed budget. The motion carried 6-1, with Mayor Hansen dissenting.

Councilmember Chang noted that street trees on Meridian and 15th Avenue NE are causing damage to sidewalks and underground utilities for property owners. He urged the Council to start working on a solution which should be made a priority when the extra funds come back from the sidewalk projects around the City.

Deputy Mayor Jepsen announced that King County Councilmember Edmonds succeeded in getting \$1,000,000 allocated in the 2006 budget for open space acquisition. Since this represents \$200,000 more than the City estimated, he asked if the budget need to be revised to accept the \$200,000.

Ms. Tarry said it could be done during the CIP update next year and this budget does allow for the appropriation of funds and the expenditures.

Councilmember Grace inquired how many of the damaged sidewalks are located near schools. If they are, the Council should focus on them.

A vote was taken on the motion to approve Ordinance No. 404 adopting the annual budget of the City of Shoreline for the year 2006 as amended, and Resolution No. 239, revising Benefit and Compensation Plan for Employees, which carried 7-0.

Councilmember Fimia moved to direct the City Manager to acquire an analysis from King County as to why burglary and auto theft rates are increasing and what the City of Shoreline and King County can do to reduce those rates. Councilmember Ransom seconded the motion.

Councilmember Ransom expressed concern that crime statistics personnel at the County are rotated and a professor of criminology is needed to get the correct information.

A vote was taken on the motion, which carried 7-0.

MEETING EXTENSION

Councilmember Ransom moved to extend the meeting until 10:30. Councilmember Fimia seconded the motion, which carried 7-0.

Mayor Hansen stated the Council would not be able to hear Item 9(b) this evening and asked that the City Manager move it to the next City Council meeting. Mr. Burkett stated the item was scheduled for discussion only.

9. UNFINISHED BUSINESS

(a) Municipal Court Analysis Part 2

Julie Modrzejewski, Assistant City Manager, review two options; 1) implementing and running a municipal court in Shoreline; and 2) contracting with another city for municipal

court services. She introduced King County District Court attendees Judge Douglas Smith, Chief Administrative Officer Trisha Crozier, Division Director Rochelle McKenzie, and Budget Director Donna Burner. She reported that three jurisdictions resemble Shoreline based on caseload and population: Kirkland, Bothell, and Seatac. She reviewed the estimated costs and revenues of each option, noting that the lead time for implementation of a municipal court would be 12 – 18 months. She reported that for various reasons, Lake Forest Park, Bothell, and Seattle did not show a real interest in partnering for court services. She concluded that the staff recommendation is for the City to keep utilizing King County District Court.

Deputy Mayor Jepsen felt the Council should move ahead and contract with King County for municipal court services. However, he is worried about the declining revenues and the increasing costs to the City. He asked about the judges' degree of flexibility in reducing fines within the municipal court system and how it may impact the City's obligation to make up the difference if there is a shortfall.

Judge Smith stated that everyone is treated equally at court. There are established figures on how much the City will receive from each infraction. Some infractions are paid off with community services. He urged the Council not to contract with the Seattle District Court because he felt the City would have no control in their court system.

Ms. Brunner outlined that if things stay the same, expenditures could outpace revenues. However, she said the addition of the new traffic officer will increase citations and both traffic and parking citations increase revenues.

Deputy Mayor Jepsen is concerned that the Council has little control over the decisions the District Court makes and these decisions affect the City's revenue.

Ms. Brunner stated that the County Council has the same concerns and the District Court is looking for more efficient ways to provide municipal court services. She said the new contract has language that emphasizes some City control and the willingness to work with the City.

Deputy Mayor Jepsen questioned if it was possible for the Suburban Cities Association (SCA) to work with the District Court and the State Legislature to refine the system so costs to administer the municipal court system can be recovered through fines.

Ms. Modrzejewski pointed out that at the last legislative session a bill was passed to have judge salaries paid by the State. She said SCA is already working with the District Courts to control costs. She also noted that Shoreline is a member of the Court Management Review Committee which meets quarterly to review the contract.

Judge Smith emphasized that a positive aspect of contracting is the City has limited liability concerning court staff and statewide probation liability issues.

Councilmember Ransom asked for further information concerning the 141 active misdemeanor cases in the City of Shoreline.

Judge Smith responded that although the cost for them is steep, probation officers are a valuable resource and a tremendous asset in being able to know the background of these individuals.

Councilmember Ransom supported renewing the contract as presented.

Councilmember Fimia supported renewing the contract for a five-year term but asked that the alternatives analysis be more thorough next time. She said she would like to hear specific advantages and disadvantages.

Mayor Hansen had concerns about the length of the contract. He felt a five-year term is too long.

Councilmember Ransom inquired if the five-year term is binding.

Ms. Modrzejewski responded that the City staff will outline the terms of the agreement for the Council at the December 12th City Council meeting.

10. ADJOURNMENT

At 10:31 p.m., Mayor Hansen declared the meeting adjourned.

Scott Passey, CMC
City Clerk

CITY OF SHORELINE
SHORELINE CITY COUNCIL
SUMMARY MINUTES OF SPECIAL MEETING

Tuesday, January 3, 2006
6:30 p.m.

Shoreline Conference Center
Shoreline Room

PRESENT: Mayor Ransom, Deputy Mayor Fimia, Councilmembers Gustafson, Hansen, McGlashan, Ryu, and Way

ABSENT: none

1. CALL TO ORDER

The meeting was called to order at 6:43 p.m. by Scott Passey, the City Clerk. He introduced Judge Richard Eadie, Presiding Judge of the King County Superior Court, to swear in the newly elected members of the Shoreline City Council.

(a) Swearing in Ceremony of New Council Members

Judge Eadie prefaced the swearing in ceremony with some remarks on the value of public service. He then swore in the following Councilmembers:

- Keith McGlashan elected to Position #1
- Janet Way elected to Position #3
- Cindy Ryu elected to Position #5
- Ron Hansen elected to Position #7

2. FLAG SALUTE/ROLL CALL

Mr. Passey led the flag salute. Upon roll call by the City Clerk, all Councilmembers were present.

(a) Election of Mayor and Deputy Mayor

Mr. Passey conducted the election of the Mayor by opening nominations. Councilmember Hansen nominated Rich Gustafson. Councilmember Way nominated Robert Ransom. Seeing no further nominations, Mr. Passey declared the nominations closed. Councilmembers Gustafson and Hansen voted for Councilmember Gustafson. Councilmembers McGlashan, Way, Fimia, Ransom, and Ryu voted for Robert Ransom and he was declared Mayor for a two-year term concluding in December 2007.

Mayor Ransom opened nominations for Deputy Mayor. Councilmember McGlashan nominated Rich Gustafson. Councilmember Ryu nominated Maggie Fimia. Seeing no further nominations, Mayor Ransom declared the nominations closed. Councilmembers McGlashan, Gustafson, and Hansen voted for Councilmember Gustafson. Mayor Ransom and Councilmembers Way, Fimia, and Ryu voted for Maggie Fimia and she was declared Deputy Mayor for a two-year term concluding in December 2007.

RECESS

At 6:55 p.m. the Mayor declared a five-minute recess. The meeting reconvened at 7:02 p.m.

3. CITY MANAGER'S REPORT

Bob Olander, Deputy City Manager, noted that the Council meeting could also be viewed in the Mount Rainier Room via an audio/video feed. He pointed out the addition of Ordinance No. 407 on tonight's agenda.

Mayor Ransom recognized that State Representative Marilyn Chase was in the audience. He then invited Dan Mann, Shoreline School Board member, to provide public comment now because he will not be present later in the meeting.

(a) Mr. Mann expressed support for what he characterized as "dramatic changes" on the City Council, noting that the new Council majority is an articulation of what government should be. He felt that many citizens have been marginalized, due, in part, to former City Manager Steve Burkett. He said people interested in cottage housing, the Aurora Corridor Project, and environmental issues have not felt a sense of citizen participation in Shoreline. He concluded his remarks by reaffirming his support for the changes on the Council.

Councilmember Gustafson noted that former Deputy Mayor Scott Jepsen was also in the audience. He commended him for his leadership and service for the past ten years. He also commended former Councilmember John Chang for his service to the City.

Mayor Ransom recognized other public officials in the audience, including former Councilmember Kevin Grossman, former Mayor Connie King, and former State Senator Donn Charnley.

4. REPORTS OF BOARDS AND COMMISSIONS: none

5. PUBLIC COMMENT

(a) Nora Kristjansson, Shoreline, remarked about her disbelief at the actions of four Council members at recent meetings. She commented that Seattle Magazine voted Shoreline as "Best Place to Live" in 2005, but the new Council majority is trying to destroy the City's vision. She said many people are ashamed and embarrassed at the

Council's recent actions, but they have awakened and will be watching the Council very closely.

(b) Bob Mascott, Shoreline, emphasized the need for the City to come together and resolve its problems, describing recent Council action as "water under the bridge." He cautioned people against making statements "designed to tear the City apart." On another topic, he said the 15th Avenue NE construction project has created additional problems for residents, including cut-through traffic.

(c) Chris Eggen, Shoreline, said he was appalled at the behavior of the audience and some Council members at the December 27 Council meeting. He said losing is a part of democracy, and the former City Manager was partisan and part of the "old" Council majority. He said "the people have spoken" and encouraged people to work with the new Council.

(d) Fran Lilliness, Shoreline, corrected her statement from last week in which she said the former City Manager was "a home grown boy." She said Mr. Burkett was brought up in Pasco, Washington.

(e) Dom Amor, Shoreline, representing Citizens for Shoreline Schools, urged the Council and residents to support the upcoming school bond/levy proposal. He said this will be a critical election, noting that the bond kick-off event will be held January 11. He distributed buttons in support of the Shoreline School system.

(f) Stan Terry, Shoreline, alleged that the Council "gang of four" violated the Open Public Meetings Act because the full Council was not aware of the majority's plans to get rid of Mr. Burkett, and there was no opportunity for public comment. He hoped this is not the manner in which Council intends to operate in the future.

Councilmember Fimia clarified for the record that there were no illegal meetings and that Mr. Burkett resigned voluntarily. She requested a history of other City Managers who either resigned or were fired.

Mayor Ransom said that counsel assigned by the Washington Cities Insurance Authority affirmed there was no violation of the Open Public Meetings Act.

Councilmember Gustafson requested that Council allow all speakers to comment before the Council comments in response.

(g) Bronston Kenney, Shoreline, said there is only conjecture about "secret meetings" and the actions of the December 12 meeting came as a result of the actions of the "old guard." On another topic, he said cottage housing is opposed by Shoreline residents and the idea should be abandoned since it has only benefited developers to the detriment of Shoreline property owners.

(h) LaNita Wacker, Shoreline, said the oath of office means that Shoreline City Council members now represent 100 percent of the citizens. She expressed concern about nepotism and cronyism, noting that the City must hire on the basis of merit. She said the process for recruiting a City Manager must be competitive and open to all bidders.

(i) Paul Herrick, Shoreline, said although the firing of the City Manager was a personnel issue, the manner in which it was done was unethical and undemocratic. He expressed support for a recruitment process that is inclusive and open. He commented that Mr. Mauer has no experience in municipal government and recruiting him would not constitute a competitive, open process.

(j) Cindy Neff, Shoreline, said the letter requesting WCIA assistance for the City Manager's resignation agreement was dated December 9, but other Council members were not notified of it until December 12. She asked why the Mayor did not contact other Councilmembers until December 12, noting Mayor Ransom stated that "everything had to be completed in one day."

(k) Dan Thwing, Shoreline, pointed out that the Council is entitled to make certain decisions on behalf of the City, including the hiring and firing of the City Manager.

(l) Steve Gibbs, Shoreline, suggested there be a new tone in the City, one that protects the Constitution and promotes impartiality. He noted that municipal governments are really republics, and that everyone in Shoreline favors more sidewalks.

(m) Larry Owens, Shoreline, urged the Council to uphold democracy, work together, and move forward. He also urged the City to take a leadership position in the areas of renewable energy and sustainable growth. He noted that Parkwood Elementary will be the second public facility in Shoreline to install solar power.

(n) Elaine Phelps, Shoreline, noted that the resignation of the City Manager is a personnel issue and is not usually a public process. She commented on that lack of diversity among City staff and the City's poor environmental record. She said the meeting of December 27 was "an outpouring of partisan unhappiness" and that the Council should now move forward with the City's business.

(o) Bill Clements, Shoreline, thanked Vicki Stiles and Ros Bird for their contributions to Shoreline vis-à-vis the Shoreline Historical Museum and the Shoreline Lake Forest Park Arts Council. He urged the Council to approve the contracts on tonight's consent calendar and to consider increasing the budgets.

(p) Matthew Fairfax, Shoreline, noted that the personnel matter involving the City Manager was not a full Council decision. He said the Council now has the opportunity to model the behavior it requests of others. He thanked former Council member Scott Jepsen for his contributions to the City during his tenure.

DRAFT

(q) Larry Wheaton, Shoreline, noted that the gambling industry creates City revenue and jobs in the City. He commented on the lack of support for gambling from the former City Manager and the past Council majority. He said he is pleased with the new Council and that the City will succeed if it works together.

(r) Jim Jaquish, Shoreline, said recent actions of the Council are disappointing, but he emphasized the need to work together and move forward. He urged the City not to waste money on City Manager recruitment, noting that funding can always be used for sidewalks.

(s) Dwight Stevens, Shoreline, outlined his long history of civic involvement in Shoreline and said although the new majority has “dug a hole,” it is time to move forward with the City’s business.

(t) Vicki Westberg, Shoreline, congratulated the new member of the City Council and hoped the new Council can work together and make progress.

(u) Bill Meyer, Shoreline, urged the Council to try to understand their differences, use time wisely and work together. He said the City Manager issue was a politics issue, not a personnel issue, and that politics are “dirty and clean.” He noted that George Mauer’s name has been taken “through the mud.”

(v) Bernedette Hart, Shoreline, said the past two Council meetings have been a “rude awakening” and that recent actions have damaged Shoreline’s reputation. She urged the Council to treat others with respect and use public money wisely. She cautioned against “creating jobs for friends” and that Shoreline needs an experienced consultant firm to recruit for the new City Manager.

(w) Diana Stephens, Snohomish County, commented on the loss of sales tax revenues due to the detrimental effects of the Aurora Corridor Project on businesses. She noted that new businesses will not create as much revenue as existing businesses, and two businesses have already closed due to Aurora Corridor Phase I. She said she looks forward to the creation of citizen committees to resolve some of these problems.

(x) Raymond Collins, Shoreline, noted that personnel matters are conducted in closed meetings, and that the confusion regarding Janet Way’s swearing-in is the result of either corruption or incompetence of the “old guard.” He asserted that the City has ignored environmental laws and has not been responsible. He said the change in City Manager was a referendum on Mr. Burkett.

(y) Julie Huff, Lake Forest Park, urged the Council to support Firecrest School noting that it has served the State very well for many years. She said the past Council has had a lack of respect for King County laws or the environment. She urged the Council to make good decisions regarding development and work together to move Shoreline forward.

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(z) Kennie Endelman, Shoreline, district director for Congressman Jay Inslee, announced that Congressman Inslee's new district office is located in E-800 of the Shoreline Conference Center. She invited community members to an open house on January 12.

(aa) Bob Barta, Shoreline, said he has faith that the Council will "do the right thing" and consider the health, safety and welfare of Shoreline residents in its decisions. He said the City needs sidewalks to "civilize" the City, and expressed support for the Economic Development program. He urged the City to expand the publication of its Currents" newsletter.

(bb) Les Nelson, Shoreline, said he is encouraged by the new Council majority, noting that staff has been unresponsive to citizen concerns. He said he objected to the Aurora Corridor design but his concerns were not heeded. He said the new majority will control staff, and now maybe staff will give citizens more respect.

(cc) Gretchen Atkinson, Shoreline, expressed support for the contracts for the Shoreline Historical Museum and Shoreline/Lake Forest Park Arts Council. She said both contracts have supported school children, and she supports the contracts in the full amount.

(dd) Susan Macek, Shoreline, said the proposed salary for George Mauer warrants extensive research since he has no public experience and the contract is for a sole-source appointment. She noted that Initiative 900 provides for state-funded audit review.

(ee) David Townsend, Shoreline, urged the Council to come together as a group and support measures intended to protect children. He commented that development and other agendas have taken priority over the interests of children, and he urged the City to concentrate on its neglected infrastructure.

(ff) Joe Ripley, Shoreline, commented favorably on the change in the City Council, noting that it is time to move forward and work on City issues. He commented on the inadequacy of the 15th Avenue project's three lanes of traffic and on insufficient lane striping. He expressed support for building the new City Hall at the Shoreline Conference Center site.

(gg) Winslow Whitman, Shoreline, thanked the Council for pedestrian-friendly facilities such as the Interurban Trail.

(hh) Walt Hagen, Shoreline, expressed satisfaction with the new Council, noting his expectation that the City government be forthright and citizen-driven. He said City policies have demonstrated a lack of respect for neighborhoods and a weakening of the Development Code. He urged the Council to reconsider City projects that have

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negative cumulative impacts, such as Aurora Corridor and North City. He urged the Council to listen to the “voice of the neighborhoods.”

(ii) Dick Lemmon, Shoreline, noted that Shoreline residents feared the prospect of Shoreline’s annexation to Seattle, but incorporation brought in two groups of people: school advocates and developers. He asserted that Mr. Burkett never listened to Shoreline citizens.

(jj) Tom Dunnihoo, Shoreline, congratulated the new Council and urged it to enhance its emergency preparedness programs. He noted the devastating damage caused by natural disasters throughout the world and advised that the City should further develop its programs and inventory its resources.

(kk) Kevin Grossman, Shoreline, expressed concern that certain members of the Council violated the Open Public Meetings Act in forcing the City Manager’s resignation and proposing the appointment of George Mauer. He said this is not the democratic process and that a lawsuit has been filed in King County Superior Court to ensure that people are held responsible for their actions.

(ll) Jeanne Monger, Shoreline, said Shoreline’s recognition as “Best Place to Live” is not due to a bad City Manager, Council and staff. She commented favorably on various City departments and urged the Council to only consider “what needs fixing.” She thanked Council members Jepsen, Chang, and Grace for coming together in honest openness.

(mm) Pat Murray, Shoreline, commented that complaints expressed at the December 12 Council meeting are evidence that people have not been paying attention to ongoing issues in the City.

(nn) Ken Noreen, Shoreline, supported the Arts Council and the Historical Museum and urged Council’s approval of both contracts. He expressed his confidence in Mayor Ransom’s ability to bring the entire Council together.

(oo) George Daher, Shoreline, expressed gratitude for the new “light” on the Council, noting that citizens were not able to view previous Council changes on Channel 21 because it was “blackout.” He was confident the new Mayor would do a good job.

(pp) Will Knedlik, Shoreline, urged the Council to join other cities such as Lake Forest Park in partnership for representation on the Sound Transit Board. He felt that joining with other cities will ensure “one person, one vote” representation on the Board.

(qq) Peter Henry, Shoreline, expressed hope and pride for the new Council, noting that the new Council will focus on critical issues such as protecting open space and the environment. He thanked the Council for its unanimous vote for purchasing the 3-acre “South Woods” parcel.

(rr) Tim Crawford, Shoreline, felt that any performance audit in Shoreline should include the police department. He said inspectors are not “doing their jobs” with regard to the Aurora Corridor project, and that past Council majorities had ethical problems with regard to the Aegis project. He emphasized the need to “clean house.”

(ss) Patty Crawford, Shoreline, said that past Councilmembers did not believe in a citizen’s right to appeal, and people should not be accusing the new Council majority. She advocated for replacing the Council’s representative on the WRIA-8, emphasizing that the City should not try to use WRIA-8 to undermine City streams and wetlands.

(tt) Kristin Ellison Oslin, Shoreline, chaplain at Fircrest School, related a story about a Fircrest client to illustrate the need to protect constitutional rights. She said it was exciting to see the newly elected official sworn-in and she is excited about participating in the public process.

(uu) Doug Spring, Shoreline, charged that a Council majority met secretly to discuss the City Manager’s resignation because the contract terms were negotiated in advance. He asked why the Council decided to buy-out his contract when it was ending anyway. He emphasized that the City elected seven Council members, not four.

(vv) Rick Stephens, Shoreline property owner, said the City has limited public input in the past by eliminating citizen advisory committees and public comment, but he felt confident the new Council would listen to the public. He stated that Aurora Avenue is not in the top 71 high-accident corridors in the northwest, and that Phase I will end up costing \$37 million. Ultimately, this will cost Shoreline taxpayers through increased utility rates.

6. APPROVAL OF THE AGENDA

Councilmember Way requested that Consent items 7(a) and 7(b) be pulled and placed as Action items 8(a) and 8(b). Councilmember Gustafson moved approval of the agenda as amended, with original Action items 8(a), 8(b) and 8(c) becoming Action items 8(c), 8(d), and 8(e), respectively. Councilmember Hansen seconded the motion, which carried 5-2, with Councilmembers Ryu and Way dissenting, and the agenda was approved as amended.

7. CONSENT CALENDAR

Consent items 7(a) and 7(b) became Action items 8(a) and 8(b).

RECESS

At 9:15 p.m., the Mayor called for a 15 minute recess. The Council meeting reconvened at 9:31 p.m.

8. ACTION ITEMS: OTHER ORDINANCES, RESOLUTIONS AND MOTIONS

- (a) Motion to authorize the City Manager to execute a contract between the City of Shoreline and the Shoreline Historical Museum in the amount of \$63,525 to provide Educational and heritage programs for citizens of Shoreline

Councilmember Hansen moved to authorize the City Manager to execute a contract between the City of Shoreline and the Shoreline Historical Museum in the amount of \$63,525. Councilmember Gustafson seconded the motion.

Councilmember Way spoke in support of the motion, emphasizing the need to enhance and build upon the Museum and its programs. She expressed interest in a more in-depth discussion of the needs and goals of the Museum at a future time, and felt the Council should perhaps consider a potential funding increase.

Deputy Mayor Fimia and Councilmembers Ryu and Gustafson concurred that Shoreline has a rich history and the Museum programs should receive strong support by the City.

A vote was taken on the motion, which carried unanimously.

- (b) Motion to authorize the City Manager to execute a contract between the City of Shoreline and the Shoreline/Lake Forest Park Arts Council in the amount of \$63,525 to provide educational and cultural opportunities for citizens of Shoreline

Councilmember Hansen moved to authorize the City Manager to execute a contract between the City of Shoreline and the Shoreline /Lake Forest Park Arts Council in the amount of \$63,525. Councilmember Gustafson seconded the motion.

Councilmember Way requested that this item be scheduled for further discussion at a future time.

A vote was taken on the motion, which carried unanimously.

- (c) Appointment of Interim City Manager

Mr. Passey clarified that staff reviewed the audio tapes of the December 12 Council meeting and discovered that the motion to appoint George Mauer as Interim City Manager was not officially seconded. Therefore, a new motion is in order.

Deputy Mayor Fimia moved to appoint Bob Olander as Interim City Manager, approve a 10% increase in his salary, and not fill the Deputy City Manager position during the interim period. Councilmember Way seconded the motion.

Councilmember Hansen moved to divide the question in two parts: 1) appointing Bob Olander as Interim City Manager; and 2) approving a 10% salary increase and not filling the Deputy City Manager position during the interim. Councilmember Gustafson seconded the motion. Councilmember Hansen spoke in favor of the motion, noting that the Council should consider Mr. Olander's experience and negotiate the salary separately from the appointment. **A vote was taken on the motion, which failed 3-4, with Councilmembers Hansen, Gustafson, and McGlashan voting in the affirmative.**

Withdrawing her original motion, Deputy Mayor Fimia moved to appoint Bob Olander as Interim City Manager. Councilmember Gustafson seconded the motion.

Mayor Ransom called for public comment.

(a) Raymond Coffey, Shoreline, said he was appalled at the Council actions of December 12 and December 27 regarding the City Manager, asserting that a Council majority already formed an opinion. He supported appointing Mr. Olander and said the process should be open and allow for public input.

(b) LaNita Wacker, Shoreline, felt the motions related to Interim City Manager and Deputy City Manager should be considered separately. She supported appointing Mr. Olander and advised that he should be allowed to choose his own Deputy City Manager. She felt this would ease the concerns of City staff and give confidence to the public that the City is being managed by an expert administrator.

(c) Steve Goldstein, Shoreline, said despite his disagreements with some members of the Council, the Council should use this opportunity as a means of coming together. He feared that the current antipathy has the potential of turning into "complete disfunctionality." He urged the Council to try to work together, trust each other, and find common ground.

(d) Scott Jepsen, Shoreline, said the employment agreement with Mr. Mauer and Councilmember Ryu's endorsement letter indicates that Council's intent was to hire George Mauer as Interim City Manager. He expressed support for appointing Mr. Olander as Interim City Manager.

A vote was taken on the motion, which carried 7-0, and Bob Olander was appointed as Interim City Manager.

The Council then discussed the timing of discussions on salary issues and whether they should be done in open session or Executive Session. They also wondered if adding such items to the agenda could violate public meeting laws.

Ian Sievers, City Attorney, advised that the Council could add this item to the agenda because this meeting is predetermined by rule in advance, so it is not a special meeting as defined by the Open Public Meetings Act. Special meeting notices simply alert the Council and the public that final action will be taken. He explained that even if this were

a special meeting under the Act, the notice can be waived by Councilmembers in advance or if all Councilmembers are in attendance. He felt it was probably appropriate to consider the compensation issue so the Interim City Manager has an established salary.

MEETING EXTENSION

At 10:10 p.m., Deputy Mayor Fimia moved to extend the meeting to 11:00 p.m. Councilmember Way seconded the motion, which carried 7-0.

EXECUTIVE SESSION

At 10:11 p.m., Mayor Ransom announced that the Council would recess into Executive Session for 30 minutes to discuss a personnel issue. At 10:28 p.m., Mayor Ransom emerged and announced that the Executive Session would be extended an additional 15 minutes. The Council reconvened at 10:49 p.m.

Councilmember Fimia moved to approve a 10 percent increase in the base salary of the Interim City Manager. Councilmember Ryu seconded the motion.

Councilmember Hansen felt that a full compensation package for the Interim City Manager should be considered in an Executive Session. He also felt it was premature to discuss it now and inappropriate to just “toss a number out.”

Councilmember Way expressed support for the motion, commenting favorably on Mr. Olander’s competence and reputation. She urged the Council to support the motion because the scope of work is already defined.

Mayor Ransom called for public comment.

(a) LaNita Wacker, Shoreline, felt it was not appropriate for Council to vote on this now because Mr. Olander deserves a complete, negotiated package. She felt a 10% increase was “an insult” and urged the Council to table the motion and have an Executive Session at a later time.

(b) Scott Jepsen, Shoreline, concurred with the previous speaker. He considered it worthwhile to spend the time to determine what fair compensation would be. He also asked about the 10% increase in terms of a monetary value.

(c) Fran Lilliness, Shoreline, said it is disrespectful to offer Mr. Olander a 10% raise. She asked if the proposal is 10% in all categories or 10% in salary alone.

Mayor Ransom clarified that a 10% adjustment would increase Mr. Olander’s annual salary from about \$119,000 to \$129,000. It was noted the proposal is for an increase in base salary only.

Councilmember Gustafson concurred that it would be better to negotiate a salary package in an executive session. He indicated he would vote against the motion.

MEETING EXTENSION

At 11:00 p.m., Councilmember Way moved to extend the meeting to 11:30 p.m. Deputy Mayor Fimia seconded the motion, which carried 4-3, with Councilmembers McGlashan, Gustafson and Hansen dissenting.

After further Council discussion, **a vote was taken on the motion, which carried 4-3, with Councilmembers McGlashan, Gustafson and Hansen dissenting.**

Deputy Mayor Fimia moved to amend the agenda to consider item 8(e) (Ordinance No. 407) next. Councilmember Ryu seconded the motion.

Councilmember Gustafson noted that many people have signed up to speak on other agenda items. He felt the agenda should continue as previously adopted. Councilmember McGlashan concurred.

Councilmember Way noted that Ordinance No. 407, proposal to adopt a tree cutting moratorium, constitutes an emergency and should be considered next.

A vote was taken on the motion, which failed 3-4, with Deputy Mayor Fimia and Councilmembers Ryu and Way voting in the affirmative.

Deputy Mayor Fimia moved that the Council not fill the Deputy City Manager position during the interim period. Councilmember Ryu seconded the motion.

Mayor Ransom called for public comment.

(a) LaNita Wacker, Shoreline, spoke against the motion, insisting that Mr. Olander needs an assistant in order to effectively conduct the business of the City. She said putting this item on the agenda with no prior notice to the public is unconscionable and wrong.

(b) Rick Stephens, spoke favorably of Mr. Olander and expressed confidence in his capabilities and willingness to serve. He said raising his salary is reasonable.

(c) Matthew Fairfax, Shoreline, felt the proposed action was “putting the cart before the horse.” He felt Mr. Olander would be doing the jobs of two persons and would therefore be underpaid.

(d) Elaine Phelps, Shoreline, said Mr. Olander is capable of speaking for himself, and he has stated he can do the job. She spoke against the “partisan nonsense” she sensed surrounding this issue and urged citizens to allow the Council to do the job it was elected to do.

Councilmember Gustafson felt this item should be put on a future agenda for further analysis.

Councilmember Ryu supported the motion, explaining that if the Deputy City Manager position is filled and Mr. Olander decides not to become the permanent City Manager, his job will be given away.

Councilmember Hansen opposed the motion because he felt Mr. Olander, as Interim City Manager, should be able to decide whether the job should be filled. He said the Council should not "tie his hands" by passing a motion saying he can't fill the position.

Councilmember McGlashan pointed out that the budget calls for three positions in the City Manager's office, so not filling the position will create increased workload. He suggested a friendly amendment to limit the time frame to three weeks.

After further discussion and upon Mr. Olander's pledge that he would not fill the position without Council approval, **Deputy Mayor Fimia withdrew the motion.**

- (d) Contract for Performance Assessment/Audit and City Manager Recruitment

Mayor Ransom explained that consideration of this item would be divided into two parts: the scope of work for the performance assessment/audit; and personnel issues.

Deputy Mayor Fimia moved to award a contract with George Mauer to provide performance audit/assessment services. Councilmember Way seconded the motion.

Deputy Mayor Fimia commented that she does not make this proposal lightly, and although this issue has been controversial, she is extremely impressed with Mr. Mauer's grasp of the issues in Shoreline. She outlined Mr. Mauer's background and experience in organizational development and emphasized the need to realign priorities in Shoreline. She added that while she supports the bid process, there have been too many people from outside the City giving Shoreline advice. She commented that there have been many allegations and misinformation surrounding this proposal. She felt Mr. Mauer would do an excellent job and help bring the City together.

Mr. Mauer addressed the proposal and outlined his philosophy on government, Shoreline's valid attributes, and performance evaluations. He said while he did not seek this position, he was offered it and felt as though he could make a contribution. He clarified that the proposal is only for a 7-month engagement with a base salary of \$58,000. He addressed the issue of government as a monopoly, explaining that cities must substitute openness for competition, but if openness suffers, then the structure breaks down. He said the 4-3 vote of the City Council is a structural problem that disenfranchises the minority and undermines goodwill, but this can be mitigated if the City changes the way it governs.

Continuing, Mr. Mauer questioned the credibility of the City's performance measurement program, noting that it contains redundancy and lacks definitions, targets, and relevant performance measures. He advised that the plan should provide more detail, and more alignment of goals should be made between the Council, staff, and public. He concluded that his methodology would include a three-phase process: 1) data collection; 2) feedback; and 3) an action planning process. He summarized that if Shoreline does not change its structure and processes, the outcome will remain the same.

MEETING EXTENSION

At 11:30 p.m., Councilmember Hansen moved to extend the meeting until 1:00 a.m. Councilmember Way seconded the motion, which carried 5-2, with Councilmembers Gustafson and McGlashan dissenting.

Mayor Ransom called for public comment.

(a) Bob Mascott, Shoreline, requested that the Council consider reinstating commissions in an effort to find consensus on singular projects. He said even though there are now approved state audits, the City might want to consider its own audit and prepare for "something we know is coming." He advocated for street lighting for all Shoreline residents and noted there are no sidewalks on the east side of 15th Avenue NE.

(b) Fran Lilliness, Shoreline, said she would prefer saving taxpayer dollars by having the state conduct performance audits.

(c) Rick Stephens, Shoreline property owner, supported the proposal because it will get to the root of the problems, solve them, and make the City better. He commented that the level of service (LOS) for the Aurora Corridor is decreasing and the City has wasted millions of dollars on the project.

(d) Stan Terry, Shoreline, said he has known Mr. Mauer for many years and although he is a thoughtful person, he should not be awarded this contract. He said the proposal not only amounts to cronyism, but fraud, unnecessary waste, and abuse. He said the City could get the same services through an RFP, and the state can audit the City at no additional expense.

(e) LaNita Wacker, Shoreline, felt the issues should be separated and the City should hold a public hearing to see if citizens want an audit. She said the City's hiring process must require the proper certifications and credentials of its candidates. She wondered if the City could attract qualified candidates for City Manager under the present scenario. She noted that George Mauer lost the election, and 10% of the voters did not vote for either candidate for Council position #7.

(f) Wendy DiPeso, Shoreline, noted that the former Council majority did whatever it wanted and the minority suffered, so the City must try to avoid the continued

dischord. She emphasized the need for conflict resolution and “getting the job done,” adding that Mr. Mauer has an intimate understanding of the City’s problems.

(g) Mary Fox, Shoreline, noted that 150 people signed a petition tonight against the new Council majority and the process they followed. She said they already support the contract, but the state can cover the audit needs and an RFP can cover the City Manager recruitment.

(h) Bill Clements, Shoreline, said Mr. Mauer is a failed political candidate who lacks city government experience and the independence to conduct a valid audit without bias. He added that audits must follow the Government AAA (yellow book) and any work Mr. Mauer produces will be useless.

(i) Elaine Phelps, Shoreline, supported the motion and said Mr. Mauer is being considered for a much-needed duty. She commented on what she felt were “wild accusations” and “attacking for the purpose of attacking,” adding that people need to be reasonable and not “sound like a bunch of sheep.”

(j) Les Nelson, Shoreline, noted that Mr. Mauer’s advantage is that he is not a public employee.

(k) Marilyn Torvik, Shoreline, concurred with Ms. Wacker’s remarks and urged the Council to divide the two issues. She said there should be a public discussion on why the Council feels an audit is needed.

(l) Tom Berquist, Shoreline, urged the Council to use a competitive process, noting that Mr. Mauer’s closeness should be viewed as a detriment. He emphasized the need for objectivity and for someone who comes with “a clean slate.”

(m) Cheryl Lee, Shoreline, encouraged the Council to think this proposal through and how it aligns with the City’s goals. She felt the proposal lacked a legitimate problem statement and she failed to see the facts or evidence that would necessitate a performance evaluation.

(n) Scott Jepsen, Shoreline, said the proposal lacks vision, and he did not hear Mr. Mauer address his process or products. He asked why dropping the City Manager scope of work only decreased the proposal by \$500 per month, and why the Council opposes getting the best qualified candidate through an RFP process. He said the proposal violates the City’s procurement policies.

(o) Amely Rosenberg, Shoreline, said Deputy Mayor Fimia was quoted as saying that “Shoreline voted for change,” but citizens did not vote for Mr. Mauer. She commented on the need for competition and openness, not the concepts that Mr. Mauer is favoring.

(p) Raymond Collins, Shoreline, asked when the state would get around to conducting an audit.

Mayor Ransom responded that state audits take priority, so it could take a couple years before a City audit could be done.

(q) Peter Henry, Shoreline, urged a focus on the need for an audit rather than attacking Mr. Mauer. He felt Mr. Mauer accurately described how City business gets done, pointing out that he was involved in Vision Shoreline. He said perhaps the City does not need a technical audit, but it needs an audit nonetheless.

Councilmember McGlashan moved to table the motion until the background check is complete. Councilmember Gustafson seconded the motion.

It was noted that the background check has been completed, but the reference check has not. Councilmembers McGlashan and Gustafson felt the City should not proceed until the reference check occurs.

Deputy Mayor Fimia felt there have been many compelling arguments and it is important to feel comfortable with the study. She hoped that the vote would not be a 4-3 decision.

A vote was taken on the motion, which failed 3-4, with Councilmembers McGlashan, Gustafson, and Hansen voting in the affirmative.

There was Council consensus to defer further deliberations until later and dispose of 8(e) now.

- (e) Ordinance No. 407, adopting a Moratorium and Interim Controls pursuant to RCW 35A.63.220 prohibiting the cutting of trees in Critical Areas and prohibiting land clearing or grading in Critical Areas, and declaring an emergency

Joe Tovar, Planning and Development Services Director, provided the staff report and summarized that this action would impose a moratorium on the cutting of hazardous trees in Critical Areas. He concluded that the present situation is untenable because it appears that there is ongoing tree cutting that should not be occurring. He said a public hearing on this matter will be scheduled for February 6, and that staff will request further direction on what a permanent regulation should look like.

Mr. Olander felt there could be some middle ground that protects the functions and values of trees while also allowing tree trimming that enhances the canopy.

Mayor Ransom called for public comment.

(a) Fran Lilliness, Shoreline, said she's been very involved in the issue and the moratorium ordinance came as a surprise to her. She said it is wrong for the Council to prohibit people from having views, explaining that views and trees can be preserved by planting roof-height trees. She noted that increased property values through view preservation translate into increased tax revenue for the City.

(b) David Fosmire, Shoreline, agreed that there should be some compromise. He noted that all of the provisions of Ordinance No. 407 are currently being met, so it is unclear whether the ordinance is necessary. He said tree cutting in Innis Arden meets the hazardous tree definition, and every tree that has been altered in Innis Arden is a result of a direct recommendation from a certified arborist.

(c) Elaine Phelps, Shoreline, urged the Council to enact the moratorium, noting that the issue is not one of restoring views but of creating views that did not previously exist. She said the Innis Arden Board has prohibited members from getting second opinions from certified arborists, and said the Board does not understand compromise. She said the current conditions do not allow for compromise.

MEETING EXTENSION

At 1:00 a.m., Councilmember Gustafson moved to extend the meeting until 1:10 a.m. Councilmember McGlashan seconded the motion.

Councilmember Way felt the meeting should be extended further because of the emergency nature of this item and because illegal tree cutting is occurring.

A vote was taken on the motion, which carried 4-3, with Deputy Mayor Fimia and Councilmembers Ryu and Way dissenting.

(d) LaNita Wacker, Shoreline, supported the moratorium and said the City cannot allow the cutting hazardous trees without a permit. She said the City "should not allow one twig to be removed without City oversight." She felt the City needs the authority to stop the tree cutting machinery, since entire forests can be decimated in a short period of time. She noted the benefits that forests provide the community.

(e) Mike Jacobs, Shoreline, representing the Innis Arden Club, said there is no illegal cutting occurring in Innis Arden, and every tree that is cut is recommended by a certified arborist. He said Innis Arden Club is the steward of 58 acres of forest, and it has a responsibility to remove unsafe or failing trees. He added that tree cutting is not occurring in critical areas, and many statements made about this matter are false.

(f) Pam Smith, Shoreline, said Councilmember Way's statements are incorrect and the Council must look at both sides of the argument. She said the Innis Arden Board is elected to represent the residents, and she is well aware of the hazardous tree conditions in the Reserves. She felt the Council is considering inaccurate information, and that some Councilmembers have already made up their minds.

MEETING EXTENSION

At 1:10 a.m., Councilmember Ryu moved to extend the meeting until 1:30 a.m. Deputy Mayor Fimia seconded the motion, which carried 5-2, with Councilmembers Gustafson and Hansen dissenting.

(g) Eva Sledziewski, Shoreline, describing the ordinance as a “pathetic document” that she suspects some Councilmembers may not even have read. She described the hazardous conditions in the Innis Arden Reserves and spoke about the liability that residents are exposed to. She urged the Council to allow the Innis Arden Club to manage its reserves.

(h) Pat Murray, Shoreline, felt that many problems could be solved by employing a City arborist who can determine whether trees are hazardous or not.

Mr. Olander said staff is not alleging illegal cutting, but the current regulations are inadequate and the City cannot adequately inspect conditions. He said the moratorium is a temporary solution until a permanent one can be decided.

Councilmember Gustafson moved to postpone action on this item until January 9. Councilmember McGlashan seconded the motion.

The Council then discussed whether this item should be postponed for further deliberations or whether action should be taken tonight. Councilmembers Gustafson and McGlashan favored postponing in order to analyze the correspondence and get more information from the public. Mayor Ransom and Deputy Mayor Fimia emphasized the serious nature of this proposal and the need to act upon it tonight.

A vote was taken on the motion, which failed 3-4, with Councilmembers Gustafson, Hansen and McGlashan voting in the affirmative.

Deputy Mayor Fimia moved to adopt Ordinance No. 407. Councilmember Ryu seconded the motion.

Councilmember Hansen had mixed feelings about the measure but agreed that the ordinance is difficult to understand. He asked staff to clarify if the ordinance suspends Section 20.50.310(A)(1) and prevents cutting trees without City permission.

Mr. Tovar responded that the measure only imposes a moratorium on cutting hazardous trees in critical areas, which is currently exempt from City code.

Councilmember Gustafson felt he needed more time to consider this proposal and possibly tour the sites in question. He noted that this was added to the agenda this evening so most people just found out about it. He did not consider it a “dire emergency.”

Councilmember Way expressed support for the motion, which she considered a serious proposal. She said under the present situation, permits and variances are, in effect, being issued without any findings of fact, appeal opportunities, or other public process. She felt the moratorium would provide legal protection until a better solution is crafted in the Critical Areas Ordinance (CAO).

Mayor Ransom felt the moratorium to be appropriate for this situation, since it permits further opportunity for consideration. He pointed out that the City has only issued emergency ordinances about four times in the past ten years, so this is very rare.

Mr. Olander clarified that the City does not issue permits or variances for tree cutting in this particular situation. The problem the City is trying to address is the fact that cutting hazardous trees in critical areas is currently exempt from the code. He said the reason a moratorium is proposed without much notice is to prevent the potential cutting of trees in anticipation of a moratorium.

Mr. Sievers noted that state law upholds the process of having a hearing following adoption of the moratorium ordinance; the findings can be adopted before the public hearing. He explained that if Council wishes, the emergency clause could be removed. This would mean that the ordinance is effective five days after passage and publication rather than taking effect immediately.

Responding to Councilmember Hansen, Mr. Tovar affirmed that this is more restrictive than what is in the present CAO. He clarified that this is an interim measure.

MEETING EXTENSION

At 1:30 a.m., Councilmember McGlashan moved to extend the meeting until 1:35 a.m. Deputy Mayor Fimia seconded the motion, which carried 5-2, with Councilmembers Gustafson and Hansen dissenting.

A vote was taken on the motion to adopt Ordinance No. 407, which carried 4-3, with Councilmembers Gustafson, Hansen, and McGlashan dissenting.

Deputy Mayor Fimia moved to postpone action on item 8(d) to the January 9 Council meeting. Councilmember Ryu seconded the motion, which carried unanimously.

9. ADJOURNMENT

At 1:35 a.m., Mayor Ransom declared the meeting adjourned.

Scott Passey, City Clerk

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CITY OF SHORELINE

**SHORELINE CITY COUNCIL
SUMMARY MINUTES OF REGULAR MEETING**

Monday, January 9, 2006
7:30 p.m.

Shoreline Conference Center
Mt. Rainier Room

PRESENT: Mayor Ransom, Deputy Mayor Fimia, Councilmembers Gustafson, Hansen, McGlashan, Ryu, and Way

ABSENT: None

1. **CALL TO ORDER**

The meeting was called to order at 7:36 p.m. by Mayor Ransom, who presided.

2. **FLAG SALUTE/ROLL CALL**

Mayor Ransom led the flag salute. Upon roll call by the City Clerk, all Councilmembers were present.

3. **CITY MANAGER'S REPORT**

Bob Olander, Interim City Manager, reported that City officers would be close on Monday, January 16, in observance of the Martin Luther King Jr. holiday. The next City Council meeting will be held Tuesday, January 17.

Mayor Ransom read an announcement commemorating the Martin Luther King Jr. holiday. He then reported on the Council appointments to various regional boards. Councilmember Hansen was appointed to the Puget Sound Regional Council (PSRC) Executive Board and the Suburban Cities Association (SCA) Board of Directors. Councilmember Ryu was appointed to the SeaShore Transportation Forum and is recommended for the PSRC Economic Development Committee. Councilmember Way was recommended for the SCA Solid Waste Committee, with Councilmember McGlashan as an alternate, and Councilmember McGlashan was recommended for the Homeland Security Subcommittee of the Emergency Management Committee. Councilmember Gustafson was appointed to Regional Water Quality and the Joint Recommendations Committee as well as the Water Resource Inventory Area 8 (WRIA-8) Steering Committee and Board. He will also be the alternate on the Public Issues Committee. Mayor Ransom will serve on the Regional Transit Committee and will be the primary representative on the Public Issues Committee.

Deputy Mayor Fimia read a statement outlining her intent not to make a motion to implement performance audits of City departments. She announced that George Mauer has also withdrawn as an applicant to lead that effort. She commented on Mr. Mauer's background and experience, noting that while he is very well qualified to perform such a task, perhaps her initial proposal should be given more time and consideration. She thanked staff and Council for the time and effort invested in drafting the initial scope of work, and said she looks forward to discussing and implementing performance measures in the City in the near future.

Mayor Ransom summarized that the Council will meet with staff to discuss performance measurements in the future.

Responding to Councilmember Gustafson, Deputy Mayor Fimia said it was a mutual decision to withdraw the proposal. Councilmember Gustafson wished to reserve the right to respond at the next Council meeting.

4. REPORTS OF BOARDS AND COMMISSIONS: none

5. PUBLIC COMMENT

(a) Myron Phillips, Shoreline, urged the Council to do what it can to retain the state liquor store in Richmond Beach. He commented on the potential loss of service, revenues, and jobs in the City. He noted that customers may go elsewhere to purchase liquor, and that Shoreline continues to lose businesses due to the Capital Improvement Plan. He presented a petition with 3,000 signatures in favor of keeping the store in Shoreline.

(b) Bob Mascott, Shoreline, asked for clarification of agenda item 9 – Executive Session. He then urged the Council to consider reinstating Council commissions in an effort to enhance citizen participation and refine issues before they are presented to the entire Council.

(c) Wendy DiPeso, Shoreline, commented on the need to follow Deputy Mayor Fimia's counsel on the review process and two-way communication. She urged the Council to establish citizen committees, emphasizing the need for healing and an exchange of ideas. She noted that citizens can voluntarily form their own committees to discuss relevant issues, so they do not necessarily require Council approval.

(d) Bronston Kenney, Shoreline, said Mayor Hansen's administration was an example of a lack of open process. He said citizens' concerns regarding cottage housing were ignored and the public was frequently excluded from the process. He said former City Manager Burkett was unfair and did not accommodate Councilmember Chang's disability. He commented that the cottage housing issue is still unresolved in Shoreline.

(e) Stan Terry, Shoreline, said he enjoys gambling at times, but he is concerned about the potential appearance of fairness issue because of the close ties

between the gaming industry and some Councilmembers. He said he supported the gambling tax reduction at the time, but he is reconsidering his position because the objectivity of some Councilmembers is now in question.

(f) Dennis Lee, Shoreline, concurred with Deputy Mayor Fimia's statement and expressed support for citizen advisory committees that include people from both sides. He would like to see creation of a forum to discuss process and issues of common interest. He hoped that this proposal could be implemented sooner rather than later.

(g) Eva Sledziewski, Shoreline, expressed concern that the proposed salary for a performance auditor is more than the State Auditor and nearly as much as the Governor. She said Councilmember Way stated there is an emergency in Innis Arden regarding tree cutting, but Mr. Olander said the City is not aware of any illegal cutting. She hoped the Council would indeed implement public debate and discussion of the issues.

(h) Fran Lilliness, Shoreline, displayed artist renderings of the Aurora Corridor project and expressed her preference to have the project completed as proposed. She expressed shock at the "outrageous" acts of the Council majority, noting that Shoreline incorporated to fulfill the dream articulated by Vision Shoreline. She said that dream was put to an end at the December 12 Council meeting.

(i) Vicki Westberg, Shoreline, expressed support for the new Council majority but emphasized the need for citizen input and consensus on the issues.

(j) Henk Kunnen, Shoreline, commented on traffic safety problems on 15th Avenue NE resulting from people driving too fast and the absence of a traffic signal at NE 170th Street. He suggested moving the pedestrian crossing light to the intersection next to the Anderson House. He also urged the Council to return 15th Avenue to a four-lane configuration.

(k) Clark Elster, Shoreline, commented on various traffic control problems related to the Aurora Corridor project. He said there is inadequate supervision of traffic at the intersection of NE 155th Street and Aurora Avenue. He felt that traffic control measures in North City were superior to those on Aurora Avenue.

(l) Bob Phelps, Shoreline, president of the Shoreline Museum Board of trustees, thanked the Council for approving the contracts the previous week. He then commented on the problems caused by off-leash dogs in City parks, including Boeing Creek Park. He said uncontrolled dogs are depleting the wildlife and he urged the Council to address this issue.

(m) Elaine Phelps, Shoreline, thanked the Council for enacting the moratorium last week and emphasized the emergency nature of the measure. She commented that land is sloughing off and putting homes in jeopardy. She clarified that people in Innis

Arden want to cut trees in the community reserves, not on their own property. She said much of the cutting has amounted to “wholesale slaughter” of the resource.

(n) LaNita Wacker, Shoreline, summarized that Shoreline voted for balance last November. She said voters supported Councilmembers McGlashan and Ryu for economic reasons and their positions on Fircrest and the developmentally disabled. She concluded that their mandate was for economic growth and compassion. She said since the vote was so close in Councilmember Way’s race, her challenge will be to represent all Shoreline citizens.

(o) Rick Stephens, Shoreline property owner, said the former City Manager limited the flow of information between the Council and staff, did not follow recommendations and City priorities. He clarified that sidewalks and street lighting are higher priorities than City Hall. He felt Mr. Mauer would have done a good job in helping the City move forward. He noted that the design provides for no access to the Interurban Trail Bridge from the east side of Aurora Avenue.

(p) Nora Kristjansson, Shoreline, noted that Dan Mann was allowed to address the Council at the past meeting as a School Board member, but all he did was speak about his own agenda. She commented that Shoreline was forced to adopt King County’s code regarding lot sizes, and when Deputy Mayor Fimia served on the King County Council she supported small 2,500 square-foot lots, which was the impetus to the cottage housing code.

(q) Denise Kellet, Shoreline, expressed support for the Animal Control contract and urged the City to conduct off-leash enforcement. She commented on the adverse effects of not enforcing a leash law in City parks, including loss of wildlife, habitat, and pollution.

(r) R. Carl Jacobs, Shoreline, read a poem he composed entitled “Blowin’ in Shoreline’s Wind” to illustrate cronyism and the violation of rights in Shoreline.

(s) Pat Crawford, Shoreline, noted that she used historical material from the Shoreline Museum to research Thornton Creek. She felt City staff should be required to use historical material to ensure the information they use is correct. She thanked the Council for imposing the tree-cutting moratorium and said that Shoreline residents enjoy a view of the Olympic peninsula because their residents protect their environment. She said it is not fair to require some people to protect the environment and not others.

(t) Dennis Heller, Shoreline, said Deputy Mayor Fimia’s statement does not change anything, and that the past Council helped create one of the best cities in the state. He said bad government began when the new Council majority was voted in, and firing Mr. Burkett is “bad governance.” He commented on the potential recall of Councilmembers and concluded that hiring Mr. Mauer would be “strike two” against the Council.

(u) Mark Deutsch, Shoreline, said the Council has received a lot of information on public process, and there is no need for a performance audit. He said productivity is not an issue, as Shoreline has had excellent financial statements. He was pleased to see that more people are involved in City business lately.

(v) Walt Hagen, Shoreline, said he has probably attended more meetings than most other residents, and that the former Mayor and Deputy Mayor limited public comment. He asked that the City's laptop computer be made available for public use for presentations at future Council meetings. He said citizens must be "kept in the loop," noting that past City newsletters censored information. He suggested that future Council agendas include "Neighborhood Reports."

(w) Pat Murray, Shoreline, said he has seen many public meetings and the past Council majority did not pay attention to the citizens. He said Monarch Appliance was poorly served by the City, and this is the fault of the former City Manager. He hoped the site for the future City Hall would be on existing public land. He recommended working with the state to build City Hall at the park-n-ride lot on Aurora Avenue at N 192nd Street.

Mr. Olander noted that there would be a public hearing on the tree moratorium on February 6, 2006.

6. APPROVAL OF THE AGENDA

Deputy Mayor Fimia moved to approve the agenda. Councilmember Way requested that Consent item 7(d) become Action item 8(a). Councilmember Gustafson seconded the motion, which carried 7-0, and the agenda was approved as amended.

7. CONSENT CALENDAR

Deputy Mayor Fimia moved approval of the Consent Calendar. Councilmember Gustafson seconded the motion, which carried 7-0, and the following consent items were approved:

**Minutes of Special Meeting of November 7, 2005
Minutes of Regular Meeting of November 14, 2005
Minutes of Workshop of November 21, 2005
Minutes of Dinner Meeting of November 28, 2005
Minutes of Cottage Housing Community Forum of
November 29, 2005
Minutes of Special Meeting of December 12, 2005**

**Approval of expenses and payroll as of December 29,
2005 in the amount of \$7,286,912.09**

Interlocal Agreement between the City of Shoreline and

Shoreline Fire Department relating to Development Review Process and Enforcement of the International Fire Code within the City of Shoreline

Approval of Contract with the Snohomish Publishing Company for the 2006 Recreation Guide

Authorizing the City Manager to execute the 2006-07 Department of Ecology Coordinated Prevention Grant Agreement in the amount of \$48,141

Authorizing the City Manager to execute the 2006-07 King County Waste Reduction and Recycling Interlocal Agreement in the amount of \$85,082

8. **ACTION ITEMS: OTHER ORDINANCES, RESOLUTIONS AND MOTIONS**

- (a) Interlocal Agreement between the City of Shoreline and King County regarding Animal Control Services

Deputy Mayor Fimia moved to approve the Interlocal Agreement between the City of Shoreline and King County for Animal Control Services. Councilmember Ryu seconded the motion.

Councilmember Way emphasized the need to enforce off-leash areas in the City. She concurred with the previous speakers that off-leash animals can have a negative impact on the environment and public health unless enforcement measures are taken. She asked the Parks director to discuss the proposal for an off-leash park.

Dick Deal, Parks, Recreation and Cultural Services Director, stated that off-leash pets are a low priority for King County Animal Control Services. However, a retired King County Animal Control officer in Shoreline is interested in working on this issue on a part-time basis. Mr. Deal commented on a proposal to do part-time enforcement as a test case and also explore the possibility of an off-leash park in Shoreline. He said a committee of citizens is presently evaluating the need.

Councilmember Way commented on the success of the Marymoor Park site.

Mr. Deal responded to Council questions. He noted that an exact dog population is not known, and that an off-leash park would require special fencing and other facilities. He felt an adequate dog park could be composed of one large site or several smaller sites.

Deputy Mayor Fimia wondered if there might be any private sites available for this use.

Councilmember Way hoped that degraded areas could be restored through enforcement.

Mr. Deal concluded the discussion by commenting on the funding included in the Parks bond for trail repair/relocation.

- (b) Ordinance No. 406, adopting the 2004 Docketed Development Code Amendments

Joe Tovar, Planning and Development Services Director, provided a brief background of the proposed Development Code amendments, noting that the changes are fairly minor. He stated that he would respond to Council questions on the changes.

Mayor Ransom called for public comment.

- (a) Pat Crawford, Shoreline, provided Councilmembers with a handout and commented that Washington Department of Fish and Wildlife did not respond to the City's first request for input on the Critical Areas ordinance because they didn't receive the request.

Deputy Mayor Fimia clarified that the update to the Critical Areas ordinance will be discussed at next week's Council meeting.

Councilmember Gustafson moved to pass Ordinance No. 406, adopting the 2004 Docketed Development Code Amendments. Councilmember Hansen seconded the motion.

Councilmember Gustafson commented on the extensive public process and the fact that there have been no citizen comments on the proposed changes. He supported the Ordinance as written.

Deputy Mayor Fimia commented on Amendment #21 (page 112 of the Council packet) and asked staff to clarify if Councilmembers are allowed to attend pre-application neighborhood meetings. She noted that a common criticism is that City staff is not present at pre-application neighborhood meetings.

Mr. Tovar said the code does not preclude staff from attending, but the purpose of the meeting is to initiate an informal process before the formal process begins. He felt if staff attends neighborhood meetings, it gives the impression that it is a City-sponsored meeting. Another purpose of the meeting is to obligate the developer to have a dialogue with the neighbors. He noted it would be an increased commitment of staff time if they are required to attend these meetings.

Deputy Mayor Fimia said the only recommendation she would make is to require staff attendance, since there are concerns that citizen comments have not been accurately reported.

Councilmember Way believed that the most difficult problems associated with neighborhood meetings relate to the issue of notification. She said people feel a sense of frustration of being “left out” of the process because they did not receive adequate notice. She suggested increasing the notice requirement to residents within 1,000 feet of a project and providing improved signage. She said public input can alert a developer to make changes before it reaches a project proposal stage.

Mr. Tovar said the topic of outreach is an important subject that he would like more time to study at greater length. He recommended that the Council approve the proposed amendments tonight and allow the Council and staff to look at the other related issues. He said there are other ways to address the notification issue besides mailed notice.

Councilmember Ryu asked about the timing of posting signage at a site proposed for action.

Kim Lehmberg, Planner, responded that signage is posted once the City receives a complete application. Following a decision on the application, residents have 14 days in which to appeal.

Councilmember Ryu wished to ensure that the notice of application is very prominent.

Councilmember McGlashan commented on the added expense to businesses of having to notify residents within a 1,000-foot radius.

Mayor Ransom expressed concern about Amendment #21 as well, noting that neighborhood meetings have been conducted at inconvenient times, and developers have been criticized for ignoring legitimate complaints. He suggested possibly adopting the Kirkland process in which staff attends neighborhood meetings.

Ms. Lehmberg noted that staff has required developers to hold neighborhood meetings a second time due to complaints.

Mr. Tovar added that there is plenty of room in the code to regulate neighborhood meetings. He said staff was correct in requiring the developer to comply with the code by holding the meeting again.

Mayor Ransom asked for the definition of Landmark tree as stated in Amendment #2. Mr. Tovar responded that certain trees can be nominated as a Landmark tree, which makes them difficult to cut down. The tree is nominated, it is evaluated by a certified arborist, and a recommendation is then made to the City Council. The tree cannot be cut without Council consent.

Councilmember Way reiterated that the changes to neighborhood meeting requirements may not resolve all the issues relating to notification.

Deputy Mayor Fimia noted that several changes have been made and suggested that Council see if the proposed changes reduce the number of complaints.

Ian Sievers, City Attorney, responded that Councilmembers can attend neighborhood meetings, but they cannot attend meetings relating to quasi-judicial matters because they will be acting as judges for those particular projects. He warned, however, against influencing staff and against attending the types of meetings outlined on page 121 of the Council packet.

Mr. Olander expressed interest in working with Mr. Tovar in refining the code and coming up with a recommendation in the future.

Councilmember Hansen pointed out that a neighborhood meeting is only a preliminary action, and a developer cannot submit an application until he has met the code requirements. He felt staff should not be required to attend neighborhood meetings.

A vote was taken on the motion, which carried 7-0, and Ordinance No. 406 was passed.

Councilmember Gustafson thanked Councilmembers Ryu and Way for putting their questions in writing. He also thanked the Mayor and Deputy Mayor for withdrawing the performance audit proposal and consideration of Mr. Mauer's application.

MEETING EXTENSION

At 9:42 p.m., Councilmember Gustafson moved to extend the meeting until 10:30 p.m. Councilmember Hansen seconded the motion, which carried 7-0.

9. EXECUTIVE SESSION

At 9:43 p.m., Mayor Ransom announced that the Council would recess into Executive Session until 10:30 p.m. to discuss property acquisition. At 10:30 p.m., he appeared and announced that the Executive Session would continue for another 15 minutes. At 10:45 p.m. the Executive Session concluded and the regular meeting reconvened.

10. ADJOURNMENT

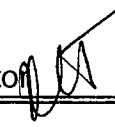
At 10:46 p.m., Mayor Ransom declared the meeting adjourned.

Scott Passey, CMC
City Clerk

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CITY COUNCIL AGENDA ITEM

CITY OF SHORELINE, WASHINGTON

AGENDA TITLE:	Approval of Expenses and Payroll as of January 12, 2006
DEPARTMENT:	Finance
PRESENTED BY:	Debra S. Tarry, Finance Director 

EXECUTIVE / COUNCIL SUMMARY

It is necessary for the Council to formally approve expenses at the City Council meetings. The following claims/expenses have been reviewed pursuant to Chapter 42.24 RCW (Revised Code of Washington) "Payment of claims for expense, material, purchases-advancements."

RECOMMENDATION

Motion: I move to approve Payroll and Claims in the amount of \$844,674.32 specified in the following detail:

***Payroll and Benefits:**

Payroll Period	Payment Date	EFT Numbers (EF)	Payroll Checks (PR)	Benefit Checks (AP)	Amount Paid
12/18/05-12/31/05	1/6/2006	12443-12610	4616-4650	27791-27801	\$366,656.44
					<u>\$366,656.44</u>

***Accounts Payable Claims:**

Expense Register Dated	Check Number (Begin)	Check Number (End)	Amount Paid
1/4/2006	27771	27788	\$99,369.51
1/4/2006	27789	27790	\$334.00
1/6/2006	27802		\$6,500.00
1/9/2006	27803		\$119.30
1/9/2006	27804	27835	\$290,110.24
1/10/2006	27836	27860	\$81,584.83
			<u>\$478,017.88</u>

Approved By: City Manager _____ City Attorney _____

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CITY COUNCIL AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

AGENDA TITLE:	Shoreline Business & Professional Center Lease Extension (City Hall)
DEPARTMENT:	Public Works Department
PRESENTED BY:	Paul Haines, Director Jesus Sanchez, Operations Manager

PROBLEM/ISSUE STATEMENT:

In February 2000, the City of Shoreline and the Shoreline Business & Professional Center entered into a lease agreement for approximately 10,457 square feet of office space, located at 17544 Midvale Avenue North, Shoreline, WA.

The lease provided for three additional one-year renewal terms following the initial term, which ended on February 28, 2003. The Lessee and Lessor executed the Third Renewal Term Addendum on January 10, 2005, which expires on February 28, 2006.

The Lessee and Lessor have agreed upon an amended lease of two (2) years. If executed, the lease will commence on March 1, 2006 and expire on February 29, 2008. The terms of the amended lease call for a 4% increase in the monthly base rent (\$15,393.68) for the first year (March 1, 2006 – February 28, 2007) and \$16,009.43 for the second year (March 1, 2007 – February 29, 2008). The annual cost per square foot, calculated on the base rental cost for the first year would be \$17.67/Sq. Ft.

The total lease payments for the renewal will include the monthly base rental costs and our estimated proportionate share of the common areas (CAM charges) and general utility charges (\$7,974.32/mo). The total lease payments are estimated at approximately \$280,416 annually under the first year of the new term.

ALTERNATIVES ANALYZED:

Pending Council considerations and decisions relative to a new City Hall site, and the prohibitive costs of moving people and the telecommunication network system, no other alternative was analyzed.

FINANCIAL IMPACT:

For the first year (March 1, 2006-February 28, 2007), the lease expense for the City Hall is budgeted within the Facilities budget.

RECOMMENDATION

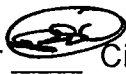
Staff recommends that Council authorize the City Manager to execute the amended lease to the Shoreline Business and Professional Center (City Hall) lease providing for a two (2) year extension from March 1, 2006 to February 29, 2008.

Attachments

Attachment A Amendment to lease
Attachment B Lease Agreement

Approved By:

City Manager



City Attorney



Amendment to Lease Agreement Adding a Fourth Renewal Term

THIS Amendment to the Lease Agreement is made as of this 12TH day of January 2006 between SHORELINE BUSINESS & PROFESSIONAL CENTER, L.L.C., a Washington limited liability company, hereinafter referred to as "Lessor," and the CITY OF SHORELINE, hereinafter referred to as "Lessee."

WITNESSETH:

- A. The parties executed a lease of approximately 10,457 square feet in the office building commonly known as the SHORELINE BUSINESS AND PROFESSIONAL CENTER, 17544 Midvale Avenue North, Shoreline, Washington on February 14, 2000 ("Lease").
- B. The Lease provided for three additional one-year Renewal Terms following the initial term, which ended on February 28, 2003.
- C. The Lessee and Lessor executed the First Renewal Term Addendum on February 27, 2003, which expired on February 28, 2004.
- D. The Lessee and Lessor executed the Second Renewal Term Addendum on February 26, 2004, which expired on February 28, 2005.
- E. The Lessee and Lessor executed the Third Renewal Term Addendum on March 1, 2005, which expires on February 28, 2006.
- F. The Lessee and Lessor, in signing this amendment, have agreed to amend Section 34 of the Lease Agreement by granting the Lessee renewal of the Lease for a Fourth Renewal Term of two (2) years. If exercised, the Fourth Renewal Term will commence on March 1, 2006 and expire on February 29, 2008. The monthly base lease payment will be increased by 4.0% for the Fourth Renewal Term. Additional rent shall be charged as determined under Section 3 of the Lease.

NOW THEREFORE, in consideration of the mutual terms and conditions of the Lease and this Addendum, the parties agree as follows:

1. Section 34 of the Lease is amended to read as follows:

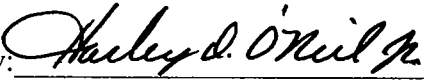
34. Renewal. Provided that Lessee is not in default hereunder, either at the time of exercising this option to renew or upon the commencement of the renewal term, Lessor hereby grants to Lessee one additional term of two years ("Renewal Term") on the same terms and conditions as are provided by this Lease, except for the term, which shall commence March 1, 2006 and end February 29, 2008, and the base lease payment, which shall consist of \$15,393.68 from March 1, 2006 to February 28, 2007 and \$16,009.43 from March 1, 2007 - February 29, 2008. Additional rent shall be charged as determined under Section 3 of the Lease.

2. All other terms and conditions of the Lease shall remain in full force and effect during the Renewal Term.

Executed as of the day and year first above written.

LESSOR:

**SHORELINE BUSINESS & PROFESSIONAL
CENTER, LLC**

By: 
Harley D. O'Neil, Jr.
Managing Member

LESSEE:

CITY OF SHORELINE

By: _____
Robert L. Olander
Interim City Manager

Approved as to Form:

Ian Sievers, City Attorney

CITY COUNCIL AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

AGENDA TITLE: Shoreline Park Fields A and B - Design Contract Amendment DEPARTMENT: Public Works PRESENTED BY: Dick Deal, Parks Director Dave Buchan, Capital Projects Coordinator
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PROBLEM/ISSUE STATEMENT:

In July 2005, Council authorized \$1.6 million to provide for new artificial surfacing on Shoreline Park soccer fields A and B. Following a formal solicitation process in August 2005, the firm of D.A. Hogan was selected to design the new field improvements. In September 2005, the City entered into a Phase 1 design contract with D.A. Hogan to evaluate field layout options, evaluate the range of artificial surfacing products available on the market and develop a detailed budget for this project. The amount of this initial contract was \$12,000.

At the December 8, 2005 Parks Board meeting, a series of field layout options prepared by D.A. Hogan was reviewed. The Board recommended to the Parks Director a field layout configuration that meets the needs of the City and major field users. This task completes the scope of work for D.A. Hogan as outlined in this Phase 1 contract.

Staff recently negotiated a proposed contract amendment with D.A. Hogan to: 1) complete all design and engineering services associated with this project, 2) assist the City with the bidding and contract award process and 3) provide construction administration services during installation of the new field surfacing. The amount of this proposed contract amendment covering all of these services is \$63,000. This amount, combined with the original Phase 1 agreement, creates a total design allocation of \$75,000. This allocation for full engineering services for Shoreline Park A and B soccer field project is \$4,500 less than was anticipated in the City's original budget for this project.

The Council's desire to have the City complete this project by September 2006 to coincide with the start of the heaviest field use period, requires that the City move quickly to achieve the time goals for this project. The required tasks to select the design team, research field layout options and involve the public in the selection of the preferred field configuration all occur on a fast-track schedule. The project is now on schedule for an August 2006 opening.

FINANCIAL IMPACT:

Council authorized the sum of \$1.6 million for improvements to Shoreline Park A and B soccer fields in July 2005. The City has sufficient budget to complete this project. Funds for this project are available as of January 1, 2006 as part of the 2006 CIP.

RECOMMENDATION

Staff recommends that Council approve a Phase 2 contract amendment with D.A. Hogan in the amount of \$63,000 to provide all remaining design, engineering, bidding assistance and construction inspection services for the Shoreline Park A and B artificial soccer field surfacing project.

Approved By: City Manager _____ City Attorney _____

INTRODUCTION

The demand for playing time on City of Shoreline soccer fields has grown significantly over the past decade. The Shoreline Park fields A and B are two of the most heavily used fields in the region. Fields A and B have deteriorated significantly over the past few years and despite major efforts by the City's maintenance crews, rainwater still does not drain well because of clogged drains beneath the field. During periods of heavy rain, players have to dodge small ponds on the playing surface. In the summer, the fields are occasionally dusty and the City has had numerous complaints about this condition.

The popularity of new artificial surfacing on soccer fields has grown dramatically over the past decade. Artificial surfacing plays like a natural grass field, drains water easily and requires little maintenance. This allows field managers to schedule these fields virtually non-stop during the playing season. This also provides more predictability to both field managers and the youth and adult teams.

The City's Parks, Recreation and Cultural Services Board has discussed the possibility of installing artificial surfacing on fields A and B for the past few years and had conversations with local athletic organizations to begin to build support for this effort. In July 2005, the Council authorized the expenditure of \$1.6 million to create new artificial surfacing on fields A and B. Two of the major field user groups, Hillwood Soccer Association and Shorelake Soccer Club, have stepped forward to assist the City in the funding of new field surfacing. Each group has committed the sum of \$100,000 (total of \$200,000) which forms part of the \$1.6 million total commitment for this project.

BACKGROUND

In July 2005, Council authorized staff to proceed with surfacing improvements for Shoreline Park soccer fields A and B. In early August 2005, staff solicited statements of qualification from design firms interested in providing field design services. Six design firms submitted qualifications by the August 24 deadline. Following staff evaluation of the proposals, the firm of D.A. Hogan was selected to carry out the field design work on Shoreline Park soccer fields A and B.

Staff proceeded with a Phase 1 contract with D.A. Hogan in the amount of \$12,000 to review existing conditions on site, consider alternate field layout options, evaluate the various commercial synthetic surfacing products available on the market today and recommend an overall budget for this project.

At the December 8, 2005 Park Board meeting the Board reviewed a series of field layout options for Shoreline Park fields A and B prepared by D.A. Hogan. The Board recommended to the Parks Director a field layout configuration that meets the needs of the City and the major field users. This review completed the Phase 1 scope of work with D.A. Hogan.

Staff has recently negotiated a proposed Phase 2 contract amendment with D.A. Hogan and Associates to complete all remaining work on artificial field surfacing project. The amount of this proposed Phase 2 contract amendment is \$63,000 and covers the following design and engineering services:

- . complete all design and engineering services associated with this project
- . assist the City with the bidding and contract award process
- . provide construction administration and inspection services during the installation of the new field surfacing.

This project remains on schedule for an August 2006 ribbon cutting.

FINANCIAL IMPACT

Council authorized the sum of \$1.6 million for improvements to Shoreline Park fields A and B in July 2005. The City has sufficient budget to complete this project. Funds for this project are available as of January 1, 2006 as a part of the 2006 CIP.

The proposed \$63,000 contract amendment and the original contract of \$12,000 equals \$75,000 for all design and engineering services needed to complete the Shoreline Park fields A and B project. This contract amount is \$4,500 less than what had originally been budgeted for design services associated with this project.

RECOMMENDATION

Staff recommends that Council approve a Phase 2 contract amendment with D.A. Hogan in the amount of \$63,000 to provide all remaining design, engineering, bidding assistance and construction administration services for the Shoreline Park A and B artificial soccer field surfacing project.

CITY COUNCIL AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

AGENDA TITLE: Public Hearing on Cottage Housing DEPARTMENT: Planning and Development Services PRESENTED BY: Joe Tovar, FAICP, Director of Planning and Development Services Paul Cohen, Project Manager

PROBLEM / ISSUE STATEMENT:

In August 2004 the City Council directed staff to review the provisions for cottage housing in the Development Code, conduct a public process, hold a public hearing, and receive Planning Commission recommendations (Attachment A) for Council review and action. The moratorium on cottage housing expires February 16, 2006.

Background

History

- 1998 - City adopts Comprehensive Plan Policy LU27 which conditionally supports cottage housing in R4 and R6 zones.
- 1999 – Shoreline Planning Academy recommends cottage housing to offset larger minimum lots sizes and provide alternative to mega-houses for first development code.
- 2000 – Council adopts first development code including provisions for cottage housing.
- 2003 – Council adopts amendments to cottage housing provisions of development code.

More Recent

- August 23, 2004 - Council adopts 6-month moratorium.
- December 6, 2004 – Staff outlined amendment process to City Council in memorandum.
- January 4, 2005 – Council discussed the program to revisit cottage housing provisions. Recommends a joint Planning Commission / City Council tour of cottage housing.
- January 24, 2005 – Council accepts staff amendment process outline with goals, objectives, and phasing.
- February 5 and 12, 2005 – Joint Planning Commission City Council Tours of Cottage Housing.
- February 2005 – Council extends moratorium 6 months.
- April 7, 2005 – Letter from staff to community, Planning Commission, and City Council presenting the issues, possible amendments or repeal alternatives.
- May 11, 2005 – Cottage Housing Community Meeting

- June 2, 2005 - Planning Commission Public Hearing
- June 13, 2005 – City Council adopts Comprehensive Plan Update and Policy LU9.
- June 16, 2005 - Planning Commission Deliberation and Recommendation to extend process.
- July 18, 2005 - City Council Public Hearing and Action to extend moratorium and adds discussion of an alternative process to the August 22, 2005 agenda.
- August 22, 2005 - City Council directs Planning Commission to finish recommendations and staff to organize a community dialogue meeting.
- September 1, 2005 – Planning Commission scheduled to continue deliberations.
- September 15, 2005 – Planning Commission scheduled to make recommendations to the City Council.
- October 20, 2005 - Planning Commission completed deliberations and recommendations for cottage housing.
- November 29, 2005 – City Council holds a Community Dialogue with the public and Planning Commission.

To date staff has completed the following public process steps.

- Solicited the involvement and comments of cottage housing activists, developers, neighbors, and residents.
- Recapped history of cottage housing including the 1998 Comprehensive Plan, 1999 Planning Academy, 2000 adoption of the Development Code, and the 2002 amendments presented to the Planning Commission on June 2, 2005 and at May 11, 2005 community meeting.
- Summarized and recorded all public comments from cottage housing developed since 2002 and comments received since August 2004 when the first moratorium was adopted. The comments have been presented to the Planning Commission and used to extract, analyze, and highlight issues in the April 7, 2005 memorandum to the City Council, Planning Commission and interested citizens.
- Analyzed and addressed the issues of property values, zoning, density, parking/traffic, GMA requirements, and design quality of the different developments in April 7, 2005 letter.
- Scheduled two tours of Shoreline cottages March 5 and 12, 2005 with the Planning Commission, City Council, and the general public.
- Sent draft amendments and repeal alternatives to parties of record April 7, 2005.
- Held an open community meeting on May 11, 2005 to present the history, issues, alternatives, receive comments, and work in small groups for solutions that included both amendments and alternatives to repeal cottage housing regulations. The meeting included neighbor opponents and proponents, residents of cottage housing, developers, city council members and planning commissioners.
- Presented the outcome of the May 11th meeting and draft amendments to the Planning Commission public hearing June 2, 2005.
- Noticed the public through the Currents newsletter, the Enterprise newspaper, and public notice in the Seattle Times, parties of record, and presented to the Highland Terrace neighborhood group at their request.
- Held separate public hearings for the Planning Commission on June 2, 2005 and for the City Council on July 18, 2005.
- Received Planning Commission recommendations.

- Helped facilitate the Council's Community Dialogue meeting November 29, 2005.

Legal Process for Amendment of the Development Code

The Shoreline Municipal Code allows for amendments to the Development Code with a specific process. First, any person may request that the City Council, Planning Commission, or Director may initiate amendments to the text of the Development Code (SMC 20.30.100). On December 6, 2004 staff initiated the amendment process to the City Council. Second, the State Department of Community, Trade and Economic Development must be noticed to consider amendments that may affect GMA goals and targets (RCW 36.70A.035 section 2). The public notice was sent to the State May 26, 2005. Third, the Planning Commission must hold a public hearing (SMC 20.30.070), which was held June 2, 2005. On June 16, 2005, the Planning Commission recommended an extension of the moratorium in order to continue their deliberations for final recommendations to the Council. On October 20, 2005, the Planning Commission made final recommendations to the City Council. Fourth, the City Council needs to hold a public hearing and make a decision on those recommendations (SMC 20.30.070).

Comprehensive Plan

In 1998 the City adopted Policy LU27 in 1998 to read:

Allow cottage housing in residential areas of 6 units per acre and up, if they go through design review and adhere to the following: common open space, reduced parking areas, detached homes' common amenities.

In 2005 the City repealed Policy LU27 and adopted Policy LU9 in 2005 to read:

The Low Density residential land use designation is intended for areas currently developed with predominantly single family detached dwellings. Single Family dwellings will be allowed and other dwelling types, such as duplexes, single family attached, cottage housing and accessory dwellings, may be allowed under certain circumstances.

Appropriate zoning for this designation is R-4 or R-6 Residential, unless a neighborhood plan, subarea plan or special district overlay plan/zone has been approved.

Policy LU9 leaves the option for the City to either allow or not allow cottage housing in R-4 or R-6 zones.

Community Involvement

Since 2000 there have been 7 cottage housing projects with 55 units built. There have been a handful of comments to upwards of 50+ comments associated with these projects. The majority of comments were generally opposed or concerned about the prospect of the development next door. After they were built some neighbors approved, some accepted, and some continue to oppose cottages.

Ever since a developer held a neighborhood meeting in the summer of 2004 for a 16 unit cottage development (not city approved) at NW 192nd and 8th NW the public concern for cottage development escalated. As a result the Council adopted moratoriums that totaled 1.5 years. In January 2005 the process to review cottage development in Shoreline began with a compilation mailing list which initially included parties of record from previous cottage development neighborhood comments, residents of cottages, cottage developers, and more recent cottage activists - which grew to about 120 people. About 60 people attended each of the May 11, 2005 Community Meeting and the November 29, 2005 Community Dialogue.

Over the past 1.5 years we received comments and testimony from citizens (Attachments B and C), which are summarized below:

- 73 comment letters and 56 testimonies at the Planning Commission public hearing and deliberations and the Council's Community Dialogue.
- Of those 129 comment letters and testimonies there were 58 different people of which 65.5% opposed cottages, 19% supported cottages, and 15.5% only had concerns.

Based on the reading of all comments, some cottage housing issues were commented on more than others. Including both opposing and supportive comments, issues of highest importance to lower importance cottage issues were ranked:

1. Compatibility with the Neighborhood
2. Density Increase
3. Property Value Impacts
4. Public Process
5. GMA Targets
6. Design Quality
7. Traffic / Environmental Impacts
8. Development Review Process
9. Ownership

COUNCIL OPTIONS:

Option 1: Do Not Adopt Planning Commission Recommended Amendments and Let the Existing Moratorium Lapse – This option means reverting back to the existing cottage code. Staff does not recommend this alternative because it would likely result in cottage housing projects that would be objectionable as several past projects of the existing code have raised strong community concerns.

Option 2: Adopt Planning Commission Recommendations – These amendments, proposed by the Planning Commission, assure greater separation between projects, allow less density bonus, keep developments smaller, require more parking, and have higher design standards. These amendments could only be met by the Greenwood Cottages.

Option 3: Adopt Planning Commission Recommendations with Additional Conditions – If the Council considers Option 2, the staff believes that the Council could further assure quality projects by adding: (1.) A requirement that all cottage developments be separated from each other by 2,000 feet (about 6 blocks) and (2.) Elevate the review process for design review with improved design criteria to address issues such as compatibility. This can be achieved either by staff administratively, by a Planning Commission design committee, or a newly created design board as a pilot program for innovative housing.

If the Council were interested in more specific design details beyond the amendments it could direct staff to draft language to address items such as architectural style, window and entryway orientation, location of property, car access, and building trim.

Option 4: Restrict Cottage Development to R-8 and R-12 Zones – Restrict the code's land use chart to allow cottages only in these low-density, multifamily zones without a Conditional Use Permit and amend the design standards as recommended by the Planning Commission. Staff does not recommend this option, because it will create the illusion of accommodating cottage development without creating any realistic opportunity for it to actually be built. More fundamentally, even if such single family housing (though small) were practical to finance, this option will place detached housing in a zone intended for and largely developed with attached unit housing.

The City does not have much R-8 and R-12 zones and the zones tend to be located between commercial or major arterials and single family neighborhoods. Staff experience indicates that cottage development in these zones is unlikely. Meridian Park Cottages on Stone Ave N and N 184th is the only project in R-8 and which could not be built under today's standards. There have been several attempts by developers in the past 5 years to develop in these zones but all had left frustrated because of the more stringent dimensional/design standards prevented them from reaching the density bonus.

Option 5: Extend Moratorium 2 Years – This action would allow the City to reexamine the need for cottage housing when it develops a city-wide housing strategy. In the meantime, the City would look for other strategies to meet GMA targets with 150 additional units. Staff does not recommend this option only because it will not satisfy the community – either those opposed or those in support of cottage housing.

A city-wide housing strategy could address ways to capture the housing market of older couples and single women that cottages have drawn. The State GMA target for years 2001 to 2022 is 2,618 units of all types in Shoreline. Of that, cottage housing is targeted for 350 units. When the existing 55 cottage units are subtracted and the remaining 295 units (double density) are replaced with single family development then the target has a shortfall of about 150 units.

Option 6: Repeal Cottage Housing Code – This action would end the issue for now. It would allow the City to reintroducing cottage housing through the

amendment process some time in the future. In the meantime, the City would look for other strategies to meet GMA targets with 150 additional units.

The State GMA target for years 2001 to 2022 is 2,618 units of all types in Shoreline. Of that, cottage housing is targeted for 350 units. When the existing 55 cottage units are subtracted and the remaining 295 units (double density) are replaced with single family development then the target has a shortfall of about 150 units.

Staff Conclusions and Recommendations

The compatibility of cottage housing within Shoreline neighborhoods is the most prevalent and difficult issue to grasp. Compatibility is a difficult value to define and articulate. However, most people know compatibility when they see it. There are different styles of houses surrounding each of the cottage projects to make architectural compatibility difficult to determine. The current code does not define compatibility therefore cottage projects were evaluated on measurable factors such as lot coverage, open space, building bulk, and traffic.

Comparing the impacts of cottage development to conventional single family homes showed the impacts of building size, lot coverage, parking, setbacks, and number of inhabitants to be similar. The potential of doubling the number of cottages per acre is a measurable factor that was not similar to traditional single family housing. Still, less tangible aspects were debated. Supporters of cottages viewed them as smaller communities of single family homes while opponents viewed them as another form of higher density, multifamily housing that was being allowed into low density residential neighborhoods. Some people were concerned that a different type of housing would attract a different type of resident that would neglect their property.

After presenting this information over the past year most people opposed to cottages remained unsatisfied and most people who supported cottages thought their design standards needed improvement. Though compatibility is difficult to define, citizens on both sides of the issue liked the Greenwood Cottages. However, incompatibility emerged to include the combination of housing that looks different, is denser, and has the possibility of new, negligent residents. This combination created uneasiness with many citizens who expressed their reasons to move to a less urban Shoreline where their property values would be protected.

Staff recommends that the Council adopt either Option 3 or Option 6. Option 3 gives cottages the best design standards and review to assure higher quality homes. Option 6 is the best option if the Council believes that the community is not ready for cottages at this time or does not want cottage homes in Shoreline ever.

The remaining options are not recommended.

Option 1 revert the City back to the existing code which allowed projects with mixed results.

Option 2 is a great improvement for cottages but without several conditions that provide more quality assurance.

Option 4 effectively eliminates cottage housing because the R8 and R12 zones are few and not viable zones for cottage development especially with the higher design standards.

Option 5 will not provide the City with clarity and only antagonize both sides of the issue.

Since many options are presented we are not presenting ordinances for each of these options at this meeting until we get direction which ones seem viable to the Council. The only ordinance that would have specific detail worth reviewing in advance is the one that involves code amendments, which are presented in Attachment A.

Attachments:

A: Planning Commission Comments and Recommendations

B: Matrix Summary of Public Comments

C: Public Comment Letters

Approved By: City Manager  City Attorney ____

ATTACHMENT A



Shoreline
Planning
Commission

David Harris
Chair

Rocky Piro
Vice Chair

Michael Broili

Will Hall

Sid Kuboi

Bill MacCully

Robin
McClelland

Chakorn
Phisuthikul

Don Sands

November 4, 2005

Dear Mayor Hansen and Members of the City Council:

On October 20th the Planning Commission completed its current round of work on the Cottage Housing Ordinance. The staff report, with its findings and conclusions, are now in final draft for the City Council to review. It would be routine for that report to conclude the Commission's review and recommendation process. However, the Commission's discussions, recommendation, reconsideration, and final vote on the amendments to the Cottage Housing Ordinance have been anything but routine.

At its September 15th meeting, the Commission finished working through several amendments to the current ordinance, and approved the set of proposed changes by a seven-to-one vote. However, on October 20th the issue was revisited and a motion was made to recommend that the City Council repeal the Cottage Housing Ordinance. Some Commissioners favored a repeal of the existing ordinance to give the staff and the Planning Commission an opportunity to start afresh. Other Commissioners feared that if the ordinance were repealed, it might be years before we reconsidered such an ordinance again. The vote failed on a four-to-four tie. Immediately thereafter, the Commission voted unanimously to include a Letter of Transmittal to accompany the staff report, the recommendation to adopt the amended ordinance, and the supplementary materials that Council will receive for its review of the Cottage Housing Ordinance.

Members of the Planning Commission are in agreement that there is a role for cottage housing in the City of Shoreline. At the same time, most Commissioners – including those who favored and those who opposed repealing the ordinance – question whether the recommended amendments will fully resolve the concerns that the public and the Commission have about cottage housing. During the deliberations on the 20th, the Commission also reviewed and took into account, Comprehensive Plan Policy LU27, which states:

Allow cottage housing in residential areas of 6 dwelling units per acre and up, if they go through design review and adhere to the following characteristics:

- common open space
- reduced parking areas
- detached homes
- common amenities (e.g., garden plots, play areas, storage buildings, orchard)

Two key points are at the heart of the matter: First, although there are several cottage housing developments in the City that meet the spirit and intent of the ordinance and are excellent examples of how such housing fits into an established single-family neighborhood, other developments have not met that spirit or intent. They have drawn criticism from neighboring residents, from the community at-large, from respected builders, and the Planning Commission itself.

The Commission has sought to recommend an ordinance designed to ensure that all future cottage housing be quality development and make the most positive contribution possible to our City. The Commission's recommendations on the recent amendments were developed in that spirit. However, some Commissioners continue to wonder if the ordinance can be further improved or even replaced to guarantee quality projects.

Second, during the discussions, Commissioners expressed frustration about working on cottage housing in isolation. Commission members agree that the City would benefit from a comprehensive housing strategy with cottage housing as one component. The Commission believes that better decisions could be made if cottage housing were understood in the context of an overall housing strategy. Without such a strategy, the City is left with incremental decision-making one housing development at a time – meaning that the long-term implications or impacts of any single development of a few housing units cannot be evaluated as part of a comprehensive whole.

The four-to-four vote at the October 20th meeting should not be interpreted that the Commissioners are strongly divided on whether or not the City should continue to have cottage housing. Rather the discussion that lead up to the vote reveals that the Commission has truly wrestled with finding the best course for going forward with cottage housing in Shoreline. A better read of the vote is that members of the Commission struggled with what is the best course for going forward – that is, whether it is best to try to continue to improve the existing ordinance, or whether a fresh start involving the crafting a new ordinance for cottage housing would be appropriate. Since cottage housing by itself is not critical for the City's efforts to meet its overall growth management targets, some Commissioners felt that that lessens the urgency regarding fixing the existing ordinance versus starting over.

Commission members are available for any questions or other follow-up the City Council may have about specific issues discussed or about the recommendations in general.

Sincerely,

A handwritten signature in black ink, appearing to read "David Harris", with a stylized, flowing script.

David Harris
Planning Commission Chair

**FINDINGS AND DETERMINATION
OF THE CITY OF SHORELINE PLANNING COMMISSION
Cottage Housing Code Amendments**

Summary - The cottage housing regulations have existed since year 2000 when the City developed its first Development Code. Since then seven projects totaling 55 cottage homes have been built. Cottage housing helps meet the City's needs for consistency with the State Growth Management targets, the Comprehensive Plan, and community stated preference for smaller and alternative housing choices. However, most cottage housing projects have been somewhat controversial in the surrounding neighborhood. This culminated in a moratorium in August 2004 in order to study the concept of cottage housing further. The moratorium has been extended twice by Council to February 19, 2006.

I. FINDINGS OF FACT

1. Project Description

Recommended Section 20.40.300 Cottage Housing Amendments.

A. For the definition of cottage housing see SMC 20.20.014. The intent of cottage housing is to:

- Place the burden on the developer for the highest quality development rather than the minimum standards and for the City to deny proposals that do not meet this intent.
- Support the growth management goal of more efficient use of urban residential land;
- Support development of diverse housing in accordance with Framework Goal 3 of the Shoreline Comprehensive Plan;
- Increase the variety of housing types available for smaller households;
- Provide opportunities for small, detached dwelling units within an existing neighborhood;
- Provide opportunities for creative, diverse, and high quality infill development;
- Provide development compatible with existing neighborhoods with less overall bulk and scale than standard sized single-family detached dwellings; and

- Encourage the creation of usable open space for residents through flexibility density and design.

B. No more than 8 cottage housing units shall be located within 1,000 feet from any single point in the City. A proposed cottage development application shall meet this requirement from the property of a previously vested application, issued permit, or built cottage development under the SMC.

C. The total floor area of each cottage unit shall not exceed 1,000 square feet. Total floor area is the area included within the surrounding exterior walls, but excluding any space where the floor to ceiling height is less than six feet. The maximum minimum main floor area for an individual cottage housing unit shall be 700 square feet as follows:

~~For at least 50 percent of the units in a cluster, total floor area shall not exceed 650 square feet;~~

~~For no more than 50 percent of the units in a cluster, the floor area may be up to 800 square feet.~~

D. Up to 1.75 The following number of cottage housing units may shall be allowed in place of each single-family home allowed by the base density of the zone.

~~If all units do not exceed 650 square feet on main floor: 2.00~~

~~If any unit is between 651 and 800 square feet on main floor: 1.75~~

E. Cottage housing developments shall have units shall be developed in clusters of a minimum of four units and a maximum of 12 8 units not including community buildings.

F. The height limit for all cottages structures shall not exceed 18 feet. Cottages or amenity buildings having pitched roofs with a minimum slope of six and 12 may extend up to 25 feet at the ridge of the roof. All parts of the roof above 18 feet shall be pitched. Parking structures and community buildings shall not exceed 18 feet.

G. Each Cottages unit shall be oriented around a common open space using covered porches and entries. Cottages fronting on streets shall have an additional entry facing those streets. The common open space shall be at least 250 square feet per cottage housing unit and landscaped primarily with ground cover. Open space with a

dimension of less than 20 feet shall not be included in the calculated common open space. Cottages and community building shall be separated at least 40 feet when separated by required open space.

H.G. Each Cottage housing unit shall be provided with a minimum private open space of 250 square feet. Private open space that is less than 10 feet wide shall not be included in the area calculation. Private open space should be contiguous to each cottage, directly accessed from the porch or private walk, for the exclusive use of the cottage resident, and oriented toward the common open space. Fencing or hedges bordering private open space shall not exceed 2 feet in height.

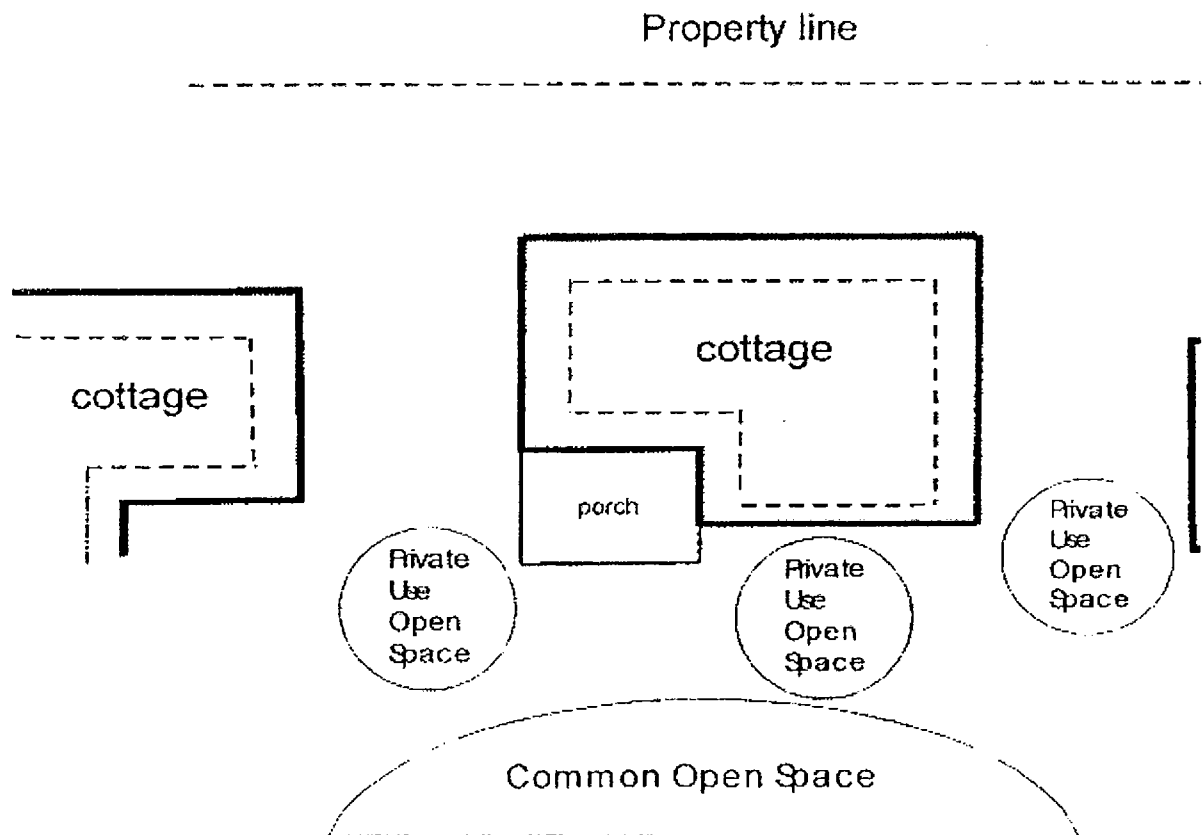


Figure 20.40.300(G): Private use open space should be contiguous to each cottage, for the exclusive use of the cottage resident, and oriented towards the common open space.

I.H Cottage housing units shall have a covered porch or entry at least 60 square feet in size with a minimum dimension of six feet on any side.

J.I All structures shall maintain no less than 10 feet of separation within the cluster.
Projections may extend into the required separation as follows:

- Eaves may extend up to 12 inches;
- Gutters may extend up to four inches;
- Fixtures not exceeding three square feet in area (e.g., overflow pipes for sprinkler and hot water tanks, gas and electric meters, alarm systems, and air duct termination; i.e., dryer, bathroom, and kitchens); or
- On-site drainage systems.

K.J Parking for each cottage housing unit shall be provided as follows:

- Two parking stalls for each cottage housing unit and 1 guest stall for every 2 units shall be provided. Tandem parking is allowed. Units that do not exceed 650 square feet on main floor: 1.5. Units that exceed 650 square feet on the main floor: 2.0

Parking shall be:

- K. Clustered and separated from the private and common area and cottages by landscaping and architectural screen under 4 feet in height with trellis above 6 feet in height. Screened from public streets and adjacent residential uses by landscaping and/or architectural screen. ~~No solid board fencing allowed as architectural screen.~~
- Set back a minimum of 40 feet from a public street, except for an area which is a maximum of (1) 50 feet wide; or (2) 50 percent of the lot width along the public street frontage, whichever is less, where parking shall have a minimum setback of 15 feet from a public street.
- Located in clusters of not more than five abutting spaces.
- A minimum of 50% of the parking space shall be enclosed.

L. Setbacks for all structures from the abutting property lines shall be an average of 10 feet, but not less than five feet, except 15 feet from a public street Right-of-Way or public sidewalk, whichever is greater.

M. ~~All fences on the interior of a lot shall be no more than 3 feet in height.~~
Architectural screens along the property line may be up to six feet in height subject to the sight clearance provisions of SMC 20.70.170, 20.70.180 and 20.70.190(C).
No chain link or solid board fences are allowed.

(Ord. 321 § 1, 2003; Ord. 299 § 1, 2002; Ord. 238 Ch. IV § 3(B), 2000).

2. Procedural History

- 2.1 1998 - City adopts the Comprehensive Plan with Policy LU27 allowing cottage housing in R-6 zones of the City.
- 2.2 1999 - City forms the Shoreline Planning Academy to receive citizen guidance for the City's first Development Code.
- 2.3 2000 - City adopts the Development Code with provisions for cottage housing (SMC 20.40.300).
- 2.4 2003 - City adopts refinements to the cottage housing regulations.
- 2.5 August 2004 - City adopted a six month moratorium on cottage housing.
- 2.6 February 22, 2005 - City Council amended the moratorium ordinance to be extended another 6 months until August 19, 2005.
- 2.7 March 5 and 12, 2005 - City conducts a bus tour of Shoreline's cottage housing.
- 2.8 April 2005 – Council readopts cottage housing Policy LU27 with minor modifications.
- 2.9 May 11, 2005 - Staff holds a community meeting to discuss and make recommendations on cottage housing.
- 2.10 May 26, 2005 – SEPA Determination of Non-Significance issued for proposed amendments.
- 2.11 June 2 and 16, 2005 - Planning Commission holds public hearing and deliberations.
- 2.12 July 18, 2005 – City Council adopts latest moratorium
- 2.13 August 22, 2005 - City Council adds joint City Council and Planning Commission forum to cottage housing public process.
- 2.14 September 1 and 15, 2005 – Planning Commission continues deliberation and directs staff to draft recommendations.

3. Public Comment

A great deal of public comment has been received for this project. The City has received many public comment letters over the past year primarily opposed to cottage housing. This group seems divided between those who want to repeal the provisions because cottages are an inappropriate density increase in traditional single family neighborhoods and those who believe many of the projects are poorly designed. However, during several public comment periods the sides of the issue have been even. There is a contingent of citizens who support cottage housing either because they live in a cottage, they believe the city needs more alternative housing, or they believe that the regulations need improvement to produce more projects like the Greenwood Cottages. There has not been a city-wide survey of citizen opinions.

4. SEPA Determination

The City issued a SEPA determination of non-significance May 26, 2005 for the proposed amendments.

5. Consistency

Shoreline Development Code 20.30.350 Criteria for Amendment to the Development Code

1. The amendment is in accordance with the Comprehensive Plan.

Comprehensive Plan - In 1998 Shoreline adopted its Comprehensive Plan. In the plan there are policies that support cottage housing as well as alternative housing choices.

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

Policy HI: Encourage a variety of residential design alternatives that increase housing opportunities in a manner that is compatible with the character of existing residential and commercial development throughout the city.

Goal LU III: To have adequate residential land and encourage a variety of quality residential buildings and infrastructure suitable for the needs of Shoreline's present and future residents.

Policy LU27: Allow cottage housing in residential areas if they go through design review and adhere to the following characteristics:

Common open space

Reduced parking areas

Detached homes

Common amenities (e.g. garden plots, play areas, storage buildings, orchard)

Policy LU27 was recently re-adopted with by the Council in the 2005 Comprehensive Plan update. In the adoption the Council removed language that allowed cottage housing specifically in "R6 zones and up".

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

The recommended code amendments will not adversely affect the public health, safety or general welfare because they will have the same or similar impacts of conventional single family housing and the amendments will be more restrictive and further limit the growth potential over the current cottage housing provisions of the development code.

3. The amendment is not contrary to the best interest of the citizens and property owners of the City of Shoreline.

The recommended code amendments are not contrary to the interest of the citizens and property owners of the City because they will help meet the state GMA targets, and provide alternative housing for a changing housing market.

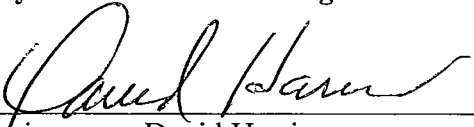
II. CONCLUSIONS

The Planning Commission concluded that these amendments met the criteria for amending the development code. They believed that their recommendations needed more deliberation in regard to the city's housing strategy and other alternatives to meet the State GMA targets, however, the recommendations were also needed to begin discussion with the City Council in the upcoming cottage housing community dialogue meeting in November.

III. RECOMMENDATION

Based on the Findings, the Planning Commission recommends adoption of the amended cottage housing code.

City of Shoreline Planning Commission


Chairperson: David Harris

Date: NOVEMBER 9, 2005

Cottage Housing Opinion Matrix

* These numbers are based on staff interpretations of letters and meeting minutes. Please read letters and minutes to verify.

	• Total 129 comment letters and testimonies. • 58 different people • 65.5% opposed cottages • 19% supported cottages • 15.5% only had concerns.	73 comment letters sent by 41 people during 2 years. 27 people oppose cottages 8 people support cottages 6 people only with concerns	56 testimonies at Planning Commission and Council Dialogue by 17 additional different people who did not also send letters. 11 people oppose cottages 3 people support cottages 3 people only with concerns (60+ people testified in support and opposition to cottages at May 11 community meeting but no minutes were taken to determine how many.)
	ISSUES	PUBLIC COMMENT RECIEVED	PLANNING COMMISSION MOTIONS and VOTES
	Highest Priority To Lowest Priority	Compatibility w/ Neighborh'd Density Increase Property Values Impacts Public Process Design GMA targets Design Quality Traffic / Environ Impacts Develop. Review Process Ownership	June 1 – Repeal of Cottage Code Motion / Failed 1-6 June 16 –Create Cottage Review Board / Failed 4-4 June 16 –Require Staff at Neighborhood Meetings and Minutes / Failed June 16 –Extend Moratorium 6 months / Passed 7-1 Sept 1 - Cottages on Arterials Only / Failed 1-5 Sept 1 - More information on Design Review Process / Passed Unan. Sept 1 – Require ProForma of Single Family with Cottage / Failed 1-5 Sept 15 –Require Enclosed not Covered Garages / Passed 8-0 Sept 15 - Require Cottages 10 foot setbacks / Failed 1-7 Sept 15 – Limit Cottages to 6 Units / Failed 2-6 Sept 15 - Discourage Cottages Unless Highest Standards / Passed Unan. Sept 15 – Recommended Staff Amends as Amended / Passed 7-1 Sept 15 – Develop a Design Review Process / Failed 4-4 Oct 6 - Reconsider Repeal Vote of June 1 / Passed 5-1 Oct 20 - Repeal Cottage Housing Code / Failed 4-4

1.	Compatibility of cottages within Shoreline single family neighborhoods.		The Planning Commission could not define compatibility but had strong opinions about which built projects they liked or disliked. They did not comment on property values. Some commissioners felt that cottages should be allowed in higher density zones while others thought that they could be designed to fit well in single family. Commissioners considered creating a design review board to approve cottage projects but decided against the idea. They all felt it was a viable alternative housing but were concerned with how it fits into the City's housing strategy. Overall, Commissioners were supportive of cottages in concept but did not want the current code and were uneasy about the amended cottage code.
		Comment Letters Only	
	Cottages increase density, lower property values, and look odd in traditional single family areas.	16 people	
	If cottages could be developed at a higher quality, provide some predictability, reduce traffic impacts. Wide support for cottages if at the Greenwood quality.	6 People	
	Cottages provide great, secure communities and an alternative for those want to downsize.	9 People	
2.	Strength of cottage housing market.		
	No Market for Cottages.	4 People	

	Great market for cottages.	1 Person	
3.	Affect of cottages on surrounding property values.		
	Cottages devalue their property.	10 People	
	Cottages increase property value.	2 People	
4.	Growth Management Act Targets.		
	Cottages are unimportant to GMA targets.	8 People	
	Cottages help the city meet GMA targets.	1 Person	
5.	Cottage design quality in traditional single family neighborhoods.		
	Cottages are unattractive.	4 People	
	Cottages are attractive.	5 People	

6.	Added density in R4 and R6 zones.		
	Added density is incompatible.	15 People	
	Added density can work well.	4 People	
7.	Review process needs to be improved to ensure better projects	5 People	
8.	More impacts than SF homes.	9 People	
9.	Cottage public process inadequate.	10 People	
10.	Attracts poor ownership and maintenance.	1 Person	

City of Shoreline
17544 Midvale Ave. No.
Shoreline, Wash. 98133-4921

DECEMBER 2, 2005

Subj: Cottage Housing

DEAR SIR,

Thank you for your meeting of November 29th, and for all the meetings you have so conscientiously held. You and all your staff must be commended for your efforts to make Cottage Housing work.

Someone complained the City was not keeping the citizens informed on Cottage Housing. Anyone who has attended a meeting, left their name and address, or made a telephone call, has received follow letters advising them of the projects status. In addition, you have advised Community Papers who have done a good job with their Articles and Editorials. The city's communication skills rates an excellence.

Almost EVERYONE who spoke at the Nov. 29th meeting brought up the subject of compatibility, but as you analyze it, single family residential housing is naturally incompatible with Cottage Housing. Cottage Housing is an in between step that doesn't fit. People bought homes in areas zoned single family residential because that is exactly what they wanted. They don't want

multiple housing next to or across the street from their single family residences. Today, planners are recognizing that many people do not want large lots. Shoreline has seen that trend, and has adjusted to it very well. They have allowed 3 or 4 homes to be built where normally 2 would qualify, and this has been well received. However, placing 6 or 8 cottages in a single family residential area violates a very special trust owners have placed in government to protect their way of life and their investment. While the building codes allow planners some adjustment, this variation from the norm goes too far to be acceptable, and was never intended.

The cost of larger land parcels today that can be used for cottage housing is so great, along with the cost of construction, the developer places himself at odds with the planners.

The planners are interested in the highest quality, but the builder is interested in building with profit in mind, hoping to negotiate any differences with the officials involved. Architectural sketches can be so deceiving. The result turns out to be housing totally incompatible with the surrounding residences.

The intent of the Cottage Housing Amendments, as noble as they sound, are just

not practical. The contractors and developers are the only ones who benefit. The resentment of the people against this type of development is so much stronger than I ever imagined. They don't want it because it doesn't fit. There is too much "bulk" and it can't be overcome.

Everyone in the city has made a noble effort to try to solve the problem. I marvel at your patience and very honest effort to make this concept work. Universally the people don't want it. Basically it is incompatible, and you can't overcome that incompatibility. Please, let it go.

Look at areas where the zoning can be changed. In those areas spell out very specifically the types of multiple housing that would qualify. I.E. Cottage Housing, Court apartments/condos, Four-plexes, etc. This is the best way to make small dwelling units available, and attain the high quality you wish.

Sincerely,
John T. Bulman
1452 - N.W. 202nd Lane
Shoreline, Wash 98147

cc Paul Cohen
cc Scott Jepson
cc David Harris 77
cc Keith McGloshan

19009 Ninth Place N. W.
Shoreline, WA 98177
January 11, 2005

Paul Cohen
Planning and Development Services
17544 Midvale Avenue N.
Shoreline, WA 98133

Subject: Your letter of December 23, 2004, on the subject of cottage housing in Shoreline, addressed to Dear Interested Party, asking for comments on the accompanying proposed process to review cottage housing code provisions and asking if we want to participate in the process

Yes, I have comments, and yes, I would like to participate in the process.

My comments:

As I read the proposed process to review cottage housing code provisions I kept thinking, Why not stick to standard, familiar, established forms of punctuation, capitalization, format, and diction, so that we amateurs can focus on the meaning.

I'm not sniping at small stuff, like little accidents that happen when time is short. What I'm asking about is basic, like for example what copy editors call "Series Out of Control," or "Name a Thing Once."



Elspeth Alexander
(206) 542-3052

P.S: I'm available as a volunteer, if my background qualifies me to help in any way.

RECEIVED

MAR 28 2005

City Manager's Office

19009 Ninth Place N. W.
Shoreline, WA 98177
March 25, 2005

Enclosed is a copy of my letter to Councilmember Carolyn Edmonds in response to the form she sent (copy enclosed) inviting people to comment.

My comments pertain to cottage housing. If that topic is germane, can you please make copies for Mayor Jepsen and Councilmembers.



Elspeth Alexander
(206)542-3052

19009 Ninth Place N. W.
Shoreline, WA 98177
March 22, 2005

Councilmember Carolyn Edmonds
516 Third Avenue, Room 1200
Seattle, WA 98104

Subject:: Responding to your survey, enclosed

Of course, providing essentials such as Human Services
and Police and EMS Service comes first.

Then, please do all you can to

1. Preserve what's left of the natural
environment
2. Prevent land use that reduces the value
of surrounding property

A case in point: the Cottage Development proposed at
19141 - 8th Avenue N. W.

It would take down established trees, including, most
conspicuously, a row of tall firs, and would "replace"
the firs with shrubs. Bird life, natural vegetation,
microclimate would be gone.

It would introduce new runoff problems and aggravate
those already evident in properties downhill.

It would increase noise and traffic congestion, and--if
the prospective builder has his way--it would allow
population density heretofore impermissible.

Typically it would reduce property values in the vicinity
by \$20,000 to \$40,000 or more (citations by professional
realtors are available).

I don't think that these objections are a case of NIMBY--
Not In My Back Yard. I would cheerfully provide tax
dollars for publicly-financed low-cost housing as part
of a coherent plan, but cottage housing units at \$300,000
in isolated, nonconforming plats doesn't look like
the answer.

Among the valid, objective reasons that are marshalled
in opposition to this kind of development there is one
that is often advanced but probably can't be defended:

"This is opportunistic profit making on the part of the builder."

But profit making is not illegal, and calling it opportunistic seems like begging the question.

Let's consider whether just maybe we are at the end of an era and it's time to enter a different one, where not just nominal conformity with building regulations governs, but an era where the community's interest is realistically factored in.

It certainly wasn't, for example, at any of the community meetings in the Richmond Beach Library that I attended. At those meetings, whenever a community member asked the speaker, builder's representative Robert Nehring, to address the possibility of putting up three, maybe four houses resembling others in the neighborhood (instead of multiple cottage units), it was as if no one had spoken. The question, as far as I know, was never acknowledged or addressed.

Thank you for inviting us to comment.

As for a guide in arriving at what's fair all around, how about this little aphorism:

"I have a right to swing my fist
but
my right ends where your nose begins."



Elspeth Alexander
(206) 542-3052



Shoreline Planning Commission

September 1, 2005

Written Comment

As I've said in letters to City of Shoreline officials,
I object to cottage housing:

- It reduces the value of adjacent or nearby properties
- It almost inevitably brings
 - ✓ increased population density
 - ✓ traffic congestion
 - ✓ runoff problems
 - ✓ further destruction of the dwindling number of trees that remain

(Apropos of trees: I think it's time we valued them as a community asset and revised the law accordingly so that a property owner does not have an unqualified right to destroy them.)

Cottage housing is at war with the Shoreline Development Code, Title 20, attached. I suggest that whoever favors setting aside the Code so as to produce more tax revenue can go to 191st and 8th N.W. View the destruction — the site denuded of trees...scraped bare... the ambience destroyed. Let's live within

Please leave this form with the clerk at the end of the meeting.

This is a public record
our means and preserve what makes Shoreline a
favorite place.

Shoreline Planning Commission
Written Comment Form

Elsbeth Alexander
19009 Ninth Place N.W.
82 Shoreline, WA 98148
COTTAGE HOUSING PC 64
(206) 542-3052

SHORELINE DEVELOPMENT CODE, TITLE 20
Land Use Regulations, Development Within the City

The Shoreline Development Code implements Shoreline's Comprehensive Plan, 1998, as required by the State Growth Management Act (GMA).

The Code includes the following:

- * Prevent overcrowding of land
- * Avoid excessive concentration of population
- * Promote efforts which will prevent damage to the environment
- * Provide regulations and standards that lessen congestion on the streets
- * Encourage attractive, quality construction to enhance City beautification

Paul Cohen

To: JEBWA52@aol.com
Subject: RE: Cottage Housing

Dear Mr. Behrens - Thank you for your letter regarding cottage housing. Your comments have been voiced by other citizens as well. I will give a copy of your letter for the City Councilmembers to review. We are schedule to discuss the issue with the City Council January 23 and February 6 in the Raineir Room in the Shoreline Conference Center at 7:30 PM, lovcated at N 187th St and 1st Ave NE. You are invited to attend and comment.

Sincerely, Paul Cohen

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

From: JEBWA52@aol.com [mailto:JEBWA52@aol.com]
Sent: Tuesday, December 20, 2005 8:09 PM
To: Paul Cohen
Subject: Cottage Housing

Dear Mr. Cohen:

As a long time shoreline resident and participant in the many meetings concerning cottage housing in our city, I would like to take a moment of your time to speak to several issues:

(1) Any time I have been present at a meeting you personally speak in favor of the concept of cottage housing. I do not believe it is appropriate for a city official to act as an advocate for developers. At the minimum it points to the appearance of conflict of interest.

(2) The placement of these developments inside all ready crowded residential areas causes traffic and safety issues. There is an elderly lady who lives in the 195th st block of Meridian who has been approached by a developer who owns two adjacent houses to her property and told her she had better sell now or her house will be surrounded by cottage homes.

(3) Once a method for construction of these projects is put into the city building codes there is no longer any control over how many or where they will be built. At one of the city planning meetings a developer who has built cottage homes found this hard to understand. His feeling was that putting them amongst existing single family homes was a bad idea.

(4) The two of these projects near my house were built in conflict with even the ordinance allowing cottage homes, but approved anyway. I am referring to the project at 185th and the project that is currently empty at 183rd and Ashworth. The drainage is such at the ashworth site that these homes may never be able to be sold. The trees are too small. There is insufficient on site parking. The fencing doesn't meet code. How do you plan to stop these from being sold, What have you learned by the process.

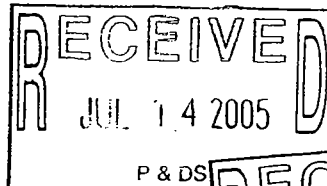
(5) I want my city officials to provide facts and not be advocates for a particular plan. My decision making process should be based on facts.

Thank you

John Behrens
18332 Meridian Ave N
Shoreline Wa, 98133

RECEIVED

JUL 13 2005



Page 1

Heidi Costello

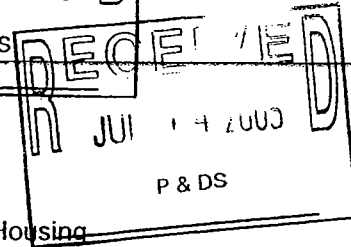
City Manager's Office

From: Robert Barta [bbarta@fivestarteacher.com]

Sent: Wednesday, July 13, 2005 9:45 AM

To: City Council

Subject: HOLD: R-4 & R-6 Neighborhoods Should not be used for Cottage Housing



Dear City Council members

There are three vital legs that support the strength and appeal of a city. I learned about these principles from an article in the spring 2005 issue of the Wilsonian Quarterly.

#1. A city works when the citizens feel it is a safe place to live.

Certainly our police department is working diligently on that.

#2. A city must be a place of ongoing economic development.

Tom Boydell seems to have some fresh ideas going on that.

#3. "Sacredness". A city must have a sacred foundation of codes that preserve the character and appeal of neighborhood living.

I feel that this third leg is being weakened by the continued possibility that "Cottage Housing Villages" many continue to be inserted in the R-4 and R-6 neighborhoods. Cottage Housing seems to basically be condominium-like housing but the units set on separate foundations.

Condominium-like housing threatens the sacredness of the codes for R-4 and R-6 neighborhoods. Who wants to buy properties in Shoreline if there is a possibility for this "social experiment" to pop up next door.

I encourage the Shoreline City Council to not allow "Cottage Housing Villages" to be inserted in R-4 and R-6 neighborhoods.

I encourage the City Council to honor the sacredness of current R-4 and R-6 codes.

Sincerely yours,

Bob Barta
Shoreline Citizen
bbarta@appleisp.net

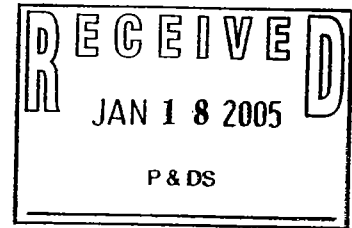
P.S. Cottage Villages were experimental in Seattle, then they were experimental in Vashon, and now they are experimental in Shoreline.

Experiments need to be evaluated and it appears that the evaluation step is being skipped in Shoreline.

CITY MEMBER	
CITY COUNCIL	☒
CITY MANAGER	☒
STAFF	☒
Paul Cohen	☒
Bob O.	☒
Joyce	☒
Tom	☒
FILE	☒

Distribution Only per Barta

Mr. Paul L. Cohen
Senior Planner
Planning and Development Services
City of Shoreline, Washington



RE: Cottage Housing Amendment Process

Paul:

I received your letter "Cottage Housing in Shoreline" over the Holiday, and I provide the following response to support the process City staff is taking to evaluate the Cottage Housing Ordinance currently under moratorium.

First, I do wish to participate in this process and attend any workshop events that may occur. I look forward to receiving sufficient notice to work it into my schedule.

Comments:

- I think the "problems" you have identified are consistent with the feedback I have heard. However, I would add that some have expressed that the CUP review process for Cottage Housing is either flawed and/or inadequately staffed. One individual expressed to me that "only one planner" has authority to review and approve these projects. As Staff and we developers know, this is not the case. The nature of the process needs to not only be scrutinized internally by Staff, but better expressed to the general public.

Citizens need to understand the real alternatives to a CUP-dependent form of infill development. I see the choice as a simple one between cottage or other type of housing where public scrutiny and comment on all aspects of the project is welcomed, and traditional short-platting where only the lot configuration is in question. In other words, single lot SF development (what most neighboring homeowners seem to prefer) is ultimately able to build to a lower standard.

- In the "review of projects" section you list three projects including my own, The Reserve Cottages, which have been permitted under the current regulations. I would like to know how you intend to present these projects, and feel it reasonable to ask for the opportunity to review these materials ahead of time and comment. Given it is important to see these projects in their 'best light,' I would be happy to participate in any way I can.
- Finally, I hope that you will include more projects in the presentation, to better inform the public of the precedent for the Ordinance, and what it has aspired to accomplish. I would like citizens to understand the trajectory of the Ordinance in terms of control, and the increasing quality of the projects over time. It would be a benefit to show the starting point of the product type (Meridian Cottages) and what was learned, and what I feel is a milestone in quality housing development beyond category, The Greenwood Avenue Cottages.

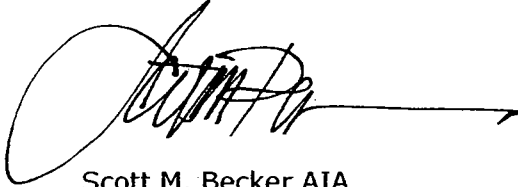
Shoreline:
19202 20th Ave. NW
Shoreline, WA 98177
p: 206-533-9112
f: 206-542-0259

Kirkland:
10836 NE 108th St.
Kirkland, WA 98033
p: 425-827-5226
f: 425-827-3199

surfoldarchitecture.com

Thanks again Paul - feel free to contact me as needed.

Regards,
FOURFOLD ARCHITECTURE, PLLC

A handwritten signature in black ink, appearing to read 'Scott M. Becker', with a long horizontal line extending to the right.

Scott M. Becker AIA
Principal

Paul Cohen

To: JEBWA52@aol.com
Subject: RE: Cottage Housing

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Thank you

John Behrens
18332 Meridian Ave N
Shoreline Wa, 98133

RECEIVED

@* March 2005

MAR 29 2005

City Manager's Office

Dear Mayor Hansen:

The enclosed article from the 24 March 2005 Seattle Times gives a good indication of why we are so opposed to cottage housing in some neighborhoods.

For a city that prides itself on community, neighborhoods and urban sensibilities, it seems as if we are rushing ahead on the concept of density without considering responsible neighborhood design. As realtors phrase it: location, location, location.

My home is on 8th Avenue Northwest. We already have one cottage housing complex being built on the corner of 8th and 195th, five homes (originally to be six homes) on a single family lot. And how many more along 8th? Eleven to fifteen just north of 190th and more on the corner of 8th and Richmond Beach Road. That is too much in one neighborhood.

I urge the Council to decide to allow cottage housing only in multifamily zones. I do not understand why doing so, as the article states, would defeat the purpose of cottage housing. In addition, these homes in a multifamily zone can contribute to more of a neighborhood feel, create a community.

Consider locating cottage housing closer to either side of Aurora Avenue where future transit and business growth will take place. We have the new Gateway Plaza, the Interurban trail, police services. And let's get a contract post office again at Gateway. The new City Hall could be built where it now is. Think of it: Shopping, Trail, parks, City Hall, police -- all within the area.

A few years ago I donated a book on urban design to the Shoreline Planning Department (Was Tim Stewart there then?) giving ideas for pocket parks, landscaping, creating a village small enough to be comprehensible, fitting in the old with the new. The name of the book: CITY COMFORTS: HOW TO BUILD AN URBAN VILLAGE, by David Sucher, published by City Comforts Press, 1995. I urge the Council to read it.

Sincerely,

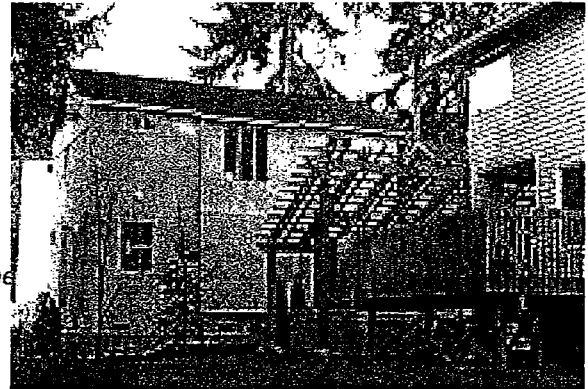
Betty Bostrom

Betty Bostrom
19538 - 8 Avenue NW
Shoreline WA 98177-2554



Thursday, March 24, 2005, 12:00 a.m. Pacific

Permission to reprint or copy this article/photo **must** be obtained. E-mail resale@seattletimes.com with your request.



Shoreline cottages: Too close for comfort?

By Stuart Eskenazi
Seattle Times staff reporter

From where Shoreline homeowner Terry Barham sits, which very well could be in the hot tub in his back yard, the skinny little house going up next door is too close for him to feel relaxed.

Barham is one of several Shoreline neighbors feeling cramped by cottage housing, an experiment in high-density housing. To them, allowing six houses on a lot that otherwise could accommodate two is seen as a sneaky way to shoehorn multifamily density into neighborhoods with single-family zoning.

"I've got essentially a six-unit apartment building next to me," said Barham, who bought in Shoreline's Richmond Beach neighborhood in 1998. "I moved my family from a house in Wallingford because we wanted to escape the density of Seattle and experience an established residential neighborhood with room to breathe. Now I don't have that anymore."

The Shoreline City Council, which adopted its cottage-housing ordinance in 2000 with great hopes, has heard the community outcry. It responded last summer by imposing a moratorium on future developments, giving the council time to re-examine the law, which has allowed seven developments, with a total of 55 small new homes.

Cottage housing, which also has been built on a limited basis in Seattle and on Whidbey Island, has been touted as an innovative approach to reduce suburban sprawl by putting more houses closer to the urban core. An alternative to condominiums and townhouses, cottage housing is different from cluster housing, another form of high-density housing that is causing a controversy in Seattle's Magnolia neighborhood.

Shoreline Mayor Ron Hansen said he wouldn't be surprised if the council decides to allow cottage housing only in multifamily zones. Doing so, though, would defeat the purpose of cottage housing and essentially render the experiment a failure.

If Shoreline revokes its cottage-housing ordinance, that would be a shame, said Scott Becker, the architect-developer of Reserve Cottages, the development being built next to Barham. The six cottages will be ready to occupy next month.

"Let's tweak the ordinance, if we must, to address inappropriate developments, but let's not eliminate cottage housing that is built sensitive to neighbors' concerns," he said.

Cottage houses are required to meet specific design criteria, including landscaping, and therefore

undergo more city scrutiny than typical single-family houses. Becker said he is preserving more trees on the lot than a single-family-house developer likely would have bothered to save. He also said he's not making more money by developing six cottages instead of two large houses.

Paul Cohen, Shoreline's senior planner, said cottage housing also grew out of a public concern that a construction boom was resulting in too many large houses where there had been small houses. Shoreline officials saw the cottage-housing ordinance as a way to encourage more modest-size housing.

Cottage developments also carried the promise of providing single-family houses at affordable prices, but that no longer applies.

Each of the Reserve Cottages, with two bedrooms and 1-½ baths, is selling for between \$300,000 and \$350,000, a price similar to what one would pay for a larger, less-modern house in the same neighborhood.

"It's like with anything new," Hansen said. "People have a feeling it might be a good idea as long as it's over there, not here."

Concerns over cottage housing vary, with homeowners who live next door worried that their property values will drop as a result.

"I am a Realtor and I've been showing houses for 16 years," Barham said. "Right or wrong, people don't want to live next to cottages — and that leads to a loss in property value."

Others neighbors fear that the selling of several new houses on the block will result in higher appraisals for their homes.

"The development will increase the value of my house, and at age 83, I'm not anxious to have my taxes increased," said Paul Robben, who lives across the northern boundary of the Reserve Cottages.

Robben said he originally was impressed with the development plans and thought having six small houses on the property was better than the alternative of a couple of mega-houses.

"But when they first started framing the roof, I thought, 'What did I get myself into?'"

The maximum footprint for a cottage house under the ordinance is 800 square feet, and the entire home, counting the second floor, cannot exceed 1,000 square feet.

"The developments tend to occur on lots that had small houses built in the '50s or '60s and are somewhat wooded," said Cohen, the Shoreline senior planner. "When people are used to a semirural lot and that lot is being proposed for intensive cottage housing, that comes as a big shock."

Cohen said the city adopted its cottage-housing ordinance as a way to reach state growth-management targets for housing without having to rely solely on new multifamily developments. The city amended the code after the first cottage-housing development — the brightly painted 16-house Meridian Park Cottages near North 185th Street and Stone Avenue North — had been skewered by neighbors over its street appeal, particularly its Skittles color scheme.

The amended ordinance required cottage-housing developers to meet several guidelines designed to make the developments more compatible with their surroundings in terms of scale, design and external colors.

Cottage developments built under the amended ordinance were received more warmly, but neighborhood concern over the concentration of a proposed 16-cottage development on Eighth Avenue Northeast led council members to pass the moratorium.

"I think it's fair to say that all of the council members still have an interest in cottage housing, but all of us have reservations whether our current ordinance is restrictive enough," Hansen said.

Seattle has no cottage-housing ordinance but recently allowed two developments to be built in the city as an experiment. One, at 16th Avenue and East Jefferson Street, has four houses, and the other is nine units at Northeast 65th Street and Latona Avenue Northeast.

"The planning commission has members who support cottage housing, but it is not on our priority list of issues we are moving forward on," said Alan Justad, spokesman for Seattle's Department of Planning and Development.

The controversial development of 39 houses in Magnolia, on a vacant 4.5-acre tract where Briarcliff Elementary School once stood, is not cottage housing but cluster housing.

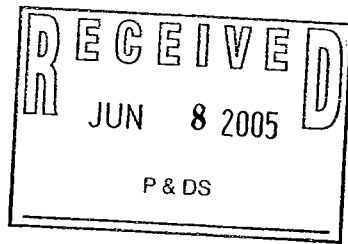
Cluster housing lets developers build homes, under certain conditions, on lots as small as 3,600 square feet instead of the usual 5,000 square feet. Unlike cottage housing, a minimum 2-acre plot is required for the larger cluster of homes, and because lots that large are rare in Seattle, there are few such developments.

Ground has not been broken in Magnolia, and neighbors who don't want the development built have hired an attorney.

Stuart Eskenazi: 206-464-2293

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City of Shoreline
17544 - Midvale Ave. No.
Shoreline, Wash. 98133-4291



Attn: Paul Cohen
Planning & Development
Subj: THE RESERVE Cottages
202nd & 15th N.W.

Dear Sir,

Before the Cottages got underway I was one who voiced my concerns, and you have been kind in keeping the citizens up to date on the "Cottage Conflict." When I originally talked to you before the construction got underway you assured me the development (RESERVE Cottages) would install side walks and curbs along 15th N.W. in front of their property. I notice they ^{have} done their landscaping, blacktopped their entrance, but have made no allowance for the side walks and curbs. Can you advise me if the developer is planning on doing that work as is required by code?

Thank you for your response.

John T. Dulman
1452 - N. W. 202nd Lane
Shoreline, Wash. 98177

Paul Cohen

From: Tim Carroll [tcarroll@msiscales.com]
Sent: Tuesday, November 23, 2004 5:09 PM
To: CMO
Cc: Paul Grace; John Chang; Paul Cohen; Robert Ransom; City Council; Ronald Hansen; Scott Jepsen; Tim Stewart; SWA85401@allstate.com; Leighlincoln@msn.com; miskanen@comcast.net; brent-smith@teknologic.net; David Bannister
Subject: Cottage Housing

Dear Mr. Burkett,

It has been a while since we have spoke on the referenced subject and I am disappointed that I find myself addressing concerns that are seemingly redundant to those expressed prior to the Cottage Housing Moratorium and contrary to its objectives. Specifically, my concerns are with Shoreline's Recommended Comp Plan's Update and would appreciate your input. Meaning, in the first section of Shoreline's Goals and Policies Matrices, please explain the intent of passages from page 10, item 28, and on page 12, item 32, an why the Planning Commission added specific reference to Cottage Housing into both low density and medium density land use designations? To my understanding this verbiage is new and/or it was not specifically called out in the City's prior existing goals and policies. I and a fair number of Shoreline's citizens were under the impression that the Cottage Housing Emergency Moratorium was enacted to "provide time for our City to sincerely study the Cottage Housing concept and its impacts to our neighborhoods."? To include this to our City's Goals & Policies with no actual study or organized recommendations from the public could, and has been, construed as the Cottage Home Concept moving forward without one. In order to keep my and other citizens' concerns to a manageable level, please provide an explanation by no later than 12/1/04. If no response is provided by then, I will make the assumption that the stated goals of the Cottage Moratorium have changed or perhaps were disingenuous to begin with. If such were to occur, I think you will be duly impressed with the energy that I and fellow citizens will employ to make sure that this City's commitment to its citizens are followed through on this matter.

Thank you in advance for your timely response.

Kind Regards,
Tim Carroll
WRK:800-874-4320
RES: 206-546-8753

RECEIVED

SEP - 7 2005

City Manager's Office

1547-NW 20th

Shoreline WA

Aug 31, 2008

Act. Councilman Bob Pearson:

On Sept 12th I understand we're
back to the same old drawing board
Cottage Housing!!

- 1- I've lived in Richmond Beach for
over 52 years. My husband was a
Quality Builder.
- 2- The Price of these Cottage Houses
are not inexpensive, \$300,000.00?
- 3 Architecture of them is anything but
attractive, some look like over built
Bird Houses!
- 4- As for the Elderly - Not very safe
with all the steps required. A big
Hazard for old People!
- 5- The Planning Department & Council
must find some other means
away from Residential Homes -
- 6 - After World War II we were
required by law to build FHA &
Public Economy Homes. Today you
can see the end result, after years
The Conditions - Unkept, some not

2-

to bad, but come not an asset
to the Neighborhood. See these on
10th & 185th - North & South!!!

7- What guarantee does the Community
have that these Homes would be
kept up & maintained after the
year go by? Also yards if any!
8- How many Council Members want
them in their Neighborhood or left
door to them, including the Planning
Commission??

9- I'm opposed to all of them, they
belong out of residential all together.

10- The best way to settle the
question of College Housing
Put it on the Ballot & Let the
People of Shoreline Vote!!!
Yes or No!

11- I feel this is Political & we all
like to know if anyone Anonymously
is involved, has interest in them
or are silent Partners?!?!?

12- Put a stop to this once
for all.

-3-

We do not want any more
Cottage Housing!!

Put it up for Vote + Settle
This Quarter

Let the People Speak for
Themselves.

Enough! Enough! Enough!
Moratorium for ever.

Respectfully
Mrs Donald Chapman

P.S. Please excuse my hand writing - but
I have Arthritis in my fingers - hands.
Along with Neuropathy.

Paul Cohen

From: Brian Ducey [BDucey@approachms.com]
Sent: Friday, January 14, 2005 9:39 AM
To: Paul Cohen
Subject: Shoreline CHD code "cottage moratorium"

Hi Paul, I would like to participate if you need input on the "cottage" code. I live in the Greenwood Ave Cottages at 160th Pl & Greenwood and I am also the co-president of our association. I believe we are proof the cottage concept can be a successful integration of higher density into single family neighborhoods. We have worked very hard to become an integral part of our neighborhood and made friends of all our immediate neighbors. If some of the parameters of the code are tightened up I believe cottage planning could begin successfully again. The Cottage Company did set the bar very high with our development, and unfortunately the followers appear to have exploited rather than embraced the vision of the code allowances.

Thanks

Brian Ducey
206-812-3819 (work)
206-542-2102 (home)

Paul Cohen

From: Brian Ducey [BDucey@approachms.com]
Sent: Tuesday, February 15, 2005 8:56 AM
To: Paul Cohen
Subject: co-housing on Vashon

Paul, this is sort of a followup to the woman who liked the idea of co-housing. My wife Colleen works with a resident.

Brian Ducey
Greenwood Ave Cottages

I forgot to tell you - I spoke with Randy yesterday about the co-housing on Vashon. We determined that the main difference is that a co-housing group is formed, planned, and sold ahead of time, whereas cottage housing is built first then sold. They also each build their own houses. They don't get any special grants or money from the government. It was stipulated when they all bought in that 5 houses would be built as low income homes. I'll bet that's how that lady got in. Their commons is an actual house that seats up to 50 for dinner and has 3 bedrooms.....! Their rules and regs sound just like ours.

To:

Cottage Housing;
Planning Commission;
City Council and
Paul Cohen; of Shoreline, WA.

MY SON OWNS HIS OWN
Home at 16749 - WHITMAN Ave. N.
Shoreline, WA. - Paul N. ERLien.

I Reside with my SON; my
Name is SHIRLEY L. ERLien. I was
only able to attend one meeting on
Cottage Housing because of Personal
Reasons:

MY SON & I wish to tell you that
we like and believe Cottage Housing
is AN Asset and improvement to any
Neighborhood. They ARE clean and
Nice in Appearance, A break away
from looking at big Huge Buildings.
We Hope that they can continue
being built in the area.

Thank you for your time

Paul N. Erlie
Shirley L. Erlie

Heidi Costello

From: David Fagerstrom [fager1@gte.net]
Sent: Friday, November 05, 2004 3:51 PM
To: Kimberly Lehmberg; City Council
Subject: 04 - 326091 - theft[s]

RECEIVED

NOV - 8 2004

City Manager's Office

Council members & Ms. Kim Lehmberg [City SL, Project Mgr, 19141 8th NW proj]

E-mail snips below refer to two thefts in Shoreline. After police confronted the first theft's perpetrator, some property went back to its owners. That same property was stolen a second time. Ergo, the first action was no prank; intent to harm was present.
 Please start action to penalize such behavior by builder.

This is about a builder stealing posted signs that oppose a certain type of construction. Theft occurred at night, the perpetrator confessed. When many of the signs were returned, re-posted, and then stolen a second time, I chose to write this note. Some folks just seem to do business on their own set of rules.

Why does this kind of thing go on in Shoreline? Doubtless this builder has had complaints filed with the city against him, so there must be a file on him. Please advise how I may view it.

The first theft incident starts the subject line: 04-326091.
 Chief perpetrator was Simon Evers, apparently son of Tom Evers, TomCat Construction and Chrysalis...LLC.

Detail in a snips from e-mails between concerned citizens:

=====

04 - 326091

>Officer Kyle McCutchen just dropped off the signs he picked up from St.
 > Lukes. Here is the story-
 >
 > The truck is co-registered to Evers (spelling?) and a Spanish name like
 > Rojas or something.... The St. Lukes janitor said the guys that were dumping
 > the signs were young but not necessarily juveniles. After taking my report
 > the officer went to ST. Lukes to talk to the janitor and get the signs for
 > me but the janitor had already left. But Officer McCutchen did bring me back
 > the signs. Some of the signs no longer have the wood stakes but I think I
 > have about 15 that can be reposted if your people want to come get them.
 > Feel free to give out our phone number... 546-6353
 >
 > Officer McCutchen is on his way over to the address of the truck now to tell
 > the people to knock it off. He hopes that St. Lukes will prosecute for
 > illegal dumping - and I will FOR SURE try to push for prosecution for theft
 > of signs.... tell all your group to do the same. Officer McCutchen can be
 > reached at 546-6730 or cell phone 391-0030. But he said it would be minor
 > charges at best, probably the Prosecutor will deem it a civil matter because
 > of the builder vs. neighborhood issues....
 >
 > I think your group should all bring this theft to the attention of Maggie
 > Fimmia, Mr. Chang, Cindy Ryu, Bob Ransom and Paul Cohen (the City Planner
 > guy). Maybe they can impose some more penalties or make it tougher on TOMCAT
 > or maybe even suspend the permit process for a while....

A LATER E-MAIL

Brent-

it's now 3 am.... I just signed a statement so that Officer McCutchen can send this off to the prosecutor for a decision....

The kid that took the signs and admitted it to the officer is Simon Evers. Son of Tommy Evers..... is this the Tommy of TOMCAT?

I am sure that the prosecutor will not do anything just on my statement alone because the value of my 3 signs (two of yours and 1 of mine) only total about \$ 11 you need to get all of your people who lost signs and yourself to call the officer and report similar losses - there may be a chance the prosecutor might do something if a lot of people call in and report losses....

and here is the total of the signs I have gotten returned by Officer McCutchen from St. Luke's - 13 signs with posts and 13 signs with no posts..... they are ready to go back out now.

I am now going to send an e-mail to Maggie Fimmia asking her to push the prosecutor to do something with the kid (Simon) and to do something about not allowing TOMCAT to build in Shoreline anymore based on these actions. Hopefully your e-mail list will send the same type letters to her (if you could suggest it in an e-mail).

ok - see ya when ya get back-

Randy



Paul Cohen,
Project Manager

City of Shoreline

17544 Midvale Avenue North

Shoreline, WA 98133-4921

(206) 546-1700 ♦ Fax (206) 546-2200

December 23, 2004

RE: Cottage Housing in Shoreline

Dear Interested Party:

Page 1 @ gte.net
DAVID FAGERSTROM
807 NW 191 LN, 98177

The City of Shoreline has had provisions for the development of cottage housing since the year 2000. The City's development code was amended in 2003 to further refine cottage housing regulations. Since 2000 there have been 7 cottage housing projects approved. Based on neighbor concerns, the City Council passed a 6-month moratorium in August 2004 to prohibit new applications for cottage housing. The Council is likely to extend that moratorium so that we can adequately study the cottage housing issues that have emerged.

You have either written us about your concerns regarding these projects, are a developer, or live in cottage housing. Since you have shown interest we would like to involve you to help us articulate the preferences of the community. Your preferences will eventually be presented to the Planning Commission who in turn will make recommendations to the City Council on the future of cottage housing.

We are asking for two things from you by January 14th 2005. First, do you have any comments regarding the attached proposed process to review the cottage housing code provisions? Second, do you want to participate in the process, which may include workshops? You may send me a letter to Paul Cohen, Planning and Development Services Department, 17544 Midvale Ave. N, Shoreline, WA 98133 or e-mail me at pcohen@ci.shoreline.wa.us.

Sincerely,

Paul Cohen

Paul Cohen, Project Manager

Cc: Steve Burkett, City Manager
Robert Olander, Deputy City Manager
Tim Stewart, Director of Planning and Development Department

- Yes clean up error in Comp Plan, especially LU 27*
- Give notice of neighbor meetings via accountable mail from + controlled by the city*
- Use zoning changes not Conditional Use Permits*
- Consider "Stable Property Values" language, as in Edmonds 2001 Comp Plan, p. 31.*

G:\PADS\Cottage Housing\Workshop Interest Letter.doc

- Stop promoting 250,000 Cottages as "starter" homes*
- Make Cottage House, at least in part ADA compliant.*
→ then, not before, refer to Cottages as suitable for empty nests.

- C. City Park
- D. Pine Ridge Park
- E. Southwest County Park

Residential Development

- A. The City of Edmonds is unique among cities in Washington state. Located on the shores of Puget Sound, it has been able to retain (largely through citizen input) a small town, quality atmosphere rare for cities so close to major urban centers. The people of Edmonds value these amenities and have spoken often in surveys and meetings over the years. The geographical location also influences potential growth of Edmonds. Tucked between Lynnwood, Mountlake Terrace and Puget Sound, the land available for annexation and development is limited.

Living standards in Edmonds are high, and this combined with the limited development potential, provides the opportunity for constructive policy options to govern future development. This will ensure an even better quality of life for its citizens.

Edmonds consists of a mixture of people of all ages, incomes and living styles. It becomes a more humane and interesting city as it makes room for and improves conditions for all citizens.

- B. Goal. High quality residential development which is appropriate to the diverse lifestyle of Edmonds residents should be maintained and promoted. The options available to the City to influence the quality of housing for all citizens should be approached realistically in balancing economic and aesthetic consideration, in accordance with the following policies:
 - B.1. Encourage those building custom homes to design and construct homes with architectural lines which enable them to harmonize with the surroundings, adding to the community identity and desirability.
 - B.2. Protect neighborhoods from incompatible additions to existing buildings that do not harmonize with existing structures in the area.
 - B.3. Minimize encroachment on view of existing homes by new construction or additions to existing structures.
 - B.4. Support retention and rehabilitation of older housing within Edmonds whenever it is economically feasible.

B.5. Protect residential areas from incompatible land uses through the careful control of other types of development and expansion based upon the following principles:

B.5.a. Residential privacy is a fundamental protection to be upheld by local government.

B.5.b. Traffic not directly accessing residences in a neighborhood must be discouraged.

B.5.c. Stable property values must not be threatened by view, traffic or land use encroachments.

B.5.d. Private property must be protected from adverse environmental impacts of development including noise, drainage, traffic, slides, etc.

B.6. Require that new residential development be compatible with the natural constraints of slopes, soils, geology, vegetation and drainage.

C. Goal. A broad range of housing types and densities should be encouraged in order that a choice of housing will be available to all Edmonds residents, in accordance with the following policies:

C.1. Planned Residential Development. Consider planned residential development solutions for residential subdivisions.

C.1.a. Consider single-family homes in a PRD configuration where significant benefits for owner and area can be demonstrated (trees, view, open space, etc.).

C.1.b. Consider attached single-family dwelling units in PRD's near downtown and shopping centers as an alternative to multiple-family zoning.

C.2. Multiple. The City's development policies encourage high quality site and building design to promote coordinated development and to preserve the trees, topography and other natural features of the site. Stereotyped, boxy multiple unit residential (RM) buildings are to be avoided.

C.2.a. Location Policies.

C.2.a.i. RM uses should be located near arterial or collector streets.

C.2.b. Compatibility Policies.

C.2.b.i. RM developments should preserve the privacy and view of surrounding buildings, wherever feasible.

C.2.b.ii. The height of RM buildings that abut single family residential (RS) zones shall be similar to the height permitted in the abutting RS zone except where the existing vegetation and/or change in topography can substantially screen one use from another.

- B.3. Adequate buffers of landscaping, compatible transitional land uses and open space should be utilized to protect surrounding land areas from the adverse effects of industrial land use. Particular attention should be given to protecting residential areas, parks and other public-institutional land uses.
- B.4. All industrial areas should be located where direct access can be provided to regional ground transportation systems (major State Highways and/or railroad lines).

Open Space

- A. Generally in urban areas a lack of open space has been one of the major causes of residential blight. This lack has contributed to the movement of people from older densely developed neighborhoods to peripheral areas still possessing open areas.

Open space must be reserved now for assurance that future settled areas are relieved by significant open land, providing recreational opportunities as well as visual appeal.

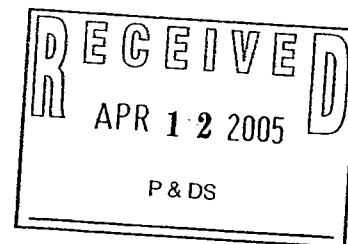
Not all vacant land in the City should be considered desirable or valuable for open space classification. Therefore, the following set of criteria-standards have been developed for determining those areas most important for this classification.

- B. Goal. Open space must be seen as an essential element determining the character and quality of the urban and suburban environment, in accordance with the following policies.
 - B.1. Undeveloped public property should be studied to determine its suitability and appropriate areas designed as open space.
 - B.1.a. *No city-owned property should be relinquished until all possible community uses have been explored.*
 - B.2. All feasible means should be used to preserve the following open spaces:
 - B.2.a. *Lands which have unique scientific or educational values.*
 - B.2.b. *Areas which have an abundance of wildlife particularly where there are habitats of rare or endangered species.*
 - B.2.c. *Natural and green belt areas adjacent to highways and arterials with the priority to highways classified as scenic.*
 - B.2.d. *Areas which have steep slopes or are in major stream drainage ways, particularly those areas which have significance to Edmonds residents as water sheds.*
 - B.2.e. *Land which can serve as buffers between residential and commercial or industrial development.*
 - B.2.f. *Bogs and wetlands.*

Paul Cohen



Steve Burkett
City Manager



DATE: 4-12

TO: ☐ Assistant City Manager
☐ City Attorney
☐ Communications & Intergovernmental Relations Director
☐ Deputy City Manager
☐ Finance Director
☐ Human Resources Director
☐ Parks, Recreation & Cultural Services Director
☒ Planning & Development Services Director
☐ Police Chief
☐ Public Works Director

☐ Please draft a response
☐ for my signature
☐ for your signature
☐ for _____'s signature

☐ See me

☒ FYI

☐ Please handle

Return to City Manager's Office by _____

Comments: from 4-11
council meeting
MR. Fogelstrom
[Signature]

Cottage2005apr11

Tim S.
Paul C.

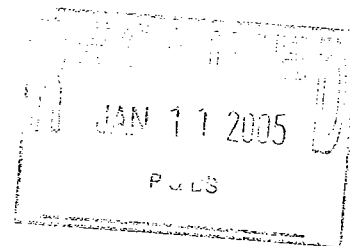
Cottages_GM

1. IMPACTED PARTIES PARTICIPATION--ACCOUNTABLE MAIL
 1. 19141 8th -NW project neighbor meeting ,Aug 2004-only about half of 500' circle neighbors got notice
 2. Comp Plan should adopt "Accountable_Communication Notice" everywhere in it
 3. Affected parties' mailing can simply be discarded, if even ever prepared
 1. Most likely not to receive--neighbors who will oppose
2. MANAGE GROWTH BY COORDINATING WITH TRANSPORTATION
 1. Coordinate with Transportation, relating density to mass transit service access
 1. Putting HD density in neighborhoods away from transit adds trips/carscongestion
 2. HD in toward transit addresses congestion in a positive way, as in Mercer Island
3. AESTHETICS--NEIGHBORHOOD CHARACTER --VISUAL RESPECTS--offended
 1. Easter basket colors, lack of tree preservation, crunched look, stark contrast, have been allowed
 2. IF Cottages are to be allowed, force design to be tasteful, sight-specific
4. ECONOMICS--NEIGHBORHOOD VALUE Site Cottages only in Medium-Density and up
 1. Relative value prinple, consider Emonds Comp Plan 2001 language page 31
 1. B.5.c Stable property values must not be threatened by view, traffic or land use encroachments.
 2. C.1.b Consider attached single-family dwelling units in PRD's near downtown and shopping centers as an alternative to multiple-family zoning.
5. STOP CLAIMING COTTAGES AS "AFFORDABLE HOUSING"
 1. EX: Single new Shoreline schools teacher, wants \$270,000 home
 1. Using a 30 year fixed loan--needs \$110k--\$120k down payment to loan-qualify
 2. Cottages, even in lower cost neighborhoods, are offered far above what 80% -of-median-income person can buy
 1. See N 183rd St. & Ashworth Ave N. project, \$335,995-for junky build
 3. Property tax on "STARTER" home will be \$250/month
 1. Add homeowner's insurance
 2. Then let city take charge of Utilities--it's called ASSUMPTION--and watch fees skyrocket
 4. T_I_U--tax/insurance/utility costs could be \$350
 5. CONSIDER CONDOS
 1. Shoreline Village, \$150k pricing,
 6. AFFORDABLE OWNERSHIP
 1. Explore a different way--trust funds, int-free loans paid back by equity growth, etc
6. SOME COTTAGES INSPECTED, SOME ???
 1. Again, see N 183 and Ashworth N- cheap materials
7. IF COTTAGES ALLOWED, SHOULD NOT BE CONCENTRATED GEOGRAPHICALLY
 1. Disperse them, both sides of I-5
 2. Adopt a lottery, use it to sell on objective/equitable basis, Cottage rights
 3. Objective / systematic allocation of building rights
8. Do not allow equity grab--make Cottages up-value the neighborhood, not the reverse
9. IF COTTAGES, CONSIDER FOR SOLAR ASSISTANCE
10. IF COTTAGES, REQUIRE SENIOR FRIENDLY FEATURES
11. IF COTTAGES, CONSIDER FOR -0- IMPACT SURFACE WATER
12. IF COTTAGES, PROTECT THE CONSUMER
 1. DISCLOSURE form required
 2. --YOU CANNOT IMPROVE YOUR HOME
 3. YOU WILL HAVE COMMUNITY ASSESSMENTS
 1. A common area expense will be shared among you and the few others in your Association. Because there are so few of you, the cost per house could be extremely high
 2. Establish reserve fund for failed condo associations
 4. DID YOU KNOW YOU ARE BUYING ULTRA-HIGH COST PER SQUARE FOOT
 5. HAVE YOU READ YOUR CONVENANTS-YOU WILL NEVER ADD ON TO YOUR DWELLING
 6. DO YOU UNDERSTAND YOU WILL HAVE LESS PRIVACY THAN
 1. you would have on larger lot sizes
 7. DO YOU UNDERSTAND YOUR COMMITMENT INTERRELATES YOU
 1. with next door neighbors--ALL of them
13. SAFETY--DO YOU UNDERSTAND THAT A FIRE AT A NEIGHBOR'S HOUSE COULD QUICKLY OVERTAKE YOURS
 1. Sprinkling is built into your Cottage, but there's virtually no access for a fire truck to enter your village. A neighbor's fire could leave you homeless before help arrives
14. SAFETY--DO YOU UNDERSTAND THAT A 911 VEHICLE MAY BE UNABLE TO ACCESS YOUR VILLAGE
15. FINANCE/UPKEEP insurance-Cottages make the most money when built fast/cheap
 1. Set aside reserves for results of early failures
16. DOES ZONING IN SHORELINE MEAN NOTHING?
 1. I bought R6 as an environment, but now I get R12 or more, next to me?

Bessie C. Francis
1633 N. 180th
Shoreline, WA 98133

January 7, 2005

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



Dear Sir:

My parents and grandparents moved to the Shoreline area over 86 years ago to have room to raise a family and enjoy the open space and large tracts of land available. It was this "spaciousness" that continued to and still continues to be attractive and an important part of the nature and quality of this area.

Now, having lived here for those 86 years, I have seen many changes since Shoreline became "incorporated" that have made me "ill." In particular the inclusion of "Cottage Homes and Lots" are not desirable. They are not a positive addition or complement to this area and I am greatly disheartened by their being allowed. They do not represent the basic standard and lifestyle that it is important for Shoreline to maintain in order to continue the nature of their community as it should be.

Why has this been done? For the extra taxes they will bring the city? If motivated by this kind of greed, it does not go far with me. In fact, the small amount gained, may well be lost in the higher costs to "supervise" more dense population areas with lower economic means. I am not alone in my feelings. Petitions have informed the Council, but to no avail.

"Politics" is not a favored subject of mine. I won't at my age (88) be attending any meetings, because they seem to have "answers" before they begin the hearings; defending their positions rather than objectively hearing the citizens they represent. But I am writing to strongly object to any further inclusion of this type of housing density in the Shoreline Community where the general "existing" housing is standard lot size, single-family dwellings.

Sincerely,

Bessie C. Francis

Bessie C. Francis

Paul Cohen

From: Brian Geppert [geppert47@comcast.net]
Sent: Saturday, June 11, 2005 2:29 PM
To: Paul Cohen
Subject: Cottage Housing feedback

Hi Paul!

Thanks for the meeting notice, minutes, etc. about the cottage housing rule changes. I'd like to pass along my official comments for the record:

I am a strong believer in cottage housing and see it as a positive addition to any neighborhood. The benefit is strongest for those within the development since it builds a sense of community being in a similar situation within close proximity to each other. The example of successful cottage housing that stands out in my mind is the first (?) implementation near the Shoreline Community College (just North of it). The landscaping, layout, and styles of houses are very well done. The architecture makes just visiting the area more pleasant. Much more appealing than typical traditional construction.

I think the City of Shoreline has been too cautious with cottage housing developments, as evidenced by the moratorium. We only need look at the City of Seattle and their experience with cottage housing - which seems to have done very well. I don't recall Seattle ever imposing a moratorium. If anything, the City should lean towards allowing such developments while simultaneously looking to improve the building codes/restrictions instead of barring developments until all the kinks are worked out. We have a housing crunch - creative solutions are needed.

Thank you!

-Brian Geppert

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

From: Michelle_Griffith@interep.com

[mailto:Michelle_Griffith@interep.com]

Sent: Wednesday, April 27, 2005 6:55 PM

To: Jessica Simulcik

Subject: Fw: Audubon & Displacement Coalition Host Forum on Density,
This Wed. April 27th, 7:00PM Does it prevent sprawl or create
affordability? You are invited!

Please pass this on to our City Council members as well as the Cities
planning department for the realities of some of the suggestions and
decisions they are imposing upon on the tax paying citizens of our
City.

Michelle Griffith-Olivera

VP/Director of Sales

McGavren Guild Radio/Freedom Radio Group

phone: (206) 441-3401 Seattle / (503) 243-4200 Portland

cell: (206) 931-2065 fax: (206) 443-1872

Shoreline cottages: Too close for comfort?

By Stuart Eskenazi
Seattle Times staff reporter

From where Shoreline homeowner Terry Barham sits, which very well could be in the hot tub in his back yard, the skinny little house going up next door is too close for him to feel relaxed.

Barham is one of several Shoreline neighbors feeling cramped by **cottage housing**, an experiment in high-density housing. To them, allowing six houses on a lot that otherwise could accommodate two is seen as a sneaky way to shoehorn multifamily density into neighborhoods with single-family zoning.

"I've got essentially a six-unit apartment building next to me," said Barham, who bought in Shoreline's Richmond Beach neighborhood in 1998. "I moved my family from a house in Wallingford because we wanted to escape the density of Seattle and experience an established residential neighborhood with room to breathe. Now I don't have that anymore."



enlarge ROD MAR / THE SEATTLE TIMES

One of the new homes going up at Reserve Cottages, left, is too close for Shoreline homeowner Terry Barham, who built a wooden structure over his hot tub to try to preserve his privacy.

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☐ Print view ☐ Most read
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The Shoreline City Council, which adopted its **cottage-housing** ordinance in 2000 with great hopes, has heard the community outcry. It responded last summer by imposing a moratorium on future developments, giving the council time to re-examine the law, which has allowed seven developments, with a total of 55 small new homes.

Cottage housing, which also has been built on a limited basis in Seattle and on Whidbey Island, has been touted as an innovative approach to reduce suburban sprawl by putting more houses closer to the urban core. An alternative to condominiums and townhouses, **cottage housing** is different from cluster housing, another form of high-density housing that is causing a controversy in Seattle's Magnolia neighborhood.

Shoreline Mayor Ron Hansen said he wouldn't be surprised if the council decides to allow **cottage housing** only in multifamily zones. Doing so, though, would defeat the purpose of **cottage housing** and essentially render the experiment a failure.

If Shoreline revokes its **cottage-housing** ordinance, that would be a shame, said Scott Becker, the architect-developer of Reserve Cottages, the development being built next to Barham. The six cottages will be ready to occupy next month.

"Let's tweak the ordinance, if we must, to address inappropriate developments, but let's not eliminate **cottage housing** that is built sensitive to neighbors' concerns," he said.

Cottage houses are required to meet specific design criteria, including landscaping, and therefore undergo more city scrutiny than typical single-family houses. Becker said he is preserving more trees on the lot than a single-family-house developer likely would have bothered to save. He also said he's not making more money by developing six cottages instead of two large houses.

Paul Cohen, Shoreline's senior planner, said **cottage housing** also grew out of a public concern that a construction boom was resulting in too many large houses where there had been small houses. Shoreline officials saw the **cottage-housing** ordinance as a way to encourage more modest-size housing.

Cottage developments also carried the promise of providing single-family houses at affordable prices, but that no longer applies.

Each of the Reserve Cottages, with two bedrooms and 1-½ baths, is selling for between \$300,000 and \$350,000, a price similar to what one would pay for a larger, less-modern house in the same neighborhood.

"It's like with anything new," Hansen said. "People have a feeling it might be a good idea as long as it's over there, not here."

Concerns over **cottage housing** vary, with homeowners who live next door worried that their property values will drop as a result.

"I am a Realtor and I've been showing houses for 16 years," Barham said. "Right or wrong, people don't want to live next to cottages — and that leads to a loss in property value."

Others neighbors fear that the selling of several new houses on the block will result in higher appraisals for their homes.

"The development will increase the value of my house, and at age 83, I'm not anxious to have my taxes increased," said Paul Robben, who lives across the northern boundary of the Reserve Cottages.

Robben said he originally was impressed with the development plans and thought having six small houses on the property was better than the alternative of a couple of mega-houses.

"But when they first started framing the roof, I thought, 'What did I get myself into?'"

The maximum footprint for a **cottage** house under the ordinance is 800 square feet, and the entire home, counting the second floor, cannot exceed 1,000 square feet.

"The developments tend to occur on lots that had small houses built in the '50s or '60s and are somewhat wooded," said Cohen, the Shoreline senior planner. "When people are used to a semirural lot and that lot is being proposed for intensive **cottage housing**, that comes as a big shock."

Cohen said the city adopted its **cottage-housing** ordinance as a way to reach state growth-management targets for housing without having to rely

solely on new multifamily developments. The city amended the code after the first **cottage-housing** development — the brightly painted 16-house Meridian Park Cottages near North 185th Street and Stone Avenue North — had been skewered by neighbors over its street appeal, particularly its Skittles color scheme.

The amended ordinance required **cottage-housing** developers to meet several guidelines designed to make the developments more compatible with their surroundings in terms of scale, design and external colors.

Cottage developments built under the amended ordinance were received more warmly, but neighborhood concern over the concentration of a proposed 16-**cottage** development on Eighth Avenue Northeast led council members to pass the moratorium.

"I think it's fair to say that all of the council members still have an interest in **cottage housing**, but all of us have reservations whether our current ordinance is restrictive enough," Hansen said.

Seattle has no **cottage-housing** ordinance but recently allowed two developments to be built in the city as an experiment. One, at 16th Avenue and East Jefferson Street, has four houses, and the other is nine units at Northeast 65th Street and Latona Avenue Northeast.

"The planning commission has members who support **cottage housing**, but it is not on our priority list of issues we are moving forward on," said Alan Justad, spokesman for Seattle's Department of Planning and Development.

The controversial development of 39 houses in Magnolia, on a vacant 4.5-acre tract where Briarcliff Elementary School once stood, is not **cottage housing** but **cluster housing**.

Cluster housing lets developers build homes, under certain conditions, on lots as small as 3,600 square feet instead of the usual 5,000 square feet. Unlike **cottage housing**, a minimum 2-acre plot is required for the larger cluster of homes, and because lots that large are rare in Seattle, there are few such developments.

Ground has not been broken in Magnolia, and neighbors who don't want the development built have hired an attorney.

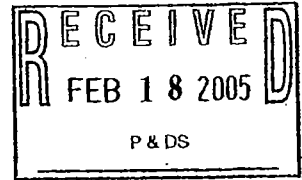
Stuart Eskenazi: 206-464-2293

FAX 546 8761

813 NW. 191st Lane
Shoreline, WA 98177

February 18, 2005

RE: Project 106837 - 19141 8th Ave. NW.



Ms. Kim Lehmberg, Project Manager
City of Shoreline, WA

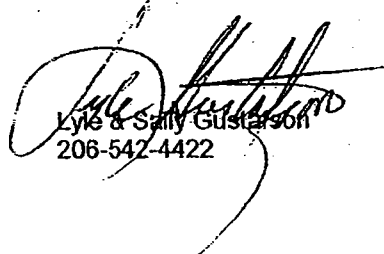
Dear Ms. Lehmberg:

I understand you are accepting comment until today, and perhaps after. Please note that I have a deep concern that goes beyond the soils environment.

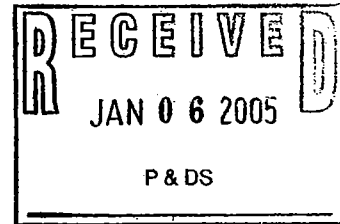
With the City's Comprehensive Plan under review, and the possibility that its changes in respect to Cottage Housing may liberalize the rules, I have fears that an ultimate outcome at our site is the original 16-house project.

That is, if Comp Plan gets changed as proposed, and if moratorium is lifted, I'll be staring at 16 small houses that are totally out of character with my neighborhood. There are dozens of voting neighbors who feel this way, too.

Best regards,


Lyle & Sally Gustafson
206-542-4422

January 4, 2005



Paul Cohen, Project Manager
City of Shoreline
17544 Midvale Ave. North
Shoreline, WA 98133

RE: Cottage Housing in Shoreline

Thank you for including us on your list of interested parties. Your memo of December 23, 2004 asks us for some information:

1. Do you have any comments regarding the attached proposed process to review the cottage housing workshops?

Yes, we do have comments. Please see the attachment to this letter.

2. Do you want to participate in the process, which may include workshops?

Yes, if that participation takes the form of submitting additional written input. (Unfortunately, our personal schedules for the month of February will preclude our being able to attend workshops.)

Thanks very much for all the cottage housing information you have shared with us over the last several months. We view this issue as extremely critical in its impact to the single-family neighborhoods of Shoreline. You have been so helpful and we appreciate it.

Sincerely,

A handwritten signature in cursive script, appearing to read "Leslie Addis".

Leslie Addis

A handwritten signature in cursive script, appearing to read "Randy Hughes".

Randy Hughes

19802 - 8th Ave. N.W.
Shoreline, WA 98177
206-546-6353

Attachment

Paul Cohen

From: randyandleslie@att.net
Sent: Thursday, October 28, 2004 5:40 PM
To: Paul Cohen
Subject: Two Concerns

Dear Mr. Cohen:

On Monday, October 25, 2004, we attended a meeting at the Richmond Beach Library. The meeting was regarding the 8-home project at 19141 - 8th Avenue N.W. The meeting was conducted by Robert Nehring, a 50% owner of the project. Because of all the concerns of the neighbors regarding the drainage system and its possible effect on the properties west of the proposed development, Mr. Nehring promised a second meeting. This meeting is to take place after the City approves the drainage system but prior to the start of the construction phase of the project. We would appreciate your help to ensure this meeting does take place as promised.

On this note, and because you are working to formulate draft recommendations regarding cottage housing (and this would apply to other projects also) we would like the following concern addressed:

At the meeting we attended on October 25th, we asked Mr. Nehring "who relays to the City all of the citizens' concerns presented at the meeting." He answered that he would do so. We feel this is a definite ethical conflict of interest. Not only could Mr. Nehring "forget" some of the issues raised, but also he might feel some are "too small" to mention. We feel the City planners should have an unbiased person present at all such meetings regardless of the type of housing being built. That would ensure all concerns are presented to the City in a fair and unbiased manner. Or at the very least, the meeting should be video taped so the City can watch the video tape.

Thank you.

Sincerely,
Randy Hughes and Leslie Addis
19802 - 8th Ave. N.W., Shoreline
206-546-6353

A LATER E-MAIL
Brent-

it's now 3 am.... I just signed a statement so that Officer McCutchen can send this off to the prosecutor for a decision....

The kid that took the signs and admitted it to the officer is Simon Evers. Son of Tommy Evers..... is this the Tommy of TOMCAT?

I am sure that the prosecutor will not do anything just on my statement alone because the value of my 3 signs (two of yours and 1 of mine) only total about \$ 11 you need to get all of your people who lost signs and yourself to call the officer and report similar losses - there may be a chance the prosecutor might do something if a lot of people call in and report losses....

and here is the total of the signs I have gotten returned by Officer McCutchen from St. Luke's - 13 signs with posts and 13 signs with no posts.... they are ready to go back out now.

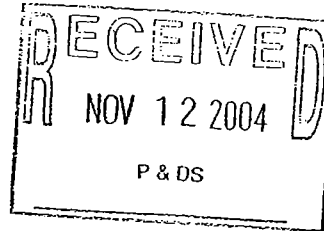
I am now going to send an e-mail to Maggie Fimmia asking her to push the prosecutor to do something with the kid (Simon) and to do something about not allowing TOMCAT to build in Shoreline anymore based on these actions. Hopefully your e-mail list will send the same type letters to her (if you could suggest it in an e-mail).

ok - see ya when ya get back-

Randy

November 11, 2004

Paul Cohen, Senior Planner
City of Shoreline
Dept. of Planning and Development Services
17544 Midvale Avenue North
Shoreline, WA 98133



RE: Public Process on Cottage Housing Issue

Dear Mr. Cohen:

The purpose of this letter is to provide you with my comments regarding the public process being developed in preparation for Planning Commission and City Council action on the cottage housing issue. Thank you for the voice mail you left me on November 9th in response to my phone call to Ms. Markle. I understand you are in charge of developing the program and timing for public input on the cottage housing issue. I further understand that City Council has directed staff to evaluate public comment to potentially draft amendments to current cottage housing regulations to address issues and concerns.

Since the current temporary emergency moratorium will expire in late-February, 2005, and since it is already mid-November, I am very concerned about the timeline. Apparently a plan for gathering public input is still being developed. For a quality process to succeed, sufficient time needs to be allowed to not only gather public comments, but also for staff to evaluate those comments, develop objective draft recommendations to address the concerns and submit those drafts back to the public for further comment. All this needs to happen prior to City staff finalizing their recommendations to the Planning Commission and to the City Council.

Without such a process as I have described above, thorough review of the cottage housing regulations will not be possible and the emergency moratorium will not have served its purpose. I feel we are rapidly running out of time to ensure that an adequate public process does occur.

On a related item which I had requested earlier, I am hoping to receive the names of the members of the 1999 Shoreline Planning Academy and a copy of their final report. I first requested this information on October 14, 2004. Although I believe my phone call request was sufficient, please let me know if you prefer that I submit a Request for Disclosure of Public Records Form.

Thank you.

Sincerely,

A handwritten signature in cursive script, appearing to read "Leslie Addis".

Leslie Addis
19802 - 8th Avenue N.W., Shoreline, WA 98177
Phone: 206-546-6353 E-Mail: randyandleslie@att.net

Scott Jepsen

11/08/2004 07:05 AM

To: sburkett@ci.shoreline.wa.us

cc:

Subject: Concern About Tomcat Construction Co.

Steve,

Looks like this only went to John and I. Can you please also share it with the rest of the council and let us know what the city knows?

Scott Jepsen

Principal Associate

Abt Associates Inc.

20201 21st Place NW

Shoreline, WA 98177

(206) 546-0635

(206) 546-7745 fax

scott_jepsen@abtassoc.com

----- Forwarded by Scott Jepsen/bet/Abtassoc on 11/08/2004 07:04 AM -----



randyandleslie@att.net

11/07/2004 06:48 PM

To: johnchang1@comcast.net, scott_jepsen@abtassoc.com

cc:

Subject: Concern About Tomcat Construction Co.

Dear Councilmembers:

On October 28, 2004, Simon Evers stole about 30 "No Cottage Housing" signs along 8th Ave. N.W. and adjoining streets. Simon Evers is the son of Tommy Evers, owner of Tomcat Construction Company. Tomcat Construction is the builder who had hoped to build 16 cottage homes at 19141 - 8th Ave. N.W. but who was affected by the emergency moratorium. The police case number is 04-326091. The responding officer's name is Kyle McCutchen. Officer McCutchen's cell phone number is 206-391-0030.

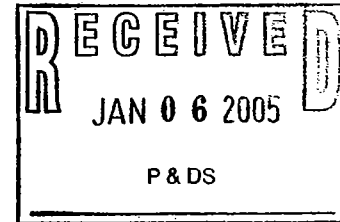
It is our own personal opinion that, very possibly, the son was put up to this by his father. Even if that is not the case, Simon is 17 years old and definitely should know right from wrong. We believe Simon did this to help his father's construction business and never dreamed he would get caught. We also believe that because Simon is living with his father, that his father should be held responsible for his child's actions. And if anybody had been "busted" destroying any Tomcat Construction "For Sale" signs, Tomcat would have not only charged the thief, but also probably would have sued him for "hindering a sale." Evers is a citizen of Shoreline. We do not feel it is appropriate for a citizen of Shoreline to commit a crime or abuse other people's rights and still expect the City to grant him "permits" that enable him to make money within the City limits. A "permit" is simply that--permission to make money within the City.&! nbsp;

We are requesting you ban Tomcat Construction and/or the Evers family from ever building in Shoreline again. Or, at the very least, issue a three-year ban. It is unacceptable that the City recognizes this crime happened and would still allow this company and family to continue obtaining City "permits."

Sincerely,

Randy Hughes and Leslie Addis
206-546-6353

January 4, 2005



Paul Cohen, Project Manager
City of Shoreline
17544 Midvale Ave. North
Shoreline, WA 98133

RE: Cottage Housing in Shoreline

Thank you for including us on your list of interested parties. Your memo of December 23, 2004 asks us for some information:

1. Do you have any comments regarding the attached proposed process to review the cottage housing workshops?

Yes, we do have comments. Please see the attachment to this letter.

2. Do you want to participate in the process, which may include workshops?

Yes, if that participation takes the form of submitting additional written input. (Unfortunately, our personal schedules for the month of February will preclude our being able to attend workshops.)

Thanks very much for all the cottage housing information you have shared with us over the last several months. We view this issue as extremely critical in its impact to the single-family neighborhoods of Shoreline. You have been so helpful and we appreciate it.

Sincerely,

A handwritten signature in cursive script, appearing to read "Leslie Addis".

Leslie Addis

A handwritten signature in cursive script, appearing to read "Randy Hughes".

Randy Hughes

19802 - 8th Ave. N.W.
Shoreline, WA 98177
206-546-6353

Attachment

January 4, 2005

Page 1 of 2

Comments from Leslie Addis and Randy Hughes regarding the "Outline of Cottage Housing Amendment Process" as presented in a December 13, 2004 memorandum from Tim Stewart and Paul Cohen to the Mayor and Council:

Problem Statement Section:

This section states that cottage housing was suggested as an alternative housing type in 1998. However, it has never been clear to us exactly who suggested it. Our review of Planning Academy records seems to indicate that the idea was introduced to the Planning Academy by City staff. Is that the case? We believe it is important to distinguish between ideas that come spontaneously from grass-roots citizens as opposed to ideas introduced to those citizens by staff.

Program Goal and Objectives:

The GOAL as stated in this memo is to "review and evaluate the City's cottage housing regulations by 'checking in' with the community..." It is very important that the larger community be involved—not just current parties of record, developers and owners. We have been active on this issue for a long time and continue to find that many, many Shoreline citizens are simply not aware of the ability of the City to allow what basically is condominium housing in single-family neighborhoods. Uniformly, the reaction we get from these citizens is one of concern once they are made aware.

Of equal concern to us is the last objective listed, "To have cottage housing regulations that produce projects on the ground that capture the community vision." Once you do involve the larger community, you may very well find that the "community vision" is not to allow cottage housing at all in single-family zoned neighborhoods. However, your objective is phrased in such a way as to avoid that possibility and should be re-worded.

Program Phasing:

Section I – C makes reference to staff researching King County property assessments. Such assessments have a time lag. You need to include real estate appraisals (before and after cottage housing has been introduced into a neighborhood) to give you a better "real time" comparison of value.

Section I – D, Report of Current Issues omits one of the problems articulated by the public: *change in neighborhood character*. Please add this to the list of Current Issues. This is a very important concern to those of us who bought into what we thought was a stable, single-family residential neighborhood and which now may very well become, in fact if not in actual zoning, a multi-family neighborhood. It feels like "bait and switch."

The following also need to be added to the list of Current Issues:

- Location – cottage housing, if permitted at all, should only be permitted in areas presently zoned as multi-family. No existing single-family neighborhoods should be re-zoned in order to allow them.

January 4, 2005

Page 2 of 2

- **Spacing about the City** – although the list does have an item called “distance between developments” that does not cover the concern about what is happening west of Aurora where an over-concentration of cottage housing has occurred.

Section II - A, Workshop proposes to involve developers, owners and parties of record – neighbors. As stated previously, this is not a broad enough cross-section of the community at large to get fresh perspective. These workshops will apparently only include the very people who have been active about this issue to-date, either pro or con and who are already quite polarized about the topic.

Section III – B, Planning Commission Hearing is unclear. We believe it addresses the notice that developers are required to give to the neighbors who will be affected by a proposed cottage housing development. The present required notice is completely inadequate. Such developments impact a broad area (quality and conformity of the neighborhood at large, overflow parking, increased traffic, etc.) We would urge the City to require developers to notify everyone in the affected Neighborhood—where “neighborhood” equals the broad area as defined by your Council of Neighborhoods. (Of course, neighbors across the street from a proposed development should also be notified, even if they are in a different Neighborhood.) This would require that if a cottage housing development is proposed in Hillwood or Richmond Beach or any other of the formally-designated Neighborhoods, the entire Neighborhood will be made aware since the character and harmony of the entire Neighborhood is at risk.

Extension of the Moratorium:

The proposed two-month extension until May 1, 2005 is not adequate. It is very unfortunate the City chose to wait until December to even begin to address the review process. Allowing only two months for detailed and objective review of the cottage housing is not realistic and will result in insufficient review and study. We urge the City to extend to moratorium through the end of 2005 (past the election) to ensure this issue will be adequately addressed and can be reviewed by the incoming Council.

Thank you for the opportunity to submit these comments, which we request be made available to all of the Cottage Housing Workshop participants. Please contact us if we have not been clear or if you have questions.



Leslie Addis
19802 – 8th Ave. N.W.
Shoreline, WA 98177
206-546-6353

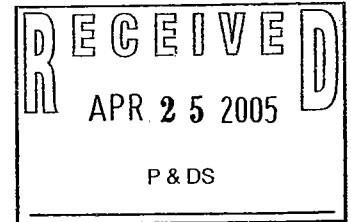


Randy Hughes

cc: Paul Cohen

April 21, 2005

Ronald B. Hansen, Mayor and All Councilmembers
City of Shoreline
17544 Midvale Avenue North
Shoreline, WA 98133



RE: Cottage Housing

Dear Mayor Hansen and Shoreline Councilmembers:

We recently received from Tim Stewart and Paul Cohen a memorandum dated April 7, 2005 addressing cottage housing problems and suggesting proposals for consideration. As citizens and voters of Shoreline, we want to share our concerns about these suggested proposals.

It appears to us these changes proposed by City staff do not address the real problem. For the past year the vast majority of residents have been expressing opposition to the cottage housing concept. For whatever reason, the Council and staff just keep returning with variations. It is almost as if this is a concept the City feels it needs to force upon the citizens. To reiterate our concern, cottage homes are condos and should only be allowed in areas zoned for condos.

Second, at a recent Council meeting, even a member of your own Council admitted he would not want cottage housing next door to his property. If Mr. Chang would not want such units built next to his R-4 zoned property, why in the world would anyone think those of us with smaller properties in R-6 zoned areas would feel any different?

Third, in the staff's April 7th memorandum, the City planners express concern that restricting "cottage housing to medium or high density residential (multifamily) areas" would "have the effect of eliminating Cottage Housing in Shoreline." We feel the planning staff should be doing just that—planning. Surely they are very capable of developing other housing alternatives to enable the City to meet its Growth Management goals without reliance on cottage housing. If your planners aren't flexible enough to do that, then perhaps changes should be made in the Planning Department to broaden that agency's perspective.

Of course as you are all aware, we can expect this cottage housing issue to be a major influence on voters in this year's upcoming election. Hopefully by then it will be resolved appropriately to contain cottage housing condos to condo-zoned areas only.

Sincerely,

Randy Hughes and Leslie Addis
Randy Hughes and Leslie Addis

19802 - 8th Ave. N.W., Shoreline, WA 98177 206-546-6353

cc: Tim Stewart, Director of Planning and Development Services
✓ Attn: Paul Cohen, Project Manager
Shoreline Enterprise



Shoreline Planning Commission

September 1, 2005

Written Comment

So For THE LAST TWO HOURS, ALL of YOU
HAVE EXPRESSED DIFFERENT REASONS WHY YOU
THINK COTTAGE HOMES, AS THEY ARE NOW, ARE
NOT GOOD. AND ALL of THEM ARE VALID.

SO IF THESE UNITS MAKE NO DIFFERENCE
(AS STEWART STATED) TO THE CMA, THEN
WHY CONTINUE WITH IT?

ROBIN IS RIGHT. TOO MUCH TIME AND EFFORT
FOR SUCH A SMALL THING. MORE TO FIND
A MORE ACCEPTED HOUSING OPTION IN SPACE
FAMILY ZONED NEIGHBORHOODS.

Randy Nichols
19802 8TH AVE NW
206 546 6353

Please leave this form with the clerk at the end of the meeting.

This is a public record



Shoreline Planning Commission

September 1, 2005

Written Comment

①

Don't "Back-door" your way
into a "city-wide strategy"
by trying to tweak the
existing cottage housing ordinance.
Design review with a bad ordinance in place is

really
no
design
review
at
all.

* Kill this concept & begin again.
* Develop the strategy first &
then develop the specifics.

(Don't become over-fixated on
the "goal" of 350 cottage
homes. Even Tim Stewart
states that without Rem,
the GMA target can be met.)

* Once you have a strategy, then
you can consider such ideas as
a Design Review Process.

SUBMITTED BY: LESLIE ADDIS

19802- 8th Ave NW, Shoreline

Please leave this form with the clerk at the end of the meeting

This is a public record

② How will you reach out to the general public so you get a good cross section of citizens to attend the joint workshop on Cottage Housing?

③ The existing requirement that neighbors within 500' of a proposed Cottage housing development is inadequate. A minimum of a 1,000' notification should be required. These developments have a very wide impact to the neighborhood at large.

J. Cobb

August 7, 2005

All Members of the Shoreline City Planning Commission
17544 Midvale Avenue North
Shoreline, WA 98133

RE: Cottage Homes

Dear Planning Commission Members:

Enclosed you will find a copy of a recent "Currents" article (a City of Shoreline publication.) This article references Shoreline's "ranches, split-levels and mid-century homes for affordable median prices of about \$272,000." Mayor Ron Hansen is quoted—ending his comments with, "After all, those qualities are what brought many of us here in the first place."

For the past two years, the residents of Shoreline have voiced major opposition to the cottage home concept. Many citizens have voiced many valid reasons for abandoning this concept in single-family neighborhoods. And yet the City of Shoreline continues to promote cottage homes.

It is amazing to us that just because someone is elected or appointed to a position, they feel their ideas and "visions" are either more intelligent or superior to the ideas of the citizens they represent. It seems to us the elected or appointed officials should represent the majority of citizens. Otherwise, we are no longer a democracy, but a tyranny.

If you feel that your "vision" of cottage homes should have a higher priority than representing your citizens, then we challenge your concept of a democratic government. We also challenge your belief that cottage homes are needed. Perhaps you should find a city where the majority favors cottage home-style development and go to work there. The citizens of Shoreline clearly do not want that kind of city. The City of Shoreline government is destroying and eroding just exactly those qualities that brought many of us here in the first place.



Randy Hughes
19802 – 8th Avenue. N.W., Shoreline, WA 98177



Leslie Addis

Attachment – "Currents" article

Seattle magazine ranks Shoreline the region's number one neighborhood to live

Shoreline is number one according to *Seattle* magazine.

In its July issue, *Seattle* magazine ranked 84 Seattle area "neighborhoods" and Shoreline topped the list of the best places to live.

Areas were ranked on quality of life features such as parks, commute time to major work areas and housing affordability. Here is an excerpt from what they had to say about Shoreline:

"This enclave of ranches, split-levels and mid-century homes has for years been

underappreciated for its affordable prices (median price is \$272,000), great freeway access and good schools. No longer. Buyers have rediscovered the neighborhood, with its not-so-bad drive times to downtown Seattle or Redmond; as a result, homes are sitting on the market only 28 days. Shoreline tops the *Seattle* magazine list of best neighborhoods."

"The city has plenty of parks, including, naturally, those on the water (it comes by its name honestly) overlooking Puget Sound and the Olympics. There's plenty

of retail in these parts, and plenty of restaurants of every stripe."

"Shoreline has long been known for its abundant parks, respected school district, and strong neighborhoods. We have a great quality of life here and it is getting better every year," says Shoreline Mayor Ron Hansen.

"It is an honor for Shoreline to be recognized as the best place to live even if it was not too much of a surprise to those of us who live here. After all, those qualities are what brought many of us here in the first place."

Shoreline celebrates 10 year anniversary

"Community spirit and a 'we can do it' attitude are what built Shoreline," said Mayor Hansen. "I couldn't be more proud of our community and what we've been able to accomplish together in just 10 years."

Shoreline's 10th Anniversary Celebration was held July 16 at the Shoreline Historical Museum and also included music, refreshments, the opening of a time capsule created in 1995 and the opening of a special museum exhibit featuring 10 years of Shoreline history.

Mayor Hansen's toast to the City topped off the event: "Here's to our first 10 years and the many accomplishments we've achieved. Our history is great but our best years are yet to come. The future is even brighter, full of hope with limitless possibilities. To 10 years!"



As part of the City's 10th Anniversary Celebration, Shoreline Mayor Ron Hansen was joined by Shoreline's first mayor, Connie King and Shoreline Parks, Recreation and Cultural Services Director Dick Deal, to open a time capsule created when the City incorporated in 1995.

Paul Cohen

From: ranandles@verizon.net
Sent: Wednesday, August 24, 2005 6:43 PM
To: entopinion@heraldnet.com
Cc: gmauer0231@msn.com; Paul Cohen
Subject: [Fwd: A Few Questions re Aug. 22nd Mtg.]

Attention Brooke Fisher:
Forwarding to you a copy of an e-mail to the Shoreline City Council--
From: ranandles@verizon.net
Date: Wed Aug 24 20:36:58 CDT 2005
To: council@ci.shoreline.wa.us
Subject: A Few Questions re Aug. 22nd Mtg.

Dear Entire City Council:

I just spent another three hours watching the broadcast of your Aug. 22nd meeting. Here are my questions:

On Aug. 22nd, you opted not to pass the Code Enforcement ordinance. This ordinance has the support of citizens, planners, staff, Planning Commissioners and probably the whole world... It tries to control garbage, junk vehicles, living conditions, etc. And yet, years ago, you DID pass the cottage home ordinance. The cottage home ordinance has been contested from the start. Yet in all your glory, you feel you can ignore your citizens and their concerns and just "tweak" the ordinance. Why did you not pass the Code Enforcement ordinance and then just work for years doing your magic by "tweaks"? That is question # one--explain to me the difference, should any of you want to respond.

Another issue is Mayor Hansen's comment. Mayor Hansen said there was only one person who spoke on the cottage home issue on Aug. 22nd. He stated he feels he knows all the "players" on the cottage home issue and knows what their concerns are. My second question is--does the Council believe in their hearts that they can actually anticipate the citizens' of Shoreline's views after a three-minute limitation over a few meetings? If so, then the arrogance of the Council and inattention to your citizens amazes me time after time. Here is the answer: your citizens, meaning the minority who are actually able to put in the time to express their views, have learned time after time that, in fact, the old saying is true, "It won't make a difference." Need we remind the Council that a few months ago at a Cottage Housing Workshop at the Fire Department, there was a large attendance. It was a far larger attendance than the 70 people you are glorifying as being at the Aurora Corridor open house. You, as a Council, have proven that public involvement means nothing. Probably what you want is to stall us out until you can decide what YOU want. It's not exactly what I think representative government should be all about.

I know you won't, but if any of you want to discuss this with me, my phone number and e-mail address are listed below.

Randy Hughes
206-546-6353
ranandles@verizon.net
cc:
Shoreline Enterprise
George Mauer
Paul Cohen

Proposal to Resolve Cottage Housing Ordinance Issue

August 26, 2005

Background:

The City of Shoreline has been attempting to determine the future of Cottage Housing. Much time and many resources have been spent by Council, Planning Commission members and city staff attempting to learn what the citizens of Shoreline really want done with cottage housing. These efforts have resulted in confusion. Activist citizens opposed to cottage housing firmly believe the majority of citizens don't want them in their neighborhoods. At the other extreme are developers and occupants of cottage homes who have testified in favor of such developments. An impasse has been reached.

Issue:

In order to bring clarity and reach beyond the current state of polarization, the City must find a way to hear from the majority of its citizens who can not or will not attend public workshops, Council and Planning Commission meetings. The cost for such an effort needs to be kept to a minimum.

Proposed Resolution:

The City has an important, untapped resource available for this effort: The Council of Neighborhoods. This Council "was formed in 1996 as a result of Shoreline City Council's belief in the value of citizen participation through formal neighborhood organizations....The Council of Neighborhoods...provides a forum for raising issues, exploring potential solutions, and, when appropriate, recommending possible action to the City."⁽¹⁾

By utilizing the Council of Neighborhoods and its various Neighborhood Associations, the City and the Planning Commission will be able to reach those citizens who have not yet been heard from on the issue of cottage housing.

- **Direct the City to authorize a survey.** This survey should be a simple, one-question document requesting a simple "yes" or "no" answer. The question should be: "Do you feel that Cottage Housing should be allowed in your neighborhood?"
- **This survey should be mailed at random** to 500 homes per Neighborhood Association. In order to make the survey as unbiased as possible, omit from the survey the following: citizen activists on both sides of this issue from whom you have already heard, developers who have built cottage housing and cottage homeowners or renters. The pre-paid return envelope should be addressed to the presidents of the individual Neighborhood Associations. (For the few inactive Neighborhood Associations, volunteers from those areas can be solicited to receive the completed surveys.)
- Upon a specified deadline, the presidents can respectively count their ballots and, if needed, a volunteer or volunteer group can oversee the count. The result would be a total tally of the "yes" or "no" votes per neighborhood. **The Council of Neighborhoods can then officially present the results to the Planning Commission and the Council.**

Conclusion:

If the results are overwhelmingly in favor of cottage housing then allow the ordinance to stand, with whatever tweaks the Planning Commission and Council see fit, based on citizen input received to-date. If the results are overwhelmingly against, then kill the ordinance based on the wishes of your citizens.

⁽¹⁾ From City of Shoreline Web Site as of August 26, 2005

A third outcome from this survey may be to find there are differing responses from different neighborhoods. Some may overwhelmingly oppose cottage housing and some may overwhelmingly accept it. In those cases, it would only be fair to all parties to allow or disallow cottage homes in those neighborhoods, based on the survey, if that is possible. At a minimum, this information would help forwarn developers about those neighborhoods where cottage housing is vigorously opposed. This could be a tool for City Planners as they help guide developers through the process.

Cost for this survey is estimated to be \$2,800 in postage plus approx. \$1,000 in printing. For an estimated \$4,000, this City can get the necessary input from its citizens to learn how the general population stands on the Cottage Housing issue. This cost pales in comparison to what has already been spent on this issue over the last several years.

This proposal will resolve the current state of confusion and gridlock over Cottage Housing. The only other real alternative to find out what your general population really wants is to put this issue on the ballot and allow citizens to vote on it.

Submitted by:

Randy Hughes

Leslie Addis

19802 – 8th Avenue N.W., Shoreline, WA 98177
206-546-6353

cc: City Council Members
Planning Commission Members
Steve Burkett, City Manager
Paul Cohen, Senior Planner, Planning Dept.
Bonnie Mackey, President, Council of Neighborhoods

October 2, 2005

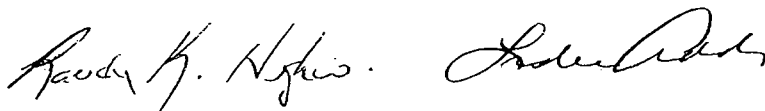
Shoreline City Council Members

Dear Council Members:

After reading the draft minutes of the Sept. 15th Planning Commission meeting, we want to address a few issues regarding cottage homes.

1. On page 59, Item 10.A, number 3 regarding Public Comment: It is stated that "there has not been a city-wide survey of citizens' opinion." We do not understand why, after sending a letter to all of you and to Steve Burkett, City Manager, that this issue has not been addressed. Apparently only some of you read your citizen input.
2. It is interesting to note that out of eight Planning Commissioners who attended the Sept. 15th meeting, three were willing to kill cottage homes altogether. That represents 37% of the Planning Commission who were present. AND, this is simply based on neighborhood opposition that has occurred up until now. As noted above, "there had not been a city-wide survey of citizens' opinion." Before this City Council spends time and money with workshops or whatever, we feel it would be more prudent to just find out what the entire city (not just the impacted neighborhoods) wants to do with cottage homes.
3. As questioned in previous Planning Commission meetings, why are these cottage home developments being approved as they are? Attached is a letter we just sent to Paul Cohen regarding our thoughts. We believe, based on prior Planning Commission meetings, that some Commissioners share the same concern. Why are these developments being approved as they are?
4. Save the taxpayers the cost of mailing out your standard post card stating how the City appreciates this letter and will contact us at a later date. This City Council has proven time after time they do not want citizen input and you will certainly not follow up later.

Something is wrong here--no city-wide survey, and yet cottage homes keep getting approved. And yet, even your City's Planning Commission has major concerns with it. What's wrong with this picture?



Randy Hughes and Leslie Addis
19802 - 8th Avenue N.W., Shoreline, WA 98177
206-546-6353

October 2, 2005

Mr. Paul Cohen
Senior Planner, Dept. of Planning and Development
City of Shoreline

Mr. Cohen:

There are a few issues regarding Cottage Homes that I want to address with you. I have just finished reading the draft minutes of the Planning Commission meeting held on Sept. 15th.

Number one: About a month ago I had a telephone conversation with you regarding cottage homes. You expressed a concern that the City of Shoreline felt cottage home support vs. cottage home opposition may be, in the City's view, evenly split. AND YET Commissioner Hall stated that he would, "vote to eliminate the cottage housing ordinance altogether based on feedback the Commission received from the community." How could you possibly tell me the City thought it was evenly divided pro vs. con.?

Number two: After reviewing my notes, a couple of months ago you told me and my wife that as long as a builder/developer met all the technical criteria required for cottage housing and dotted all the i's and crossed all the t's then the City would have no option but to approve the cottage housing application, other than to face a law-suit. This turns out to appear untrue, based on the draft minutes of the Sept. 15th Planning Commission meeting. Commissioner Sands pointed out that staff used its discretion to approve these projects. In a Planning Commission meeting some weeks ago, the question was raised regarding how did these projects get approved.

We thought staff had the option of turning down these projects. That's what the Planning Commission minutes say AND YET YOU just keep approving them.

I feel it is unfortunate that you are apparently influenced by these cottage home builders. BUT BECAUSE YOU ARE SO INFLUENCED, I feel you should be removed from your position as approver of cottage home applications. The citizens of Shoreline deserve better.

Randy Hughes
19802 -- 8th Avenue N.W.
Shoreline, WA
206-546-6353

cc: Shoreline City Council
Shoreline Planning Commission
Steve Burkett, City Manager

EVICTIION NOTICE

CAUSE FOR EVICTION:

The refusal of the Shoreline City Planners to respect citizens' wishes regarding cottage housing. The Planning Dept. continues to support cottage housing in single-family neighborhoods despite being told otherwise by the citizens.

CURE:

In the upcoming election, vote out of office those City Council Members who continue to push for cottage housing condos in single-family areas.

Do not settle for less! Cottage housing condos should only be allowed in R-12 or higher zones.

KEEP COTTAGE HOUSING OUT OF SINGLE-FAMILY NEIGHBORHOODS

“COTTAGE HOME CONDOS” DO NOT BELONG HERE



Cottage Housing: Can it fit in Shoreline?

Please join City staff and your neighbors for a presentation
and discussion on cottage housing.

**Wednesday, May 11 from 7:00 to 9:30 p.m.
Shoreline Fire Dept. Headquarters Meeting Room
17525 Aurora Avenue N.**

The purpose of the meeting is to have the community help the City
answer these questions:

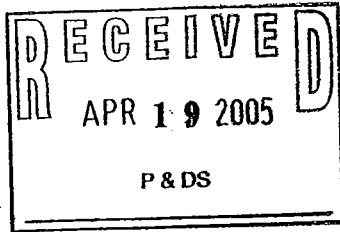
- “What’s wrong with cottage housing?”
- “Can cottage housing be designed to be compatible with
single-family neighborhoods?”

**Please attend this meeting on May 11, 2005 at 7:00 p.m. at the
Shoreline Fire Dept.**

TELL THE CITY:

**“NO COTTAGE HOUSING IN SINGLE-FAMILY ZONED
NEIGHBORHOODS!”**

**If the City allows cottage housing in single-
family neighborhoods, then in the next election,
vote the City Council incumbents out. New
voices will mean new options.**



4-18-05
20065-10th AVENUE
SHORELINE, WA 98177

CITY OF SHORELINE
PLANNING DEPARTMENT
17544 MIDVALE AVENUE
SHORELINE, WA 98133

DEAR SIR,

I AM VERY CONCERNED WITH THE COTTAGE HOUSING PROJECTS THAT ARE BEING BUILT THROUGHOUT THIS AREA.

MANY PEOPLE LEFT THE SEATTLE URBAN LIVING FOR A LESS CONGESTED, QUIETER NEIGHBORHOOD.

THIS IS NOW LOWERING PROPERTY VALUE WITH CHEAP HOUSING ALSO TRAFFIC IS GREATLY INCREASING.

PLEASE STOP THIS TYPE OF CONSTRUCTION.

A RESIDENT SINCE 1958

MILDRED CHAPMAN JONES

RECEIVED

Page 1 of 1

JUL 18 2005

Heidi Costello City Manager's Office

From: Jennifer Kifer [kifercj77@earthlink.net]
Sent: Friday, July 15, 2005 6:18 PM
To: City Council
Subject: re cottage housing opinion

I really think that allowing cottage housing in single family neighborhoods, is downgrading to these neighborhoods.

Single family neighborhoods are just that. I realize that this area is growing but it is sure nice to move to Shoreline to get away from the hustle and bustle, cramped style of a metro area. That should be the number one selling point of living in Shoreline.

My area in Shoreline has some tall trees that are just beautiful. I think that allowing the cottage housing to continue, would obviously lead to more cutting of trees.

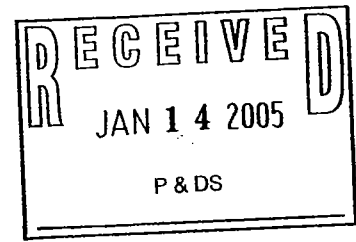
I like my neighborhood BECAUSE of the trees, and if I ever live in another metro area again, I will look for a neighborhood just like it.

Is unchecked urban growth something we as a city desire? Maybe this is one of the checks on urban growth we can use to buy more time in which to reexamine, reimagine, the planning of housing for the future. I'd like to see a future that places more emphasis on the beauty side to housing.

Home is a castle, a place to hang your hat, where your heart is... So to be a great place why shouldn't home look like a place where YOU WANT to LIVE ?!

Jennifer Kifer kifercj77@earthlink.net

January 14, 2005
Bronston Kenney
1007 NW 190th St.
Shoreline, WA 98177
bronston@seanet.com
206 546 3596



Paul Cohen
City of Shoreline
Shoreline, WA 98133

Dear Mr. Cohen:

This is in response to your letter of December 23, 2004.

I would very much like to participate in the process of reexamination of the Cottage Housing issue. I am retired and will be available to attend workshops, meetings, tours, etc.

As to the proposed process I have two concerns. First I find the inclusion of developers in the process somewhat troubling. It is my belief as well as the belief others that developers have too much sway in the Planning Dept. Further, they are not all residents of Shoreline and thus should not have standing in this process.

My second concern is that this process will be symbolic only, that Cottage Housing will be imposed upon the residents of Shoreline over their objections. I further note that the GMA does not specifically require Cottage Housing and that there exist ample, proven avenues to meet increased density requirements. Why is there so much pressure to impose that which is experimental upon unwilling residents?

Should I be included in this process I will strive to be as open and fair-minded as possible.

Yours truly,

Bronston Kenney

Cc: Steve Burkett

RECEIVED

FEB - 1 2005

January, 31 2005

City Manager's Office

My name is Bronston Kenney and I live a 1007 NW 190th St.

Read into the record
at 1/31/05 Council meeting
Council
Steve
Bob O

Tim S
Paul Cohen
File

I am concerned with the process of review of Cottage Housing. Last August the City Council responded to overwhelming objections by enacting a six month moratorium. At this meeting we were asked to withhold our comments and prepared remarks as the City Council was going to re-examine the issue. We complied.

Distribution
only per
Bernard

It was our anticipation that the process of gathering public input through workshops and meetings would begin in a timely manner. Constituents suspended their planned action believing that the case for re-examination had been made, and that our concerns were being addressed.

The first moratorium has been extended with little being done. At the last meeting several spoke in favor of Cottage Housing, although it was unclear as to whether those speaking had any financial or commercial interest. Sympathy for the developers was expressed and some wrongly took the absence of opponents as a sign of softening opposition. This is not the case. We have not been active because we believed that the Council intended to address our concerns. The trust we placed in the City appears unwarranted. There have been no meetings or workshops. My attempts at discussion with Planning have been unproductive. The time-frame for public input has been pushed out to March-April with, as yet, no date set.

The moratorium increasingly appears as a device to ward off public participation. That is, the process is not a mechanism to identify and solve constituent problems but rather a contrivance for constituent management.

The current process leap-frogs over the primary question; is Cottage Housing in any form necessary in Shoreline? Are there specific problems that are uniquely solved by Cottage Housing and are these problems of sufficient magnitude to warrant action? Does Cottage Housing create more problems than solved? Finally, in the face of substantial constituent opposition should Cottage Housing be abandoned regardless of merit?

There seem to be shadow constituencies in Shoreline advancing their arguments to the City privately, shielded from public scrutiny and debate. There are those who stand to make huge windfalls from drastic subdivision in low density neighborhoods, for example. There may be over-mighty City employees who genuinely believe their judgment superior to that of the citizens. I don't know the identities. They are like gravity, unseen, but like gravity, known by their effects. I believe that the North City merchants, the Aurora business, and those questioning the wisdom of other City policies would agree with my view in this.

The City should respond to those making their arguments openly, not to those in the shadows

Re-examination of Cottage Housing should begin promptly. The first determination should be the most basic; is this necessary? If it is decided that some form of Cottage Housing is the best and/or only method of resolving an important and serious problem, the protection of the interests of existing homeowners is primary. If we must have Cottage Housing in Shoreline it should do no harm to existing homes and neighborhoods. To this end, constituent participation from the beginning is fundamental.

My name is Bronston Kenney and I live at 1007 NW 190th St.

Saturday I joined the City sponsored Cottage Home tour. We visited selected Cottage developments and met with the residents. The occupied homes we visited were quite charming as were their owners. Additionally Mr. Jim Soules, a quality builder and owner of The Cottage Company, which specializes in Cottage developments, joined us.

Missed, however, were visits to the development on 185th and Stone and meetings with nearby homeowners. Mr. Soules answered questions; the most telling was about the history of Cottage Homes. In short, with the exception of a project near downtown nearly 100 years ago, all of the experience is from 1998 onward. We do not know if the Cottage concept is a fad or not. Referring to the City zoning map the large majority of Shoreline is R-4 and R-6. Shoreline is primarily a low density residential community. Most living here, are here for that reason, enduring the commute in exchange for quality of living.

During the tour staff and Council were questioned extensively. Mr. Cohen explained some of the changes made to improve Cottage Housing but all were essentially cosmetic. The most important question, that of the fundamental incompatibility of high density development within low density neighborhoods, to date is unanswered. Last week I suggested that the issue of Cottages be re-examined from the starting point. What problem does it solve and is it the only or best solution? Staff and Council have given no clear answer as to how the investment and interests of surrounding homeowners will be protected. Assurances that it will be all right, are insufficient.

The tour was essentially a sales pitch. It is clear that Council and Planning would like to proceed if possible, against the interests of constituents. The most basic questions are unanswered, again, leapfrogging over the first and basic issue, is Cottage Housing desired and/or needed in Shoreline. I still believe there are those advancing their own interests with the City over those of constituents privately, away from public debate.

Everyone present expressed the desire to somehow encourage quality construction and keep the fast-buck-artists out, yet there seems to be no way to legally do that. It is my conviction that Cottage Housing creates more problems than it solves. More importantly it is nothing if not experimental, an experiment in which today's homeowners are unwilling subjects. Builders stand to make much money and planners might get a glow seeing their vision realized. Homeowners however, assume all of the risk and no share of the rewards. If this fails the problems will be ours alone.

I request that Council put on the Agenda a proposal to re-examine Cottage Housing from square-one, including, from the beginning, constituents. It is my concern that the way in which the City is proceeding is designed to gain momentum towards more Cottage Housing while avoiding thorough review of the issue.

In the final analysis Cottage Housing is simply an end-run around existing zoning and seems to be a train heading for a destination opposed by constituents. City and Planning

want to talk about the quality of food in the dining car, while our concern is where we are heading.

Again, to the Council, can we have an agenda item for this proposal?

April 6 2005

Bronston Kenney resident of Shoreline.

I have several observations on The Planning Commission's Cottage Housing meeting last week. Although the large majority of citizens attending were against Cottage Housing, the meeting was largely devoted to its advocates, developers and representatives of the Planning Department. Citizens were allowed their three-minutes-only to speak, while Mr. Cohen and Mr. Stewart were not similarly limited. Mr. Soules, a developer, was allowed unlimited time to elaborate and respond to Commission questions as were Mr. Cohen and Stewart. I and others felt several of their responses should be challenged. I raised my hand to be recognized but was ignored without explanation. Another raised his voice instead and was ruled out of order.

This meeting was similar to the May 11th Cottage Housing meeting as the deck was stacked against the constituents in opposition. In both cases the meeting was dominated by advocates of Cottage Housing, most importantly the Planning Dept. By controlling the process Planning has relegated the citizens of Shoreline to a second-class status, while granting first-class status to developers and builders.

The moratorium enacted to re-examine Cottage Housing was to include citizen participation. The City has avoided genuine workshop meetings wherein representatives of both sides sit down and make their cases with each other advancing and defending their cases to the other and seeking resolution. While citizens have made and defended their case, Planning and the City have not.

Homeowners still have no explanation from the City as to why Cottage Housing is being pursued in spite of overwhelming citizen opposition. The GMA is used as an all-encompassing justification. We are simply told the City "has to... because of GMA".

The City's posture as our representative with the GMA should be like that of a tax accountant representing a client with the IRS. That is, they should keep us out of trouble, but yield as little as possible, working diligently to protect our community and our desires as homeowners.

RECEIVED

MAY 26 2005

City Manager's Office
May 23, 2005

for Councilmember
Gustafson -
read into the
record.

My name is Bronston Kenney I reside in Shoreline.

The Cottage Housing moratorium was passed last August to provide time for re-examination. What has occurred since then has fallen far short of the expectations.

Nothing was done for nearly six months. First order questions about the desirability of Cottage Housing have never been addressed.

First of these: as there is overwhelming opposition by homeowners, should it not be dropped upon that basis?

Second, what is the nature and magnitude of the problem, and is Cottage Housing the best or unique solution? Is the solution worse than the problem?

Months passed while these first priority questions were unaddressed. The subsequent Cottage Housing tour was essentially a sales pitch. A public meeting was held. The two fundamental unanswered questions should have been resolved prior to expending citizen's money on meetings and tours.

The entire process has been closely controlled by the very people who created the problem. In the months between the Tour and the recent meeting I was repeatedly told by staff "nothing was happening on Cottage Housing". The meeting belied that assertion. Much time and effort had been spent "setting the table" for discussion, controlling the outcome by controlling the process. Further, the meeting report was controlled by staff.

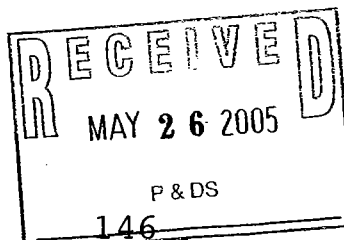
This has been constituent management rather than constituent inclusion. Further, it is clear that staff is not neutral, but rather an advocate for Cottage Housing. Their silence on reasons invites speculation, feeding egos or feeding pockets, probably both.

Councilwoman Fimia's recent discovery of three first-order documents on the North City project which had been withheld from her, suggests that at least some on staff are no longer entitled to a presumption of trustworthiness

While citizens have been open and forthcoming, the City and Planning have not. What is so important to them about Cottage Housing? What justifies this assault on our property values and neighborhoods? Should we trust those responsible for the withholding of important documents, and the Echo Lake and North City fiascos, with this issue?

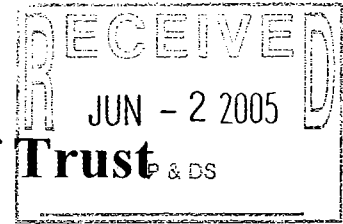
• COUNCILMEMBER	_____
•	_____
•	_____
• FULL COUNCIL	_____
• CITY MANAGER	_____
• STAFF	B. B. O.
•	T. S. S.
•	_____
•	_____
• FILE	_____

Distribution Only - read into record at the May 23 Council Meeting



M. 49

Cottage Housing: a Betrayal of Trust



Zoning has two fundamental elements; use and density. The "Conditional Use Permit" for doubling density for Cottage Housing is a scam and a gimmick. The cosmetic and trivial "conditions" imposed upon developers are insufficient to what is an impossible task, to somehow make this doubled density compatible with the surrounding neighborhood. "Conditional Use" used in this fashion could be invoked for anything from carwashes to strip clubs. It is a fundamental violation of purpose of the existing zoning.

When we purchase a home we do so with the anticipation that existing zoning is both enforced and durable, ensuring that our substantial and long term investment is secure. That is, we depend upon our government to keep its word with us, that the underlying zoning will be enforced and remain unchanged absent compelling need.

The City has betrayed the trust of homeowners. An attendee at the recent Cottage Housing meeting experienced a 10-15 percent loss to her property value as an immediate result of an adjacent Cottage project, this at a time when unaffected properties were experienced substantial gains. Property value is bled from surrounding homeowners into the pockets of developers. In effect the City has enabled stealing from its citizens by developers. Affected homeowners should consider legal action against the City for the serious damage done to them.

Planning's tortured explanations and rationalizations for doing this are trivial compared to the damage to neighborhoods and individuals. The seven "reasons" set forth at the top of the page on Amendments are merely a set of feel-good notions, not a clear, specific definition of problems and their corresponding solutions. Planning makes much of their imposition of "conditions" on these projects, impressing no one but themselves. Consider a prospective buyer shopping for a home in an R-4 or R-6 neighborhood viewing a home adjacent to a Cottage project. Does anyone seriously believe this buyer would be impressed by the rationalizations of those in Planning, that the Cottages are really different from other high-density development? Of course not, he would simply walk away and look elsewhere. Shoreline is primarily a low density residential community, which is why we live here.

The City apparently believes that if it talks enough some sort of magic will occur, that Cottages will become compatible with the lower density surroundings. Their conditions and amendments suggest otherwise. They propose to solve the problems by building a fence here, moving a garage there, imposing height restrictions, planting trees, a minor reduction of the "Bonus Density", etc, all trying unsuccessfully to disguise the doubled density. A Yugo with a Mercedes hood ornament is still a Yugo

The moratorium was enacted for the re-examination of Cottage Housing. The re-examination, if it can be seriously call such, has been controlled by Planning, concealed within the same offices that created the problem in the first place. Planning is not neutral

but an advocate, and should not be in control of this process. Public participation has been kept at arms length, with Planning simply accepting verbal and written submissions, reserving to themselves the process of evaluation to the exclusion of those most affected, homeowners.

The City has yet to give good justification for Cottage Housing and has failed to address adequately the serious concerns of property owners about neighborhood character and property values. Mr. Stewart was dumb-struck when asked by the previously cited homeowner if the City was going to compensate her for loss of property value and quality of life caused by the adjacent Cottage project. Further, they have ignored the lack of long-term experience with Cottages. Cottage housing has all of the earmarks of an urban planning fad; the rush to build it before experience accumulates and the questionable economics. In this case adjacent property owners endure all of the risk with no prospect of benefit.

Why has the City put itself and its constituents through this? To what end? "Follow the money" is a best guess, with "follow the egos" and close second. At every public meeting on this subject, public opposition is overwhelming. Staff members from Planning invoke the "What about those who like Cottage Housing?" argument. A city the size of Shoreline will always have a few backers for almost any idea (no matter how loopy). Developers speak through surrogates, concealing their interest. One individual who has spoken favorably has a home on a generous lot with potential for Cottage development, but conceals this publicly. A few others just seem to think Cottages are "nice".

In Summary:

1. Cottage Housing is a fundamental violation of the residential zoning depended upon by homeowners.
2. The "conditions" of the "Conditional Use Permit" are essentially trivial relative to the doubling of density and other consequences.
3. Cottage Housing steals property value from surrounding homeowners, bleeding money from them into the pockets of developers.
4. There is no long-term experience with Cottages. Further, it is uncertain that Cottage developments will be well maintained long term. One persistent and disagreeable resident, because of the close proximity of cottages, could easily precipitate a decline, with other owners moving out and turning the units into rentals. There is a well established history of such quarrelsomeness within condo associations.
5. As it will take some time for deterioration to occur, advocates for Cottages in Planning will likely escape being held to account.
6. The beneficiaries of Cottage Housing assume none of the risk but impose it on surrounding homeowners, who are compelled to assume all of the risk and loss of property value, for no benefit.

7. The City has failed to identify any specific problem(s) to which Cottage is the best or unique solution and seemingly has ignored other approaches to create additional units.
8. The City has apparently given inordinate consideration to the interests of developers who seem to have successfully made their case privately in City Hall rather than in public.
9. Although the City gives great weight to the interests of advocates of Cottage Housing, their identity has been scrupulously concealed.
10. Planning has cited Kirkland as an example of another city trying Cottage Housing; however they have failed to note that Kirkland has only two developments, both of which are only demonstration projects.
11. The City has forgotten its constituents, betraying their trust by advancing the interests of others against the interests and desires of citizens.
12. The end goal of Cottage Housing, according to planning, is to have 350 cottage units in the next twenty years or so. As this is to be accomplished by (approximately) doubling density for these developments, the maximum net gain is 175 units. For this small increase in housing units, which could easily be accomplished by other more conventional and acceptable means, Planning and the City seek to drastically change the character of our neighborhoods. Our property values are threatened, and there is very real potential for a wide array of unintended and disagreeable consequences.
13. Finally, what is the hurry? Shoreline has many years to meet the goals of GMA which may change in the future. If Shoreline stops Cottage housing now it can be revisited in the future. Five years or more from now, we will have the now existing developments to evaluate and if still needed and/or desired more can be allowed. However if we proceed and only a few of the fears of opponents materialize, Shoreline will be stuck with deteriorating eyesores, adjacent homeowners will have lost substantial value and irreparable damage will have been done.
14. The City and Planning have ignored the interests of those whom they represent. There is little support for Cottage Housing and great opposition yet the City has pressed ahead. The recent fiascos of North City, Echo Lake and the withholding of important documents from some Council members, demonstrate Planning's poor judgment and dishonesty. Simply put, in the absence convincing explanation for Planning's actions, citizens have come to believe that there is something seriously wrong in City Hall.

Bronston Kenney
1007 NW 190th St.
Shoreline, WA 98177
206 546 3596
bronston@seanet.com

July 18, 2005
Bronston Kenney 1007 NW 190th St.

It has been nearly a year since the moratorium on Cottage Housing was enacted in response to overwhelming constituent objections. The stated purposed was for re-examination of this issue.

No re-examination has occurred, but rather there has been an effort by Planning to "sell" the constituents on Cottage Housing. This has been done using the tax money of those same constituents. Today Cottage Housing is no more welcome than before. The large majority of homeowners in Shoreline recognize Cottage Housing for what it is..... a crude gimmick to violate one of the two most fundamental elements of zoning, density.

I support the extension only as the alterative to letting the moratorium expire. I would rather Cottage Housing be eliminated, but that alterative is not currently before the Council. Should the moratorium be extended once again, genuine re-examination should be undertaken, beginning with the most basic question, to what problem is Cottage Housing the best or unique solution? If this one question cannot be clearly answered Cottage Housing should be simply dropped. The City has spent too much time and money on this already.

The opposition to Cottages has been nearly universal on the part of the citizens of Shoreline. This is not only just and sufficient reason for it to be abandoned, but moreover a mandate to do so. There are occasions when a local government must act in direct opposition to constituents, but not in this case. The City has not even attempted to make this case, simply ignoring the question as it has one stated above. If the City had good answers to these two questions they would have been offered by now.

If Cottage Housing is permitted in Shoreline the zoning upon which we based our home purchases becomes nearly meaningless. Planning projects about 350 Cottage units. (I don't know where they get that figure, it has not been offered as an upper limit, and it could be more.) At roughly 6 units per development, that amounts to nearly 60 projects within Shoreline, nearly a tenfold increase over what we have now. Were this blight to occur, further encroachment into the zoning code would be both difficult and pointless to restrain as density restrictions would have already been rendered meaningless.

The overwhelming majority of the citizens of Shoreline are strongly opposed to Cottages. Extend the moratorium now. Invest no further resources ⁱⁿ futile attempts to sell it to constituents. If no better justification for Cottages can be found than that advanced so far, drop it for good!

November 7, 2005
Bronston Kenney, Shoreline

Cottage Housing, a gimmick to exceed zoned density in single family neighborhoods, drew me into Shoreline politics. I began, expecting that the City Council would be responsive to the clear and overwhelming objections of its citizens. I was wrong. The Council responded with the moratorium, now on its third extension and with the Cottage tour and meeting, both stage-managed sales pitches, all exercises in constituent management. It is apparent that the current majority of the Council responds not to those it represents but to others who make their case from shadows. This shadow constituency is composed of two synergistic elements, builders and developers whose motives are obvious and another group best described in this quote from T.S. Elliot.

"Half the harm that is done in this world is due to people who want to feel important. They don't mean to do harm -- but the harm does not interest them. Or they do not see it, or they justify it because they are absorbed in the endless struggle to think well of themselves."

These people are found in our Planning Department and Commission. In addition to Cottage Housing they have given us the disastrous 15th Ave. re-striping, the grandiose and horribly expensive Aurora renovation and the failed City Hall Palace at Echo Lake to name a few.

Planners are hired through Mr. Burkett, who serves at the pleasure of the majority. Similarly, members of the Commission are appointed by the majority. Members of the nine-person Planning Commission include three who work as planners for other agencies, and at least three who are builders or developers. For citizens wanting to know how the Planning Commission represents their interests I offer this quote from Donald Sands, a developer sitting on the Commission.

"Density is not a right. Zoning is not a right. It is not something someone should rely upon when you purchase a home..... If a developer can meet the requirements.....then the 'not in my backyard group' should not be able to stop the development."

This was issued by Mr. Sands from behind the gates of the Highlands.

The dividing line in Shoreline is not between Republicans and Democrats but rather between those who live and work here, and the developers and their allies on City staff and on the City Council. Simply put, this latter faction seeks to govern Shoreline to benefit developer's wallets and staff egos. Much of the contention in recent years reflects this. Cottage Housing is the most conspicuous example. It should have been repealed simply because the overwhelming majority of the residents are strongly opposed to it, and the City has not even tried to make the case that it is a best or only solution to an existing problem. Cottage Housing enriches developers at the expense of homeowners, period.

It is my hope that we will shortly have a Council majority that serves those who elect it, not their friends or City Staff. More importantly, I hope to have a City Council which doesn't have to be monitored continuously, one which will govern for the best interests of all in Shoreline not just for a favored few.

January 3, 2006 Bronston Kenney, Shoreline.

That was quite a show the old guard put on last meeting. The puffery and cries of outrage were plentiful but substance was not, a tempest in a teapot. Once the majority changed, Mr. Burkett's departure was inevitable. Further, with City manager governments, change of leadership usually results in change of the City Manager. The complaints about alleged secret meetings were conjecture, nothing more. Did Hanson or Jeppsen consult with the others about moving up Burkett's performance review? Of course not. As noted by Councilman Ransom, the December 12 call for Burkett's resignation was prompted by this last minute action of the old guard.

The old majority has been losing about one seat per election and finally lost control. As to the nonsensical, over-the-top rhetoric about a "coup", there was no coup, there was an election. The old guard lost for one simple reason, they ignored constituents and local businesses, putting their "vision" and their friends ahead of constituents. To hear the old guard supporters talk last week, one would have thought that there were no significant problems in Shoreline; of course that was not the case.

Cottage Housing was the issue that drew me into Shoreline politics. The City decided to use the Conditional Use Permit to a novel purpose, to increase density in residential neighborhoods. In the past the CUP had been used only to allow small stores, churches, funeral homes and schools to be located in neighborhoods, never to increase density. Cottage Housing was nothing more than a give-away to developers, bleeding property value from adjacent home owners into the pockets of developers. When community outrage could no longer be ignored, the old Council gave us a moratorium, during which we were promised a re-evaluation of Cottage Housing. No such re-evaluation occurred, but rather an elaborate series of stage-managed meetings which were never more than further sales pitches for Cottages. The City expended thousands of our dollars trying to force Cottages on us.

I posed two fundamental questions to the City:

- 1) Cottage Housing is overwhelmingly opposed by the citizens of Shoreline, should it not be abandoned on that basis alone?
- 2) To what problem is Cottage Housing the answer and is it the best or only solution?

The City's would never engage on these questions. Instead, we got meeting after meeting all with the same result; Cottages were overwhelmingly opposed. It seems that the City hoped that if they kept having meetings, opponents would simply tire of attending and being ignored, and the City could eventually proceed. Mr. Burkett was active in this ruse.

Where do we go from here? If last week's meeting was any indication, the old majority seems committed to mindless opposition, damaging the City of Shoreline, in what I presume to be the hope of future political gain. The same elitist crowd which lost City leadership by not listening to the rest of us now seeks to shout us down. The City should be run for the best interests of those living and working here, not for a special, self appointed few.

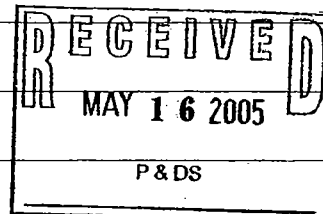


Planning & Services Dept.

I am protesting the
building of "Cottage Houses"
in the Shoreline Area.

Elsa K. Kolve

Tax payer since 1942



Martin Král
1317 N 183rd St
Shoreline, WA 98133

May 31, 2005

City of Shoreline
Planning & Devpt. Svcs.
(Attn Paul Cohen)
17544 Midvale Ave N
Shoreline, WA 98133

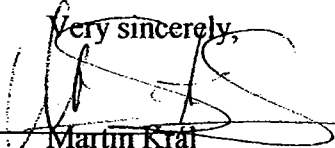
Subject: Amendments to the Cottage Housing provisions

The proposed Development Code amendments to Cottage Housing regulations make an effort to address some of the major shortcomings of the current provisions, now under moratorium. At a well-attended meeting several weeks ago, the public expressed concern over the lengths to which developers and City staff have gone to allow cottage housing. While the first such project met with public and critical acclaim, all others since then have illustrated how the Development Code can be interpreted to permit dense townhouse projects to be created within single family and medium density areas.

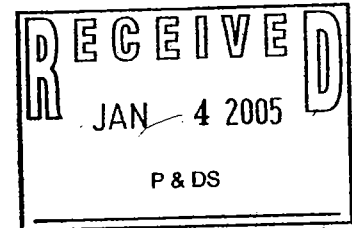
With some of the most egregious examples of this pursuit in my immediate neighborhood, I have become well acquainted with the consequences: increased traffic, on-street parking, transient residency, noise and light impacts, and the loss of native habitat due to intensive development. The promised benefits of cottage housing - offering a variety of affordable housing options to a broader spectrum of home owners while fitting such developments harmoniously within the existing neighborhood - all have been subordinated to profit maximization. These cottage homes are constructed to permit greatest lot coverage, thus depriving the area of significant trees and adequate landscape barriers. The developer is forced to build up, making these 2-story cottages unattractive to elderly or infirm home seekers. The code requirements do not compel developers to insist on owner-occupied housing, thus opening the project to absentee landlords and rentals with high turn-over. Property appreciation in the newest developments has been much lower than in surrounding neighborhoods.

It must be remembered that cottage housing was offered as an experiment, a model to permit higher density within a residential area - one of the options to meet our GMA goals. There is no compelling argument to be made that this option must be retained.

Until the City has addressed the issues of affordability, adherence to true cottage style construction, integration within existing neighborhoods, and traffic or parking mitigation, the Planning Commission should recommend elimination of cottage housing as an optional use in the Development Code.

Very sincerely,

Martin Král

Paul Cohen
Planning and Development Services Department
17544 Midvale Ave. North
Shoreline, WA 98133



I am responding to a letter, dated December 23, 2004, that I received from the City of Shoreline. I am a property owner and am interested in the review of the cottage housing code provisions. I was part of a citizen group that strongly objected to the construction of the Ashworth Cottages. I found that the response of the city of Shoreline was less than sensitive to the neighborhood concerns. Nevertheless, I would like to follow the Cottage Housing Amendment Process and would like to be included in the workshops that are part of the process.

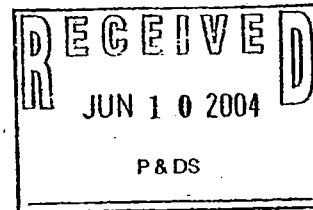
I assume that you will follow this project for the duration of the process. I also wonder if you live in the Shoreline area and will act as a responsible member of the community and not just set up a process.

Sincerely,

 1/3/05

Mary J. Lara
18030 Ashworth Avenue North
Shoreline, WA 98133

City of Shoreline Master Plans & Comp Plan Update
17544 Midvale Ave. N.
Shoreline, WA 98133



6/10/04

Planning Department,

After looking at the approximately 1000 pages of material provided I have a few opinions on where it looks like we are headed.

Before I go to that, I feel it important to register a complaint as to the format in which this information is dispersed. Most citizens, of whom I am one, do not have the time or patience to go through all of this documentation. It has been suggested to me that the format is designed to intimidate and overwhelm citizens to the point they are unwilling to commit to the process of gaining the information they need to offer an informed opinion. I have been told some items are "buried" in the documents in the hopes people won't discover them and when they are implemented sometime in the future someone can say "It's right here in book #4, page 148, appendix B, subsection 2, paragraph 4 (I may have embellished a bit, but you get the point!). I hope this is not the case, but clearly, if you want citizen input you need to make this more user friendly. A list of **major changes**, and their effect in plain language, would be far more fruitful. The information should be distributed through many vehicles such as direct mail, newspapers etc.

Now on to my observations.

1. Traffic. I can understand the desire (not necessarily a need) to "beautify" the Aurora corridor. It seems we have lost touch with the main goal of state highways, which is to allow vehicles to pass from point A to point B as safely and swiftly as possible. Neighborhood streets on the other hand are designed to provide residents and visitors access to their homes, not a method to bypass state highways or main arterials in order to save time. We should never do anything to compromise the safety of our neighborhood streets by creating less efficient situations on our highway and arterials.

Over the years some of our arterials have changed to serve fewer cars at the expense of neighborhoods. This has happened in spite of the fact we have

more cars passing through and into our city. When the freeways need to handle more cars, does the state cut their capacity by ½? No, they expand the roads if possible or they provide incentives to carpool. Not only have we reduced the capacity on 185th and 15th we have provided many drivers with no alternative routes. This has led to more, faster traffic in the adjoining neighborhoods at the expense of safety to people in those neighborhoods.

Since the plans to reduce capacity on 15th is a done deal, another north south arterial is needed during high commute periods. Hopefully, Aurora will not be changed to the point more people will seek alternatives but an alternative would be Meridian. It seems as though many commuters already use this from 145th to SR99 and the expansion from 1 to 2 lanes during the commute could keep many vehicles out of neighborhoods.

I've heard that Stone from 175th to 185th was suggested as a street designated for arterial status. This makes no sense since Ashworth (one block east) is already a through street, except at 175th and an arterial. If the problem is because of the light at 175th and Midvale, why not try synchronizing it with the light at 175th and Aurora

2. Trees. If you look at the City of Shoreline logo, you will see three apparently large trees. As part of our identity we need to do more to protect our trees and/or replace the ones that are removed. Too many times to count, I have seen developers cut down 100+ year old trees only to replace them with saplings or small bushes. Many developers clear cut lots as well as homeowners. I don't have a problem with that but because of the detrimental effect (visual, air and water) this has on the city they should be required to replace them with trees of substance. For example, if a 100-foot tree were cut down, a number of trees with a minimum height of 10 feet which will mature to a total 100 feet in 5-10 years would be a fair and logical requirement.

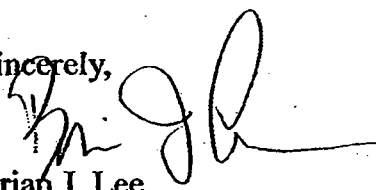
3. Zoning/Building Codes. Large houses on small lots=bad idea! When I moved to Shoreline 20+ years ago, this was "the country" to me. The distance from Seattle and the size of the lots made this place I now call home very appealing. Now, Seattle seems very close and I can hear my neighbors brushing their teeth (5' rear yard setback)! I know change and infill development is here to stay but there seems to be a problem affecting the level of privacy homeowners has come to expect. It seems we don't

have codes protecting the adjoining property owner with adequate setbacks. If a new structure abuts the front or rear yard of an existing structure it should have more than a 5' setback.

Also on the subject of zoning, cottage housing has produced many heated debates. Clearly an example of how **not** to do things, that is by trial and error. Neighborhoods, where the "experiment" failed will pay the price for the next 50-100 years.

On the other hand, there are several positive examples of cottage housing of which I am in full support. I believe this concept fills a void in the housing supply except one. As I read the code, 800 sq. ft. is the maximum 1st floor dimension with an additional 200 sq ft on the second floor. Many people whose children have left or have physical limitations are looking to downsize but don't want a 2 floor home. A 1000 sq ft Rambler in a condo form of ownership would work very well. I don't believe the extra 200 sq ft would be a detriment to the code if all other conditions could be met.

Sincerely,



Brian J. Lee
18018 Stone Ave N.
Shoreline, Wa 98133
206.920.4686
Brianlee56@hotmail.com



City of Shoreline

17544 Midvale Avenue North

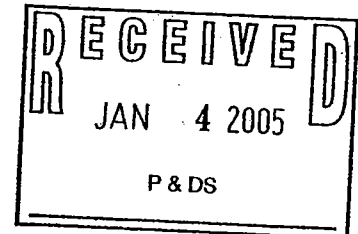
Shoreline, WA 98133-4921

(206) 546-1700 ♦ Fax (206) 546-2200

December 23, 2004

RE: Cottage Housing in Shoreline

Dear Interested Party:



The City of Shoreline has had provisions for the development of cottage housing since the year 2000. The City's development code was amended in 2003 to further refine cottage housing regulations. Since 2000 there have been 7 cottage housing projects approved. Based on neighbor concerns, the City Council passed a 6-month moratorium in August 2004 to prohibit new applications for cottage housing. The Council is likely to extend that moratorium so that we can adequately study the cottage housing issues that have emerged.

You have either written us about your concerns regarding these projects, are a developer, or live in cottage housing. Since you have shown interest we would like to involve you to help us articulate the preferences of the community. Your preferences will eventually be presented to the Planning Commission who in turn will make recommendations to the City Council on the future of cottage housing.

We are asking for two things from you by January 14th 2005. First, do you have any comments regarding the attached proposed process to review the cottage housing code provisions? Second, do you want to participate in the process, which may include workshops? You may send me a letter to Paul Cohen, Planning and Development Services Department, 17544 Midvale Ave. N, Shoreline, WA 98133 or e-mail me at pcohen@ci.shoreline.wa.us.

Sincerely,

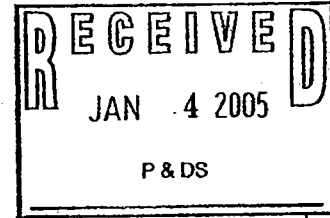
Paul Cohen, Project Manager

Cc: Steve Burkett, City Manager
Robert Olander, Deputy City Manager
Tim Stewart, Director of Planning and Development Department

* Please view the
2 homes on
Hallingford
1803 Need its
companion home
to the north
built on what
formerly was
18045.

139 * No, thank you.
Patticia how

Tom Mellor
15725 Dayton Ave N
Shoreline, WA 98133
Phone: 206-784-3190



December 30, 2004

RE: Cottage Housing in Shoreline

Paul Cohen, Project Manager
Planning and Development Services Department
17544 Midvale Ave N
Shoreline, WA 98133

Dear Paul:

Thank you for your recent letter regarding the moratorium of Cottage Housing in Shoreline. As an owner of a Cottage, I would like to see the moratorium lifted and more developments created.

I purchased my unit about two years ago. For me it has been the right choice. I consider the layout and use of land better than the traditional house or a traditional condominium.

From your letter you site seven issues with Cottage Housing:

1. Change in neighborhood character, including property values – Cottage Housing does change the character of the neighborhood but I believe for the better. It provides quality, affordable housing for a price that is above the 2003 medium housing price. This increases the taxes collected from a parcel of land for the City of Shoreline and King County.
2. Size of Development – Cottage House seems to be to be a nice compromise between traditional housing (one house per lot) to a four story 60 unit condominium.
3. Density – see number 2 above.
4. Distance between development – I believe Cottage Housing can be mixed with tradition housing and provide a good mix.
5. Off-Site Parking – my cottage development has six unassigned parking spaces and rarely has there been off-site parking. I see more street parking on the traditional housing streets in my neighborhood.
6. Traffic – Cottage Housing should probably be sited on main aerals so residents access directly to main streets.

7. Growth Management Requirements – Cottage Housing provides a way to control the growth of a community. Cottage Housing provides a more efficient use of the available land.

I would encourage you and the City Council to lift the moratorium and allow Cottage Housing.

Sincerely,


Tom Mellor

W. PAT Moyer
1121 N W 200th
SHORELINE, WA. 98177
206 542 5306

May 30 2005

Planning Commission
City of Shoreline
17544 Midvale Ave. North
Shoreline, WA. 98133-4921

RE: Repeal of Shoreline Development Code 20.40.300 Cottage Housing.

Shoreline is a city of residential neighborhoods. Its citizen's social and economic values center about their residences and their schools. Zoning classifications provide a comfort factor in expecting stability of the neighborhood land use policy. The Cottage Housing Code 20.40.300., in creating multi-family housing, destroys this trust in Shoreline's land use planning *as the ordinance depends on spot zoning in Shoreline single family housing neighborhoods*. Spot zoning by the Planning Director omits the public and due diligence process review by the Planning Commission and City Council. Spot zoning in this case rewards the cottage housing land owner while economically and socially punishing the neighborhood.

The current forecast of approximately 360 cottage houses by 2022 could create over 60 separate cottage housing locations thru-out Shoreline neighborhoods. (excluding Innis Arden and the Highlands) These multi-family units would destroy the present nature of Shoreline neighborhoods. The pride in the City of Shoreline that now exists as a city of residential neighborhoods would be damaged. Individual citizens would suffer economic loss as neighborhood property values decrease.

The City has committed to creation of 2,651 new household units by 2022 as their share of growth under the Growth Management Act. Cottage units would not be a significant contribution at 12% of the total GMA goal. The City of Shoreline most likely will be required to increase zoning for multi-family units to meet the GMA goal. Whether cottage units would be included in this re-zoning is another issue not relevant to this current discussion.

Minor amendments to the current code do not address the basic public issues of spot zoning and harm to Shoreline residential neighborhoods. These amendments only serve to divert attention from the real issue: a basic review by the Planning Commission and City Council. These public bodies will determine repeal or continued implementation of the Cottage Housing Code taking into consideration the unfavorable impact on single family residences and community opposition.

RECOMMENDATION: Repeal Development Code section 20.40.300 and reconsider the issue of cottage housing when the City next rezones for increased multi-family housing.



Paul Cohen

From: rniskanen@comcast.net

Sent: Thursday, June 02, 2005 6:40 AM

To: Paul Tychsen; Tim Stewart; Brent Smith; City Council; Leigh Lincoln; City Council; Brooke Fisher; Paul Cohen; John Chang; City Council; Maggie Fimia; City Council; City Council; Paul Grace; City Council; Tim Carroll; Steve Burkett

All,

I will attend the Shoreline Planning Commission this evening. A few thought come to mind!

The majority of comments about cottage housing have been negative.

Most of us work on our normal jobs.

Keeping track of political activities on this one issue takes a lot of time.

The current moritorium is in place because of a proposed cottage housing project in my neighborhood. The community was poorly informed. The developer did not care. He claimed we could complain all we wanted but it was "legal" he would do what he wanted.

The politicians and city staff did not initiate the cottage housing moritorium.

This is more of a matter of trust then facts.

If the only cottage housing that would pass the proposed changes to the code are the ones on Greenwood what does that tell you of the public's attitudes on this subject??

Many of the questions asked during the many meetings on this subject have not been answered.

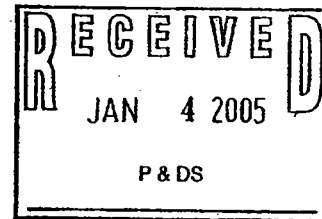
Make zoning in this city mean something!

Thank you, Bob Niskanen

Fremont Cottages LLC
C/o Samaras Associates, Inc
5017 196th SW Suite 103wish to participate
Lynnwood WA 98036

January 2, 2005

Paul Cohen
Project Manager
Planning & Development Department
City of Shoreline
17544 Midvale Ave. North
Shoreline WA98133-4921



Dear Mr. Cohen:

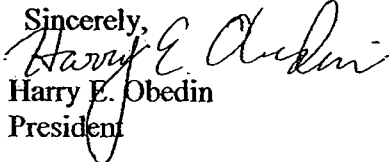
Thank you for the opportunity to comment on Shoreline cottages. I definitely wish to participate in your planning process, including the workshops. Unfortunately, I shall not be able to attend the Council meeting on January 24, 2005, as I will be out of town.

You are aware of my concern for the issues discussed in your letter. I believe that the Fremont Cottages have met your most stringent concerns. The neighbors who vigorously opposed this project now admit that we have developed a neighborhood asset. As good as this project is, I believe that we can utilize the lessons learned to build even better housing. The following are a number of ideas that you might consider in your future ordinances.

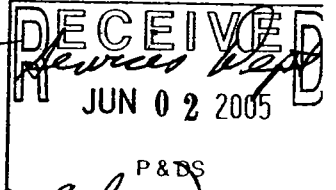
1. The housing should retain the bonus of double the single-family density. The maximum size of each unit should not exceed 1250 square feet with a maximum interior footprint of 850 square feet. Any space less than six feet high should not count in this calculation. Basements should be encouraged and not count toward the square measurements of the individual units. This would help eliminate the use of the garages for storage thus forcing cars to park outside the garages. A maximum height of eight feet should be permitted for the basements if a secondary exit is provided.
2. The units should be allowed to have up to ten percent allowance for bump-outs that do not count against the total square footage.
3. Each house must have at least one bedroom and at least a three quarters bath on the main floor. This will allow the units to attract seniors who do not want to live with stairs. The advantage to the City is the seniors do not put as much financial burden on Shoreline as families with school-aged children.
4. Porches should have no dimension less than 10 feet and be under cover. The porches should be oriented toward the common courtyard so as to help create a sense of community.

5. Each unit should have a small fenced inner yard to provide for a private gardening and or a pet. The landscaping in these yards should be compatible with the landscaping of the entire project.
6. Each cottage project should have no less than 4 units or more than 12 units. All units should have architectural continuity. However not more than any two units should be identical in external appearance.
7. The separation between units should be set at five feet if the following requirements are met:
 - a. All exterior surfaces except for the deck and trim are non-combustible.
 - b. All units have smoke detectors, monitored alarms and fire sprinklers.
8. All units built should have an R value of R-24 or greater.
9. Each unit must have at least on garage parking space and at least one half parking space, either covered or uncovered on site to allow for visitors and extra cars.
10. All exterior colors must be compatible with colors of the neighborhood.
11. The cottages should be a fenced community with gates being highly desirable.
12. All parking should be clustered to eliminate driveways through the project.
13. Any cottage project with more than six units should have a club-house or community space.
14. The project should have a unified exterior lighting plan to provide for resident security.
15. Attention should be paid to meeting the standards set by the Federal, State and local governments for handicapped units. If necessary, special bonus footage might be awarded for exceeding minimum disability guidelines.

I propose that I be authorized to submit an application for a demonstration project meeting these requirements as soon as possible. This would give you the opportunity to review the final outcome and get neighborhood reaction. Waiting until May 1, 2005 or longer will present me with a severe financial hardship. As you know, I am currently holding a seven-unit site at 192nd and Meridian Ave N. that was bought in anticipation of building seven cottages under your existing ordinances.

Sincerely,

Harry E. Obedin
President

City of Shoreline Planning and Development Services Dept
17544 Midvale Avenue North
Shoreline, WA 98133 (Attention: Paul Cohen)



June 1, 2005

Subject: Comments on the proposed amendments to the Cottage Housing provisions of the Shoreline Development Code including repealing the provisions.

I would like to say that I think the idea of cottage housing sounds great - less maintenance, common open space to share with neighbors, cottages clustered around the open space, and automobiles parked separately and away from the cottages. An "ideal" living community, kind of like Hobbits in "The Shire." So in that regard, I think that cottage housing could be a viable alternative. What I am against is the allowing of the density bonus for cottage housing. This creates many of the problems that are listed in the City of Shoreline

Memorandum regarding Cottage Housing Problems and Proposals, dated April 7, 2005.

Paul Cohen

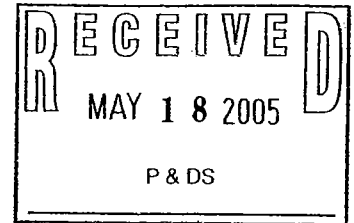
From: sallish@earthlink.net
Sent: Wednesday, May 11, 2005 8:11 AM
To: Paul Cohen
Subject: cottage housing/currents newsletter

As per our phone discussion on May 10, I was curious why the apparent objection to the "cottage housing" concept. The only cottage development I am familiar with is the one north of 160 and Greenwood Ave N. The cottages are attractive, the grounds beautifully kept up, the occupants very friendly (we have walked through the development and they are always eager to visit), and the occupants seem like conscious-living type folks. They have a sense of community that most of us in standard single family housing do not seem to have. If property value changes are an issue I would be interested in knowing this. This may be an upscale example of cottage housing and maybe other areas are not so nice as this one is the only one I am personally familiar with.

I am not sure whether I will make it to the 7pm meeting on May 11, but wanted to express some interest and opinion in the issue.

Sally Pfeiffer
15536 Greenwood ave N
206-363-6978

Planning and Development Services
17544 Midvale Ave North
Shoreline, WA 98133



Attn. Tim Stewart

We attended the Cottage Housing Meeting held May 11 held to explain and answer questions regarding cottage housing in Shoreline. We have watched as these properties (Cottage Housing) have been built near our home and cringed at the prospect of even more of these units being built in R-6 neighborhoods. What we see is developers coming in and buying properties and developing cheap buildings on minimal sites without regard to adjacent environment. We have asked several times why can't the city have more control over this matter and have never received an answer.

We have no objection to cottage housing being built adjacent to commercially zoned or mixed zoning areas and that have quality construction and that work well with the neighborhood. The city seems so concerned with the GMA that it has lost sight of what happens ten years and more into the future. Why can't we look at apartments and businesses coexisting if we need to develop more housing units? Business zoned areas have existing traffic controls and roadways to maximize ingress and egress. Residential areas do not have this option and traffic in these areas is already a major problem.

Cottage housing is a great concept; however we need to consider the impact it has on a neighborhood. Pollution, traffic density, high noise levels, water runoff, increased costs for improving roadways and traffic controls are just a few of the problems created by cottage housing. Increased density has not been kind to the environment or the esthetic values of Shoreline neighborhoods

Please consider what is happening in Shoreline. At the meeting of May 11, we listened to many people who are very unhappy with the path Shoreline is taking to comply with the GMA. In fact most of those in attendance were opposed to Cottage housing. While you may think you are doing the correct and best for Shoreline, it is obvious by the complaints at that meeting you are showing a total disregard of Shoreline taxpayers. Step back, take a hard close look at the community and think about what the citizens want. Please stop listening to the "pie in the Sky" developers and hear what we as citizens are trying so hard to get you to hear.

And in conclusion, I still don't have the answer to my question regarding the number of housing units that have been built in Shoreline since the GMA went into affect. That is being researched now but it seems like a question so important should have had a ready answer.

Joe and Eve Phillips
20090 10th NW
Shoreline WA 98177
5/17/05

206-546-2739

A large, stylized handwritten signature in black ink, appearing to be "Joe and Eve Phillips".

Lola Piske
708 NW 191ST PLACE
SHORELINE, WA 98177
206 542-1508

RECEIVED

AUG - 8 2005

City Manager's Office

RE: ~~Asphalting of 8th~~ AVENUE NW
HOUSES AT 195TH AND 8TH AVE NW

(following was taken from laws of the city council of Shoreline)

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

Section 1. Definitions. The following terms contained herein, unless otherwise indicated, shall be defined as follows:

- 1.1 **City:** The City of Shoreline, a municipal corporation of the State of Washington, specifically including all areas incorporated therein as of the effective date of this ordinance and any other areas latter added thereto by annexation or other means.
- 1.2 **Days:** Calendar days.
- 1.3 **ELI:** Electric Lightwave, Inc. a Delaware corporation, and its respective successors and assigns.
- 1.4 **Facilities:** All wires, lines, cables, conduits, equipment, and supporting structures, located in the City's right-of-way, utilized by the grantee in the operation of activities authorized by this Ordinance. The abandonment by grantee of any facilities as defined herein shall not act to remove the same from this definition.
- 1.5 **Grantee:** As incorporated or used herein shall refer to ELI.
- 1.6 **Permittee:** A person who has been granted a permit by the Permitting Authority.
- 1.7 **Permitting Authority:** The head of the City department authorized to process and grant permits required to perform work in the City's right-of-way, or the head of any agency authorized to perform this function on the City's behalf. Unless otherwise indicated, all references to Permitting Authority shall include the designee of the department or agency head.
- 1.8 **Person:** An entity or natural person.
- 1.9 **Public Works Director:** The head of the Public Works department of the City, or in the absence thereof, the head of the Development Services Group of the City, or the designee of either of these individuals.
- 1.10 **Right-of-way:** As used herein shall refer to the surface of and the space along, above, and below any street, road, highway, freeway, lane, sidewalk, alley, court, boulevard, parkway, drive, utility easement, and/or road right-of-way now or hereafter held or administered by the City of Shoreline.

Section 2. Franchise Granted.

I wish to complain about how horrible the asphalt job on 8th avenue NW is. It is so shabby and down right unacceptable. There are no walkways, uneven dips onto existing driveways...swerving of this and that to miss some grassy spots, and no continuity to it what so ever. Why in the world did you not just fill in the remaining culverts and asphalt evenly along side the street on each side. It is very disgusting to see such degrading work.

If the city of Shoreline is going to do something major, they should do it Right and do it so it shows some long range planning, not something just on the spur of the moment, as the asphalt job on 8th Ave NW looks like something done on a moments notice!

Then here we are again with the Planning commission Okaying something that is so inferior to our neighborhood that it is almost inconceivable!!! How in heavens name could that project of "crappy" so called houses be allowed to be built on one lot!!!!!! At 8th Avenue and 195th, in Shoreline. They are like government housing, they are trashy and certainly do not enhance our neighborhood. What goes on in Shoreline City Hall? I am very appalled that something like this is allowed to happen.

From: Juboju@cs.com
Sent: Thursday, September 09, 2004 10:38 AM
To: City Council; PDS
Subject: COTTAGE HOUSING PROPOSED AT 1849 N 203RD

RECEIVED

SEP - 9 2004

City Manager's Office

Re: PROPOSED COTTAGE HOUSING AT 1849 N 203RD ST
NEIGHBORHOOD MEETING NOTICE

Date: Tuesday, September 7, 2004 -- 6:30 PM

Place: Shoreline Library, 345 NE 175th St

Prior to the Cottage Housing Moratorium effective August 23, 2004, a Neighborhood Meeting Notice was mailed to property-owners in our vicinity. There was no return address on the envelope or any indication in the Notice of who the "presenter" would be; only the Shoreline Library phone number.

At 6:30 PM Tuesday, September 7, ten concerned neighbors gathered at the library for the meeting. No "presenter" showed up, and the library staff said no meeting room had been reserved. By 6:45 PM the staff offered the use of a meeting room, which Mike Smith signed for and was given the room key. It was an "open meeting" -- the door was left open.

Some of those attending were not aware of the moratorium.
Five of us have properties adjoining the proposed cottage homes.
Four others have property in full view of the proposed homes.
We all would be severely impacted should the proposed eight cottage homes be allowed on this 3/4 acre site.

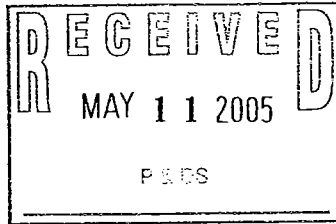
After 1-1/2 hours of discussion regarding increased density, dangerous traffic, parking, trees, fences, utilities, drainage, and the negative impact to our 1950s-established family homes and community --- the unanimous consensus by a show of hands was:

**WE DO NOT WANT ANY COTTAGE HOMES ON THIS PROPERTY. NOT EIGHT -- NOT SIX
-- NOT FOUR -- NOT ANY.**

An alternative to this consensus was that four regular family homes on this property might be acceptable, should it be appropriately zoned.

CONCERNED NEIGHBORS ATTENDING:

- Mike and Sonia Smith--20320 Burke Ave N
- Dick Sugiyama and Jan Steadman--20055 Meridian Ave N



808 NW 193rd
Shoreline WA 98177
May 9, 2005

City of Shoreline
17544 Midvale Ave No
Shoreline WA 98133

Dear Mr. Cohen,

We are unable to attend the Community meeting on May 11, 2005 on Cottage Housing. We consider this matter of utmost importance, in fact the most serious assault against the quality of life in Shoreline. We appreciate the scheduled meeting and would like to voice our opinion since we are unable to attend.

Our residence is within 500 feet of the 5 Cottage homes that went in on 8th Ave NW. We were not notified of this before it was too late, thus had no opportunity to voice our concerns. This notification was supposed to happen but never did! The Cottage homes are supposed to be compatible and consistent with the neighborhood. This obviously is not true. Neighboring homes far exceed the value of these cottages, in particular a home across the street sold for over 1.1 million.

Money hungry developers are snapping up property in prosperous neighborhoods and putting up tiny, chicken-coop like structures that they can sell at enormous profits. You notice that they seek out nicer neighborhoods to pull up their profit margins while pulling down property values of areas they infiltrate. For most people, their home represents their largest investment. Anything that is a detriment to property values (like Cottage homes) is a very serious matter.

Less than 500 feet to the other side of our property is the formerly proposed Chysallis 16 Cottages development on 8th Ave NW. If it had not been for the Moratorium we would have found ourselves between a total of 21 Cottages! We are gratified that the City Council listened to its Citizens and imposed the Moratorium which at least temporarily will block this travesty.

We have been Shoreline residents for 33 years. We have raised our family in Shoreline, have lived in the same beautiful home and dearly love this area. We own and operate a business in Shoreline. If the additional 16 Cottages had gone in on 8th NW it would have had a horrendous impact on us. This is not the Shoreline we know and love or want to live in. We were truly considering moving out of Shoreline as well as relocating our business to another city.

Shoreline leaders need to protect the beautiful neighborhoods we do have and prohibit Cottage Housing except in medium or high density residential areas only. Citizens are organized and watching how you handle this issue and will vote accordingly in upcoming elections. Leaders please hear us!

Sincerely,

Brad and Christina Spencer

808 NW 193 St
Shoreline, WA. 98177
June 1, 2005

Shoreline Planning Commission
Shoreline, WA.

Dear Ladies and Gentlemen,

We would like to voice our vehement opposition to Cottage Housing in Shoreline. It is our opinion that it should not be allowed in Shoreline under any circumstances.

We have been residents of the Richmond Beach area for over 30 years. We have raised our family here, own, and operate a Shoreline business as well as employ Shoreline residents. We consider cottage housing to be the greatest threat and assault to the quality of life in our beloved neighborhood. For most people, their home is their greatest lifetime investment. It is a known fact that the presence of cottages in neighborhoods leads to drop in value of existing housing.

We live close to the previously proposed 16 cottages on 8th NW that were not built due to the moratorium. They would have been wildly out of place among other homes valued at \$600,000 and up. There were several meetings related to this previous proposal and the numerous attendees unanimously opposed cottage housing. Please listen to Shoreline residents ... No Cottage Housing!

Sincerely,

Brad and Christina Spencer

I believe that Problems #5, #6, and #7 are caused by the density of the existing experimental cottages. Cottages are too tall (Problem #5), appear crammed together (Problem #6), and don't have enough parking (Problem #7). These problems could all be alleviated by sticking to the existing zoning regulations. I would also like to comment on Problem #1 - over concentration. I think that 1000 feet separation is inadequate and suggest that 3000 feet might better disburse the concentrations. After hearing some testimonials, it appears that some people really enjoy what cottage housing has to offer. Although your memorandum states that Developers would likely not build smaller units without a density bonus, the cottages and the surrounding property would certainly be more desirable and welcome in neighborhoods if they were in line with the current zoning (my opinion!) There would definitely be more space for creativity in landscaping and gardens. I'll be there at the June 2nd meeting to see what happens.

Maureen J. O'Neill
839 N.W. 190th Street
Shoreline, WA 98177

Jessica Simulcik Smith

From: Elaine Solberg [elaine@catalinacompany.com]
Sent: Wednesday, October 19, 2005 10:14 AM
To: Jessica Simulcik Smith
Subject: I support cottage housing.

Dear Mr. Cohen,

I support cottage housing as a realtor, 10-year resident, home and rental property owner in Shoreline. My husband is a builder. We don't do cottage housing ourselves but I believe it is a way to buy a home for those who can't afford a larger mortgage or don't need a large house with a lot of yard maintenance. It also is less in taxes and heating costs for those individuals. I would not approve every street in Shoreline having a cottage development, but the Planning Commission and City Council could allow them here and there where they would work.

Regards,

Elaine Solberg
cc: Planning Commission

Paul Cohen

From: Juboju@cs.com
Sent: Tuesday, May 17, 2005 3:23 PM
To: Paul Cohen
Subject: Cottage Housing Questions

Hi, Paul --

Follow-up questions I thought of after the May 11 meeting.

- 1) Why 1000' sq. ft. max. established? By whom?
- 2) Why limit building to 1000' radius? Why not 1 mile? Spread them around more IF they become a reality.
I think the Meridian Park and Ashworth units are TOO NEAR, even if properly located. (Drove by Ashworth after meeting--yeah, they do look like milk cartons piled on top of each other--at least Meridian Park look like small homes--and if they hadn't been painted such ridiculous colors, they'd not look so much like a Disneyland--is there any governance of paint choices?)
- 3) Shoreline's "quota" established commenced when? (date)
- 4) How many cottage housing units completed since that date?
- 5) How many new (standard) family homes completed since that date? Are they being included in the total count for quota purposes?
- 6) What do you consider "new" if one old house comes down, and two new ones replace it? Is that one "new"; two "new?"
- 7) 189th & Meridian, east side dead-end -- old houses came down and six very attractive new home went up (closely built, but very nice). Are they included in the "new house" count? I'd find more of those totally acceptable.
- 8) To reach the approx. 2650 new housing units--how has the development plan been divided among a) condos, b) apartments, c) "regular" homes, and 4) cottage homes? What criteria went into this? Can it be rearranged over the years as deemed appropriate to suit our needs?
- 9) Does the Shoreline Planning Academy still exist? Status? Or are the members incognito so they won't be "run out of town on a rail?"

June Foster Stinson
20317 Burke Ave N
(206) 546-1097



Cottage Housing Reform Community Meeting

May 11, 2005

Written Comment

If we must have them —

8 per 1000 sq ft. of neighborhood

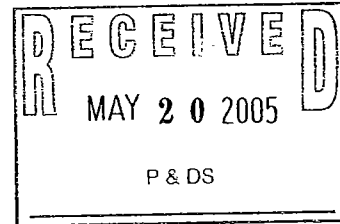
4 per lot

Figure out how to make them like
Greenwood Cottages but only 4
in one place!

Dick Sugiyama

Please leave completed forms on the "sign in" table.

650 NW 195th Street
Shoreline, WA 98177



May 18, 2005

Mr. Paul Cohen
City of Shoreline Planning and Development
17544 Midvale Avenue North
Shoreline, WA 98133-4921

Dear Mr. Cohen,

Thank you for your invitation to provide input on the landscaping process at Hopper Cottages, located at the intersection of 8th Ave. NW and 195th St. NW in Shoreline. As you know we are neighbors immediately east of this development and will share a fence line with them on their eastern boundary. As such, we feel we have a vested interest in the landscaping plan and wish to offer you our thoughts on the landscaping plan since it will greatly impact our privacy and that of the homeowner a mere 16 feet away according to the setback requirements of the development.

Moving from south to north along the fence line, we suggest the following:

According to the landscape plan provided to us by you, there will be nine vine maples planted on the cottage side of the fence that borders our driveway and garage. We ask that vine maples be replaced with an evergreen variety such as Leyland Cypress or Pyramid Cedar. As a deciduous tree the maples will create a great deal of leaf fall in the autumn months and cause unwanted labor for us. This lot previously had a great many maples on it, which were cut down to make way for the construction. We were pleased to see less leaf fall and do not wish to see the same scenario repeated.

Approximately 40 feet along the fence line, we estimate the cottages' driveway will end and the common area and one home will be directly across the fence from the living area of our home, which features two large sliding glass doors and two large picture windows on the west-facing side of the house. Our privacy (and that of the other homeowner) will be significantly impacted. Therefore, we strongly request that a hedge material be planted for approximately 60 feet, ending at the rear of our house. For this purpose, we suggest English Laurel or Portuguese Laurel, both of which grow quickly and can be trained into an excellent privacy hedge. The existing fence is 5' 7" tall. We further request that the Laurel planting be mature, at least 7 – 8 feet tall in order to provide immediate screening properties. According to the site plan, the new home appears to be set back to the rear of our home and bordering our backyard. To our dismay, we discovered that our house was not drawn to scale and the new construction is actually at

Paul Cohen

From: RAWacker@aol.com
Sent: Saturday, January 08, 2005 4:30 PM
To: Paul Cohen
Subject: Cottage Housing please copy to addressed parties

January 8, 2005

Attn: Paul Cohen, Project Manager
 Members of the Shoreline City Council
 Steve Burkett, City Manager
 Robert Olander, Deputy City Manager
 Tim Stewart, Director of Planning and Development

As an interested party I would like to go on record as favoring Cottage Housing as a viable alternative for our residents housing needs in the City of Shoreline.

I will be happy to participate in any workshops or forums to discuss the issues or to refine the regulations. My ability to participate may be limited by my role as primary care-taker to my 95 year old father. My interest is no less because of these personal duties.

I live at 19839 8th NW near the Hopper proposal at 195th and 8th NW.

I oppose an extension of the moratorium. I opposed the original moratorium.

Delaying the window of opportunity for Spring and Summer construction would be detrimental to the city's economic interests. The interest rates are low and are excellent for developing projects as well as for buyer's purchases.

Cottage houses, "miniature houses", meet the needs of many home buyers. Single professionals who want the benefits of home ownership. 50% of married couples end in divorce and 75% of 2nd marriages end in divorce. These single persons benefit from home ownership and may have experienced reductions in their income yet desire to live in residential areas where they may have had their family. Women outlive their husbands by about 10 years so that many will be unable to keep up the large family home and are at a stage in life to down-size yet have a connection with community. Last, are retired couples known as "snowbirds" who maintain a home in the Pacific Northwest near original neighbors or families yet spend 6 months of the year in Arizona or Hawaii or other warm climates. These people also desire down-sizing.

Cottage housing is self limiting because of the square footage. Because of the height restrictions they fit best in R-4 and R-6 and if any modification to the ordinance is necessary I would recommend ONLY those zones exclusively for cottage housing. Further I would eliminate the conditional use permit and make it an outright permitted use providing the cottage housing guidelines are fulfilled. R-12 is not compatible because of the bulk and height. High density multi-storied housing serves a totally different market than the single family residential market. Townhouses that are multi-level with common walls or secure buildings with elevator access meet the needs of some buyers, but this does not meet the needs of private home ownership with a yard and the "pride of ownership" displayed in the residential zones of R-4 and R-6. Miniature houses meet those needs for "miniature households."

The Magic Kingdom of Walt Disney was designed at 3/4 scale. Millions have thronged to Anaheim to experience the magic. The scale of cottage housing creates an aesthetically pleasing passage through a city filled with homes of three stories and triple car garages.

Affordability: where an area commands \$500, 000 to one million dollar homes a \$300,000 dollar home is "affordable". The cost per square foot is actually higher to build a cottage house because of the core components. Kitchen, baths (plumbing, electrical, heating). Because appraisals are based on LIKE FOR LIKE there should be no comparison between a 3000 sq. ft home and a 600 sq ft cottage. There would be no deleterious effect against larger homes but if cost of construction were compared the cottage house has higher per square foot cost.

I was a real estate broker for 25 years. Included in my studies were courses in appraisal and I was called on to do Market Appraisals every time I listed a home.

Traffic: Large homes with a family of two teenage drivers create a greater impact on the neighborhood than do single or double occupancy homes.

Parking: it is my understanding that all the residences must have on-site parking in the existing ordinance. Some modification for guest parking or visitors may be necessary so that there is no negative impact on the

neighborhood.

I have tried to be succinct, but in so doing may have left out some important points.

Best Regards,
La Nita Jordan Wacker
19839 8th Ave NW
Shoreline, WA 98177-2555
206-542-3906

RECEIVED
FEB - 1 2005
City Manager's Office

January 29, 2005

Council
Steve
Bob O.
Tim S.

Paul Cohen

File

Distribute Only per Bernard

FILED

FEB 01 2005

CITY CLERK
CITY OF SHORELINE

To: Shoreline City Council, City Manager, City Planning Department

From: La Nita Jordan Wacker, 19839 8th Ave NW, Shoreline, WA 98177-2555
206-542-3906

Subject: Cottage Housing

Prior to my remarks on the subject I will note my background. I am a retired real estate broker of 25 years. I was among the first 500 persons to complete the Graduate Realtors Institute earning the designation of GRI. I was the first female owner/broker member of North End Brokers multiple listing service. This MLS was the first in the United States and was a forerunner to the current Puget Sound Multiple listing Service. As an Associate Broker at Northwest Realty in North City we were charter members of the Shoreline Chamber of Commerce and I was the voting delegate. In the late 70's I participated in the King County Comprehensive Plan. The results were a new concept of Planned Unit Development (PUD) which can be seen at Ballinger Commons located at 205th between 5th Ave. N.E. and Meridian. [This is taking a residential density and allowing "stacking" or common walls in order to leave open space.] Later, I worked in the Seattle King County Board of Realtors (SKCBR) where I was elected the chair of the Political Affairs Committee. During my participation in the Realtors association I worked with Jim Albright whose father had conceived and developed the concept of condominiums. This concept was first introduced here in Seattle--the ownership (title) of "air space" with shared ownership of common spaces. Before this concept was introduced it was common to own apartments in a Co-operative which were shares in a corporation which held title to the building. In Seattle the historic Anshalt apartments are examples of Co-operatives.

This is a brief description of my background and expertise in speaking to this subject. I am a resident of Shoreline since 1964.

Cottage housing is by definition single family residential housing. They are detached homes. Because we limit the size and height of the structure the size of the "family unit" is limited. Single family ownership brings with it attendant "Pride of OWNERSHIP" which is not exhibited in multi-family housing where transient renters are the occupants. Renters may be responsible tenants, however pride of ownership comes when title is held. Equity build up and all the attendant benefits of home ownership such as tax savings accrue to the owner.

Because Cottage housing is single family ownership there are only two zones where SFR applies and that is in the R-4 and R-6 zones. These are single family detached homes. In R-12; R-24 or higher the area is multi-family. This is an area for attached housing with common walls. They may be townhouse style condominiums or a single ownership of apartments for investment purposes. The size and bulk of the buildings make them incompatible with the miniaturized cottage houses.

Multi-million dollar estates have historically had a carriage house, a gardener's

cottage, or a guest cottage on the grounds. These cottages have had no deleterious effect on the value of the estate.

Cottage housing actually costs more per square foot than the larger homes because of the essential core components of electrical, heating, plumbing. Kitchens and bathrooms are the most expensive units of the home. Of course, roofing and siding and other materials would be reduced because of the reduced square footage.

Speaking of square footage let us look at foot prints. Using the limits of our code the cottage houses are limited to 600 sf or 800 sf with corresponding formulas for the number of units per acre. In R-6 zone there could be 6 homes. Using the formula there could be 9 homes of 800 sf or 12 homes of 600 sf. This means that the Cottage house Development would create 7200sf of impervious surface at the maximum. If the six homes were 1500 sf footprint that would be 9000 sf impervious surface. The larger homes could have a 2000 sf footprint which would be even greater. The homes could be as much as three stories high and therefore could be anywhere from 1500 sf rambler to up to 6000 sf home.

Impact on surrounding homes. I have spoken briefly about the cost per square foot. Because the cottage homes are more expensive per sf they would not have a deleterious effect. However, in terms of appraisal it is necessary to compare like for like. Market appraisals and comparables are based on similar homes. An appraiser is required to compare like for like. A rambler is compared to a rambler. A mansion is compared to a mansion. So a cottage home would be compared to the sale of another cottage home not a 6000 sf mansion.

Impact of people. In our current code we allow up to 8 non-related persons to occupy a home. This means that in R-6 up to 48 persons could dwell in one acre of ground. (If they were all adults that could mean 48 cars!) However, it is more likely that it would be a family. Let us say it is a family of husband, wife, four children and grandma. This seven person household would then mean that 42 persons live on the same acre. The likelihood is that only three or four would be drivers so that is 18 to 24 cars. The smallest unit expected in a 2000+ sf house would be two adults and two children. Therefore the impact would be 12 to 24 cars depending on if the children were driving age. (plus visitors) Compare this with cottage housing impact. A 600 sf home would probably be only one person or possibly two persons. This means that at maximum (based on the formula) the total drivers would be 12 to 24. This is exactly the same as the two adult two children household. At 800 sf maximum (based on the formula) there would be 9 homes with the probability of 18 persons. It could be as few as 9 or if it was a single mother with two children the maximum would be 27 per acre living in a two bedroom home with one or two drivers (9 to 18 total)

In summation the cottage houses would create less impervious surface, more value per square foot and less traffic impact than developing R-6 to its maximum. The benefits would be more individual single family home owners who exhibit pride of ownership.

Affordability has been an issue. It is important to define what affordable is and to differentiate low income housing from affordable housing. When looking at the whole city as a market it is possible to find a median home price. That means that half the homes sold above the median and half sold below the median. The statisticians can then

do the same statistics for median wage. The income of the citizens half above and half below. Here is where the crunch comes. For my discussion I will take the bottom quarter of the house prices as being affordable. The problem is that in order to afford these homes it may require a person to be at the median income. That means that persons in the bottom quarter of income cannot afford to purchase homes at all. This places them in the rental market. But, we have a dilemma here, too. Rental prices are based on the cost of housing. Rental prices are based on the cost of land, the cost of construction. If a person's income is in the bottom quarter and even if the rental property is in the bottom quarter of the values it may be that a person is not qualified even to rent an apartment in Shoreline.

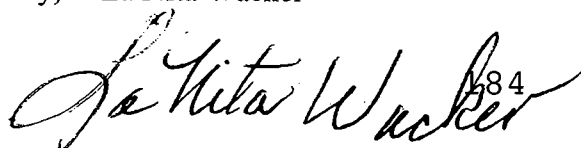
Because our land is 95% built and because construction materials and labor have risen it may be impossible to create rental housing without subsidies. Before I leave rental housing I will use an example of Low Income. At \$8 per hour working 30 hours a week (because employers want to avoid paying benefits to a full time employee) a worker could earn about \$240 per week or just about \$12,000 per year. Some people live on SSI or other benefits which may be as low as \$600-\$700 per month. To my knowledge there is nothing in the rental market that meets these needs. I believe that a one bedroom unit costs about \$500 per month and a 2 bedroom unit about \$750-\$800 per month in the Shoreline market. Therefore, it requires at least two people working or collecting some disability payment to qualify for the barest minimum shelter.

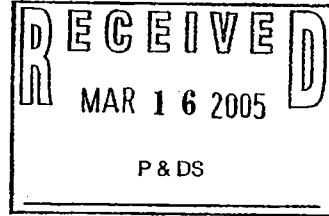
I have digressed, but it was necessary before discussing the goals of Cottage Housing for affordability. When a builder is able to put up NEW CONSTRUCTION below the median price of houses then that falls into the category of affordable. It is in the bottom half of sales. All persons do not qualify for NEW homes because of high land costs and materials and labor. Just as persons do not qualify for NEW CARS there is a market for USED cars and a market for USED houses. Small USED houses may be in the bottom quarter of the housing values. SMALL NEW houses may fall in the bottom half of the housing values.

Cottage houses have achieved the goal set out by the city to provide more affordable new construction. Taking Richmond Beach/Innis Arden area as the example it is possible that the median price of home sales is \$450,000. You would have to check the current market statistics. Some homes have sold near the one million dollar mark. But, remember the median is half have sold above and half have sold below. In this area then a \$275-\$325 thousand dollar NEW home would be below the median and considered affordable even though the price is high and may be above the median income of residents. Remember that all persons are not qualified to buy new construction. The person buying this home would probably be ABOVE the median income in order to qualify. The reasons for purchasing would probably be based on demographics. Single divorced parent, single unmarried professional, retired couple down-sizing or widow also downsizing all of whom would be above the median income and therefore compatible with the affluence of the neighborhood. All of these persons would be buying because they desire a single detached family residence with yard space. Therefore the appropriate zone would be R-4 or R-6 single family residential zoning for detached homes.

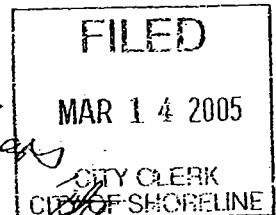
Low income housing for the bottom quarter of the incomes must be subsidized housing. It must be a partnership of municipal, county, state, federal governments.

Sincerely, La Nita Wacker

A handwritten signature in cursive script that reads "La Nita Wacker". The signature is fluid and stylized, with a small "84" written near the end of the name.



March 14, 2005



Dear Mayor and Councilmembers
The following flyer came in
Richmond Beach newspaper. Debbie Allison
provides a clear comparison of prices.

I believe that these support
the need for more affordable
housing in this area. Singles, couples
need to have an option and I
believe the best option is
cottage housing.

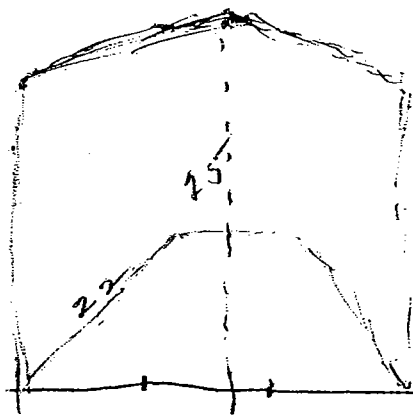
clearly affordability is a
relative term.

I have presented more
thorough comments in previous
correspondence I hope you
will include these remarks and
the data sheet for your
consideration.

Sincerely (sic)
Linda Wacker

Council
Steve
Bob O.
Julie
Tim S.
Paul Cohen
File

Distribution
only per Julie



← 30 → 660 SF

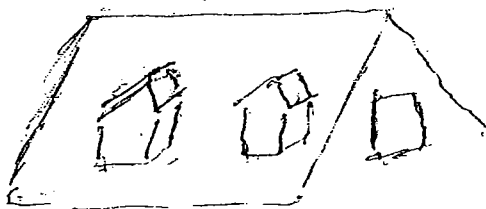
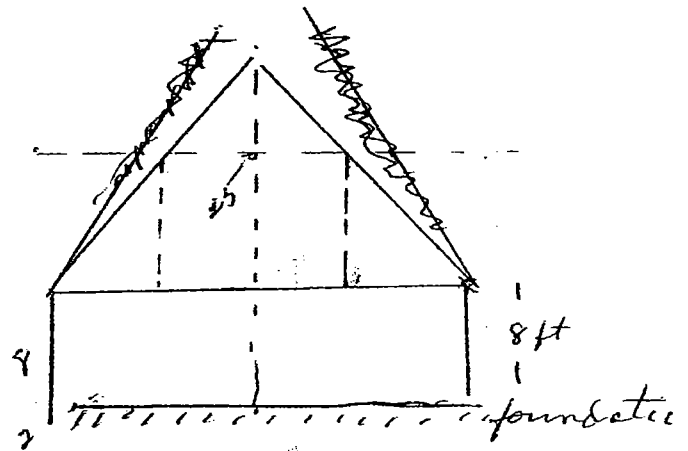
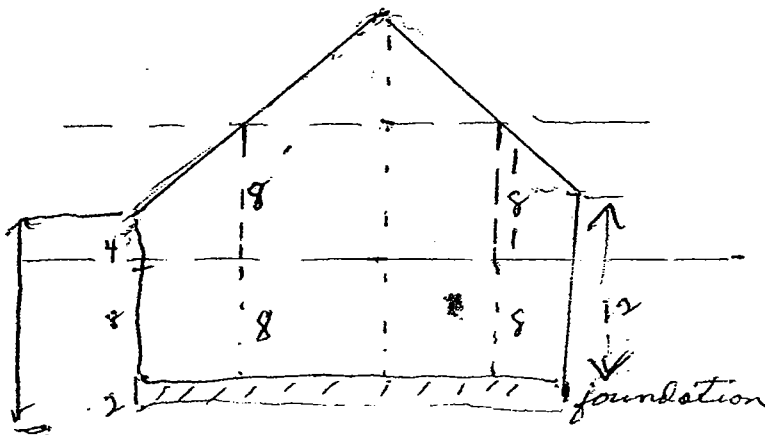
Not to Scale
Tower effect



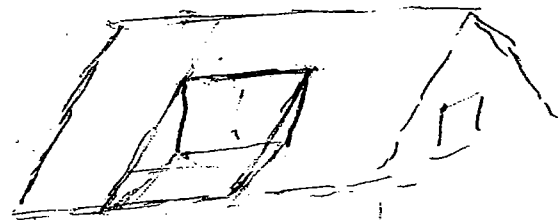
25 foot height may
be turned toward common
area or side yard.

COTTAGE

HOUSING



dormers



rooftop balcony

One and half story with steeper roof
allows cottage like feel rather than
tower effect.

submitted by Loretta Wacker

Debbie Allison's

FILED

MAR 14 2005

Windermere
Real Estate

CITY CLERK



www.myseattlehome.net

Real Estate News

Direct: 206-349-5351

Office: 206-527-5250

MARKET HIGHLIGHTS

We are still in a **Seller's Market**, with more people seeking to buy homes there are homes available on the market. As a result, prices are rising in our area. In addition, **Mortgage Interest Rates** nationally are at their lowest levels since the first week of April, 2004. Locally, 30 year fixed rates can be found in the high 4's to low 5's.

Location is always named a key factor in market prices. Primary contributing factors to property values in Richmond Beach include proximity to Puget Sound and the Beach, proximity to Downtown Seattle for commuters, our excellent public schools, low crime rates, and "Neighborhood Ambience."

MARKET ACTIVITY

Homes Sold: 1/01 - 2/14/05

Address	Features	Sale Price
1810 NW 197th	3/2.75 Updated	\$359,000
18450 3rd Pl NW	4/2.75 1998	\$362,500
1611 NW 198th	4/2.5 Landscp	\$375,000
1425 NW 204th Pl	4/2 Rambler	\$399,950
321 NW 201st Pl	5/2.75 Remod.	\$405,000
980 NW 198th Pl	4/3.25 Luxury	\$667,500
19005 22nd NW	4/3.5 Views	\$1,220,000

New Listings - 2/05

Address	Features	Sale Price
19814 8th NW	4/2.5 New Kitch	\$419,000
20102 24th NW	2/1 Views	\$499,950
19704 23rd NW	4/2.5 Views, MIL	\$559,000
1511 NW 188th	4/3.0 Rambler	\$579,000*
2132 NW 204th	4/2.75 Views	\$599,000
1408 NW 186th	3/5.0 Custom	\$749,000*
20412 12th NW	4/3.25 New	\$795,000
2429 NW 197th	4/5.0 5k SF, Vws	\$825,000
2650 NW 204th	4/2.5 A+ Views	\$975,000

*Homes in Innis Arden

"Homes Sold" are in Richmond Beach & Highlands. Price reflects final closing price. "New Listings" includes a selection of homes in our area recently listed with realtors. Are you curious about the price your home could command in our fast paced market? Contact me anytime for a complimentary market analysis.

Page 67

COTTAGE HOUSING PC 36

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There are many good reasons to select a Windermere Realtor when you buy or sell a home, some that can be crucial to the success of your transaction.

The Windermere Bridge Loan is an innovative program designed to allow Windermere clients to buy their new home before selling their existing home. A Bridge Loan taps into the equity you have in your current home and applies that to your purchase. Fees and interest rates are low, in accordance with our desire to make the home buying process as simple as possible.

Windermere Newspaper Advertising is the best in the Seattle area. Our dominant position in the Sunday Seattle Times, the large font size of our ads, and easy to follow geographic layout all contribute to ads that are effective and widely noticed.

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Do you Love to look at houses?
You can look to your hearts' content
at MySeattleHome.net, my interactive
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Click on "Properties" when you reach the opening page. There you will see a list of pre-set neighborhood searches, including Richmond Beach, Edmonds, Ballard, Green Lake, & more! All homes currently listed by a Real Estate Agent are shown for each neighborhood.

Check out my featured listings for homes that are currently active in our area.

Finally, you can search every area where Windermere has offices, including all of Washington & Oregon, parts of California, Idaho, Arizona, Nevada & Montana.

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When you want to **SELL** a home, I can:

- ~Help you establish the optimum Market Price that will maximize your equity and attract buyers.
- ~Enthusiastically market your home to attract both real estate agents and buyers.
- ~Assist you in negotiating the contract and handling all contractual requirements during the sale.
- ~Ensure that your buyer is qualified, their loan is on schedule, and title & escrow are in order.

When you want to **BUY** a home, I can:

- ~Show you homes that meet your needs in every way —location, price, amenities, and more!
- ~Provide references for top-notch lenders and inspectors for your purchase.
- ~Negotiate on your behalf regarding price, terms, and other contractual issues.
- ~Follow through on all aspects of your purchase to ensure a smooth close.

I am dedicated to giving you the best possible service. Call Me!

206-349-5351 (cell) * 206-527-5258 (office) * dallison@windermere.com

Debbie Allison, Your Richmond Beach Realtor

COTTAGE HOUSING PC 36

May 29, 2005

Cottage Housing June 2, 2005 Public Testimony

Dear Planning Commission Members:

The following written testimony is to be included in the written record. I will additionally make oral comments at the hearing.

I have read all the comment letters which have been submitted on this matter. I attended the May 11 public meeting hearing both the staff presentation and the public comments.

I noted with great interest that there are fewer than a dozen persons who oppose cottage housing and some have written multiple letters. The persons dwelling in them like them. Even a neighbor of a cottage development took time to write a positive endorsement of the cottage house cluster near her.

I have a copy of a memorandum dated April 7th, 2005 from the Planning Department staff which will be the basis for this discussion. It first identifies 7 problems and then goes through the recommended amendments to 20.40.300.

Problem #1 is a misstatement of the problem. The actual problem is the Conditional Use Permit (SMC 20.30.300 B6) Cottage Houses are not in an of themselves a problem. They are a viable living alternative. They meet the intent of cottage housing as defined in SMC 20.20.014. Most particularly they are small detached homes. Approx. 90% of Shoreline is R 6 and R 4. Cottage Houses, once having met the rigid standards of the cottage housing code, should be allowed as an OUTRIGHT PERMITTED USE. The conditional use which prohibits "the detrimental over-concentration" is like saying the "detrimental over-concentration of detached homes" or the "detrimental over-concentration of people"

In the conditional use permit the use of the word DETRIMENT implies that there is a detriment. There is NO EMPIRICAL DATA to support that concept. If one is running an auto-body shop or other business in a residential neighborhood which creates noise or unsightly conditions that may be a DETRIMENT. NOISE: BLIGHT
If a contractor/landscaper or other business operates out of his home where laborers trucks come in and out to pick up paychecks or get assignments that may be a DETRIMENT. TRAFFIC

Because the cottage housing code severely limit's the size of the dwelling the market will dictate (prevent) over-concentration. If there is no demand for small homes then there will be none built. Demograhics indicate that there are singles, divorced persons, widows and retired persons who spend half the year here and half elsewhere all of whom would desire smaller homes. There is a MARKET.

Going about one's daily life in a SMALL detached home is not a DETRIMENT to anyone.

Problem #2 I SUPPORT the existing code. I do not support the proposed amendment. I will address that when I get to the code amendments.

Problem #3 Double density is only allowed when the units are very small 650 sf which is a one bedroom unit. Generally that will be only one person and at the most two people. I SUPPORT the existing code.

Problem #4 & #5 I am unaware of a 650 sf house or even an 800sf house being too bulky I think that it is correctly stated as being too tall. SUGGESTED CORRECTION: a story and a half dwelling would reduce the height therefore the appearance of bulk. I would suggest that the maximum height of opposing walls be 12 feet plus two foot foundation for a total of 14 feet. The end (other opposing walls) could be 23 feet plus two foot foundation for a total of 25 feet. This pitch of the roof would allow living space on the second floor of full height a little less than half the area of the main floor. Dormers or roof balconies could be created with this restriction. The 25 foot end wall must have windows or other treatment to reduce the tower effect. I believe windows on the main floor and on the second story would break up the 25 foot height. OPPOSE; 2 story cottages. FAVOR: one and a half story cottages.

#6 No one living in the cottages complained. Since the lot coverage is the same as for other developments in the zone, (35%) I believe this is a red herring.

#7 To insure that surrounding neighborhoods are not impacted by off site parking I SUPPORT the new amendment. Most 650 sf homes will have a single occupant however even they have guests from time to time. I believe requiring a minimum of two parking spaces per dwelling is logical and the additional 1 for each two units insures that all parking can be done on site. SUGGESTION: all uncovered parking should be a pervious surface material. All covered parking and common buildings should have a pitched roof and be no more than 18 feet high as per the recommended amendment.

Since I support the original cottage housing I will point out again that with double density and 650 sf homes there would be a maximum of 12 homes per acre. This would most probably be 12 cars but could be 24 if each home has a couple. Further since some would be widows or retired the number of daily trips would be reduced.

If the same acre is developed at R6 the homes are larger and would most probably be occupied by a family. There would probably be 12 drivers, but if two teenagers were driving then there would be 24 cars, too. In these larger homes we allow up to 6 cars at the dwelling. Additionally, we allow up to 8 non-related occupants. Assuming a family of four in a 2000 sf or 3000sf house the traffic would most probably be greater than that of a single occupant home. Since these homes would be occupied by at least one working person and possibly two working persons it is most likely that daily trips would be greater due to the age and family configuration of the larger homes.

SUMMATION: Of the seven problems stated only two have any merit. The combined #5/#6 bulk and height but primarily height and #7 parking on site.

CODE AMENDMENTS:

20.40.300

1. I do not support this amendment. Cottage housing should be on a site basis throughout the city. Providing the builder/developer meets the stringent guidelines of building the smaller homes it should be allowable. I do not believe that “vested” interests would hold up in court as in a “first come first serve basis”. The planning commission and/or the planning department is responsible for applying the codes fairly. This would be grossly unfair. In my 25 years of real estate I have never heard of anything worse.

I have heard of distance regulations of serving alcohol within a certain distance from a school or a church. There is a nexus between the activity of drinking/potential drunkenness and the area being protected.

In this case no protection is being afforded by the state which would justify such an onerous regulation.

If a site can accommodate 12 cottages then that is what should be built there. If another site 300 or 500 feet away also accommodates cottages then they should be allowed. The adjacent neighbors are residing in single family detached homes. Cottages are detached homes that are small.

Special Note: The attempt to disperse cottage housing from the west side to other places needs to be analyzed and understood. This NIMBY attitude is not appropriate for making good policy decisions.

Let's look at the reality of our city. The northeast section notably Ridgecrest and Briarcrest were developed after the second world war. The lot sizes were 6200-6900 and in a few instances 7200 sf. The houses in Ridgecrest are cement block 2 bedroom 800 sf or 3 bd 1000 sf. The largest may be 1200 sf. No family rooms existed. Only one bathroom and one garage/ carport. Near Shorecrest High School there are a group of homes between 25th NE and 28th NE from about 150th to 163rd which were built at the start of WWII. Those homes are 450sf, 550 sf, 750sf. They were a standard plan built all over the country.

There is a newer section of Briarcrest that was built after the Korean War. Those homes are 3 bedroom and some have a family room. Those will range from 1200 to 1500. Most have a single bath and a single garage, but half baths were beginning to be the mode. A few have double car garages or a garage and a half (for washer/dryer and workshop space) Carports were common during the fifties.

These areas mentioned were platted developments and catered to the zero down Veteran buyer back from the war with his GI benefits.

The bulk of the western side of the district did not develop in the same manner. There are lots that are 10,000, 20,000 or even larger.

The Highlands of course was developed as a gated community in the early 1900's for the socially elite.

Innis Arden developed in the 50's I believe although some may have begun in the late 40's. It was a “restricted” development. Included in their codes and restrictions was ¾ acre lots and no sub-division allowed. Owners of the lots became members in the

community club with its amenities. There is an additional fee, I believe, in addition to taxes.

The development in the western side of the district has been by lot subdivision or short plat. Rarely, has there been enough land for a full plat.

Because of the large lots and the soaring prices ranging from 300,000 to 1,000,000 cottage homes have more opportunity of being built west of I-5

East of I-5 the homes already have the footprint of a large cottage. Today those homes range in price from 200-250,000. In order to get enough land for a cottage cluster a builder/developer would have to buy several homes to demolish and put up the same size new. Doesn't make sense!!!!!!

2 B. I do not support this change. I believe that we should keep the 650 and 800 sf options.

I would support the following variation in a development of 5 or more cottages the builder shall make one ADA accessible and MAY have 1000 sf on the main floor. AND, this will not count against the double density if all the homes are 650.

3C Do not delete the double density option. Other suggestions regarding height will contribute to the visual aesthetics of the development. 651-800 sf 1.75 as per original code.

4D I do not support the maximum of 8 units. (ESPECIALLY not in 1000 feet)

5E. No cottage should be two story. The footprint being small makes the result a tower. By codifying the story and half concept there will be living space on the main floor and some living space of full height on the second story under dormer type circumstances. I have suggested the height be 8 feet for the main floor plus two foot foundation and begin a pitched roof. Or, an additional 4 feet on the second story and begin the pitched roof. By doing this the façade of the dwelling (depending on the choice of the builder) would be no greater than 14 feet. The end wall would remain at 25 feet total. To accommodate my suggestions the roof is steeper to accommodate living space on the second level.

Parking structures and community buildings should be no greater than 18 feet and SHALL have a pitched roof.

I think it is critical to have a pitched roof on these amenities so that they fit into the character of the neighborhood. Multiple parking stalls and a flat roof or a common building with a flat roof smacks of the townhouse/condo row houses that I believe is what some of the opponents actually object to.

^6F I support this amendment.

7G I support this amendment.

ADDITION: It has been suggested by Mr. Soules who develops cottage homes that one

step that we should be taking in the city in applying this code is to first look at the site and define how many residences can be built. I presume that is deducting sensitive areas and other points that would diminish the space allowed for development. Then, AFTER that step is taken the formula for cottage housing be applied to the resulting land. I believe that this step would be a good one to take. It may result in a reduction of allowable cottages on a given site.

Also, at the May 11 forum it was suggested that architects renderings of the cottage home development also include surrounding/abutting property to scale. That seems like a reasonable suggestion.

I have tried to address the height of a cottage which I believe also addresses bulk. I would suggest that in a cluster that some homes could have a 14 foot vista on the common area and some homes could have a 25 ft face to the common area. This would allow for additional diversity within the cluster. Because of the steeper pitched roof I believe either façade would be attractive to the common area.

There are those who do not wish to see cottage housing in the City of Shoreline. As Planning Commissioners I believe you have a duty to serve the needs of all the citizens. Some people will be satisfied with townhouses or condominium type housing but for others the cottage housing serves their needs best. We would be remiss if we do not include this option in our overall plan.

The code says nothing about basements that I can see. During the forum one of the cottage homes developers said he was restricted to a 6 foot maximum height. Since the code is silent where did that restriction come from? Perhaps that should be codified. Although it is not my intent to have people living in basements it does seem logical to have them tall enough to stand in. Perhaps this should be discussed.

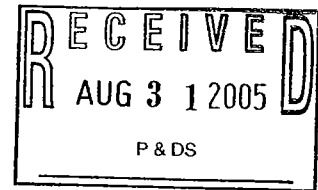
I have addressed, but will repeat that if there are more than 5 houses in a cluster one should be ADA compliant. This then could be a Rambler in the cluster and have 1000 sf footprint. But, this should not negatively impact the developer. This would be an overall benefit to the city.

Finally, I do not see it in this code and perhaps it is elsewhere, but I think that all cottage housing should have fire sprinkler systems. I realize this is an added cost, but because we are locating dwellings around a common area and some are more distant from the street than others it seems that fire safety for the clusters as well as surrounding homes might be a reasonable regulation.

Respectfully submitted,

La Nita Jordan Wacker
19839 8th Ave NW
Shoreline, WA 98177-2555
206-542-3906
RAWacker@aol.com

August 25, 2005



Dear Planning Commission and Shoreline City Council,

Once again my subject is cottage housing. The opponents continue to use the phrase that there is an "OVERWHELMING MAJORITY OPPOSED TO COTTAGE HOUSING". That statement is simply not true and grates on my nerves every time I hear it. The truth is that the overwhelming majority of citizens have no opinion whatsoever. This truth is exhibited by the lack of participation at the polls and in public hearings. The truth is that the opposition can be counted on one hand but it is vociferous.

One issue that is asked. What is the problem that cottage housing is designed to solve? The answer to that question is quite simple. Planning and land use in a city is for the purpose of serving the needs of people for conducting business and providing shelter. The land mass within the political boundary is divided and parceled and we call that private ownership. This is the American way there have been other systems with other means of distributing and controlling land.

ZONING IS NOT A PROPERTY RIGHT. The opponents claim that people purchase their homes with an expectation of zoning however these are subject to change by the elected policy makers. The uses within a zone are in a constant state of flux. We have a residential zone, however since the advent of computers there are many people who conduct business on the inter-net (global) which is based in their residence. But, this business use in a residential zone is not new. There used to be Fuller Brush salesmen, Kirby salesmen, Watkins product salesmen who all conducted their business at the customer's residence. Then, we have the advent of Avon and Mary Kay Cosmetics neither of which have a retail location but the sales representative operates out of the residence. In addition to these examples, Tupperware and Discovery toys built their businesses on home based parties conducted in the customers homes depending on the hostess for marketing.

But, there are other businesses which have been conducted out of residential zones. Building contractors, repair and remodel contractors go to the site of their contract to do their work and only the paperwork is done at their residence. Landscape gardeners also do not necessarily, in fact rarely have a retail outlet. After all their business is conducted in residential yards.

Now we have other uses inside residential zones such as mother-in-law apartments. What is the difference between a parent having a son-in-law and daughter share their home or an extended family of a parent or renting a room to a non-relative or converting the basement to a self contained dwelling. These are not duplexes yet they meet a need in our society for shelter for a variety of persons.

Cottage housing fills a need. As I have testified the problem that it addresses is the changing demographics of our society. In the fifties and sixties we had couples, a husband and wife, with 3 or more children. Today we have reached a greater than 50% divorce rate. That means that we have one single person and we have one custodial parent if their are children. This means that we need two dwellings! We also have people waiting longer to marry while they pursue their career path. It is not unheard of to have an unmarried son or daughter well into their thirties who are well employed and desirous of the benefits (tax benefits and appreciation) of home ownership. These singles, never married, are in the market place, well qualified for home ownership and paying taxes to the municipality in which they live.

Additionally, we have increased longevity. Widows generally outlive their husbands by about 10 years but they no longer need the large family home nor the huge yard to maintain. A cottage house with its smaller square footage reduces the utilities also. A new home reduces maintenance costs.

These widows and some of the busy career minded singles and the custodial parents all do not have the time nor inclination to buy a used home with its required maintenance and repairs. They are in the market for new construction.

These are some of the problems that cottage housing serves/solves. Regardless of GMA we as a city must serve these citizens with a variety of choices.

As far as condominium ownership these cottages are single family detached structures. From the naked eye it is impossible to tell whether a property is joint ownership, tenants-in-common or condominium ownership of the land. Not everyone desires an attached town home style of structure.

There is no statistical data to support an increase in traffic. To the contrary the mega houses have the potential of have greater number of drivers and causing greater traffic congestion.

There is no support for diminished value of surrounding property. This is baseless. Contrarily, a new construction project can have a positive effect on surrounding property.

LaNita Jordan Wacker
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CITY COUNCIL AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

AGENDA TITLE: Economic Development Task Force – Report & Recommendations
DEPARTMENT: CMO – Economic Development Program
PRESENTED BY: Tom Boydell, EDP Manager, and Don Sands, Task Force Chair

PROBLEM/ISSUE STATEMENT:

In June 2005, the City Council directed that an Economic Development Task Force be formed, reviewed and approved the membership and charter, and work commenced on revising the Economic Development Strategic Plan. In 2005, the Task Force met 13 times for more than 30 hours of discussion and presentations from experts.

ALTERNATIVES ANALYZED:

Alternatives were considered by the Task Force in their discussions. The resultant plan that is recommended represents the strong consensus of the group, as a strategic, comprehensive and balanced approach. This is also a long term plan, 2006-2011, whereas the prior plan was only a 2 year plan. Subject to implementation factors, e.g., budget and market factors, the Task Force recommends moving forward on all 31 action items of the plan but has also identified first priority items in a separate section. In addition, the new plan includes an expanded section on performance measures.

FINANCIAL IMPACT:

- At present, there are some minimally funded or unfunded action items in the recommended plan, e.g., major projects, marketing and promotion efforts. If all of the actions are to be undertaken, additional resources will likely be required.
- As adopted by the City Council in 2005, the budget for 2006 already includes implementation of the Small Business Assistance section of the strategy.
- The Task Force strongly endorsed the concept of a business registry system, both as a source of information about local businesses and as a funding source for economic development programs.

RECOMMENDATION

Staff recommends that Council formally adopt the 2006-2011 Economic Development Strategic Plan, without any changes, as recommended by the Task Force and that City Council direct staff to work with the Task Force in 2006 on implementation and priority issues.

Attachment A: 2006-2011 Economic Development Strategic Plan

Approved By: City Manager  City Attorney _____



For Submittal to City Council **(Completed November 23, 2005)**

2006-2011 City of Shoreline Economic Development Plan

Introduction

The economic vitality of Shoreline is critical to the health and future of the City of Shoreline and its citizens. This vitality in large part is measured by expanding, diverse, and economically healthy opportunities within Shoreline to live, learn, shop, play, work, own a business, and invest. Vitality also is measured by the balance and growth of revenue to city government, because it is necessary that the economy generate an adequate level of financial resources to local government, in order that local government can better provide essential public infrastructure, public safety, and municipal services.

Nothing in this plan should be construed as endorsing concepts that would impair or detract from the values that currently make Shoreline great, such as its quality, livable neighborhoods and educational system.

Vision Concepts

Shoreline – A great place for shopping, businesses and community both for today *and* tomorrow.

Shoreline is located on the north shore of the Seattle area – close to the metropolitan downtown core but a place apart in community character, beautiful beaches, parks, and internationally diverse community. It is a wonderful place to live and to raise a family. Another special feature of Shoreline is that it is home to intellectual capital, creative talent, and great educational services.

Goals

- **Infrastructure and Transportation:** Improvement to public infrastructure, services, and the amenities of commercial areas and network of transportation systems, in order that the systems that we all use can better support and stimulate increased economic activity. This includes an emphasis on the major transportation corridors, particularly Aurora Avenue.
- **Retention and Growth:** Diversification, retention, and growth of the existing small business community.

- Commercial Centers: Establishment and support of regional destination-shopping areas and places that welcome and promote feelings of community. Also seeking to establish one area as a Town Center.
- Recruitment: New investment in business activity and development.
- Outreach and Partnership: Collaboration of City, regional, and civic leadership based on a shared vision of a future Shoreline.
- Community Development: Thriving neighborhood commercial areas that support community vitality and contribute increased resources to municipal services. They should also help to become a focus of the life of surrounding residential communities.
- Sense of Place: Creation and enhancement of place identity, including promotion of the City, signage projects and policies, aesthetics, and City gateway projects.
- Education and Job Training: Promotion of closer partnerships between various intellectual assets and public and private educational institutions in the Shoreline and regional community at all levels from K-12 up through the college levels. This includes recognizing the value of entrepreneurship and job training programs.
- Environmental Stewardship: Promotion of new ideas and exchange of information about environmental issues. This includes providing practical information about technologies, conservation programs, environmental quality, and rebate programs, in order to help businesses save costs, incorporate new ideas, and solve environmental problems that they may encounter. This also includes recruitment of clean technology businesses when feasible.

7 Strategies

Shoreline is a city of great qualities, including natural beauty, fantastic location, local pride, business talent, creative talent, and entrepreneurial energy. Shoreline is also a city on the edge of opportunity. If more land and resources can be made available, the economy will grow. If attention is also given to the transportation and other infrastructure, parks, and community vitality, Shoreline's people will thrive and the city will continue as a place for all kinds of people to be.

In the following categories and list of strategic actions, there is not a linear association between goals and individual actions. The actions are chosen as the points at which the Economic Development Program may dynamically engage the assets of the community, civic leadership, and the opportunities potentially before us. (In other words, an action may address two or more goals at the same time.)

Please note that this is a long-term, comprehensive strategy. The "7 Strategies" contain 31 identified actions. Implementation of these actions, however, will be subject to practical limitations, including resources and market factors.

1.) General Government, Outreach & Communications

Actions:

- Explore ways to leverage the City's capital investments in transportation and other infrastructure facilities, especially Aurora Avenue, to support and encourage private reinvestment in commercial areas and the achievement of public goals. These investments benefit businesses in that they tie these areas together, they make both these areas and the main travel corridors more attractive, and they make the system function better. Promote a culture whereby city staff persons have good information about and an understanding of businesses' needs. Encourage businesses and government together to plan adequately for various circulation, parking and access issues.
- Continue to improve dialogue with businesses regarding improvements to the City's permit system and ordinances impacting businesses.
- Continue to develop knowledge of local businesses, commercial and retail properties, development, and related community issues through various ways. These ways include proactive outreach to businesses and property owners.
- Enhance city-wide knowledge and discussion about the economy and the role of city-community partnerships.
- Develop knowledge of successful economic development strategies and actions undertaken by other cities.
- Develop a business registry/licensing system (a) to build a database of information about local businesses and properties and (b) to raise revenue to support the economic development program.

2.) Major Investments, Recruitment & Attraction

Actions:

- Focus on Priority Sites
 - A.) Encourage redevelopment of Aurora Square/Westminster Triangle as a destination shopping or village center type development.
 - B.) Facilitate redevelopment planning of the Ronald Place-adjacent properties so that various development scenarios can take shape, with an increase to the success and sales activity of the businesses/properties. The City role may include right-of-way acquisition, street vacation, and road realignment.
 - C.) Undertake City investments and regulatory actions that will better implement the vision of the Central Subarea Vision Plan, particularly along Midvale Avenue. Look for ways to better encourage and leverage private investment that includes elements of the Vision Plan, such as multi-story buildings, mixed use developments and parking structures.

D.) Encourage the Shoreline School District to explore the feasibility of relocating Shorewood High School to a new site if that would result in higher quality educational facilities, resolution of traffic and parking problems, and a more proactive relationship between the public schools and Shoreline Community College that would leverage their respective resources. In the event that the idea proves feasible, then support the School District and other civic leadership to explore the potential for productive commercial reuse of the current school property as a city center.

- Develop Resources:

A.) Identify resources to advise the City, assist in negotiations and dialogue with property owners and developers.

B.) Research and, if practical, develop different financial tools, grants, or approaches to partnership that might assist economic development. Review the existing or formulate new development incentives where appropriate to support priority development areas and designated Planned Action areas.

- Work on New “Areas of Opportunity”:

A.) Work with innovative commercial developers, land owners, and brokers to identify and encourage investment in different areas of the City where new development might best occur.

B.) Future “areas of opportunity” may include the Aurora Park & Ride, Ballinger Way, or other sizeable public or private parcels. Streamline permits or city processes for commercial, retail and mixed-use development in these targeted areas to implement plans effectively.

3.) Small Business Support

Actions

- Enhance access to loan funds and similar financial assistance for micro-sized and small businesses, to support small business growth and retention in Shoreline. Create a network or program(s) for the types of loan support, business mentoring, training, and business management technical assistance that are needed to help ensure the success of borrowers and program participants.
- Improve outreach to businesses on a variety of environmental issues and enhance the opportunity for improved business functioning and mutually beneficial partnerships.
- Strive to support businesses that are relocating to or within Shoreline. Develop small business information pamphlets (e.g., to inform businesses about available resources or services; to guide someone in starting a business locally; to understanding the local economy). Enhance support for entrepreneurs and access to existing services.

4.) Media, Marketing, & Promotion

Actions:

- Initiate an active campaign to define and improve the regional perception of Shoreline.

- Promote Shoreline sites to regional and national developers. Improve access to information that will be valuable in marketing and economic development.
- Provide and organize near-term efforts to support businesses in key areas, such as North City during the capital improvement project. This includes providing referrals to small business assistance programs and helping businesses to explore advertising ideas and joint promotion actions.

5.) Intellectual Capital

Actions:

- Encourage dialogue between Shoreline Community College, the School District, and other local institutions. The goals should be to encourage planning and support for successful workforce training programs, to improve facilities, and to sustain the success and outstanding character of educational programs at all levels in Shoreline. Another goal should be to provide information and encourage new employers to utilize workforce training resources and to hire locally when they can.
- Seek to identify opportunities to recruit clean-technology or environmental technology-related research and business activities. Consult with regional economic development agencies on Shoreline's strategic position in the regional economy with respect to this.
- Work with local organizations and institutions to promote ideas and a cultural value of creative arts, music, entrepreneurship and invention as an important aspect of the Shoreline community.

6.) Local Collaboration-Building and Regional Partnerships

Actions:

- Proactively collaborate with private and public organizations that are working to support the growth of current businesses and bring new companies or institutions to Shoreline.
- Identify alliances and partnerships between the City and other organizations in accomplishing economic development goals. Encourage an environment of mutual respect between business owners and the City. Improve the capability of the City's economic development program by better networking local and regional leadership and leveraging investment resources.
- Provide advice to local non-profit organizations or other civic/business groups on how they can build positive organizational capacity.

7.) Sustainable Neighborhoods

Actions:

- Foster the development of neighborhood business areas outside of Aurora Avenue, in ways that reflect the concepts of interdependency, sustainability, and balance with the quality of life in the neighborhoods.

- Learn about new ideas, tools and approaches to neighborhood-level economic development from experts such as the UW School of Architecture, non-profit developers, other cities. Undertake Charettes or planning studies to test out ideas.
- Encourage appropriate uses of and private efforts to install banners, flowerpots, street furniture, and art and other programs to decorate the City throughout the year, but especially during holiday and community event celebrations, to decorate and improve neighborhood business areas.
- Work with business and neighborhood councils in support of their ideas for the neighborhood commercial areas. Support ideas for festivals, music, and events.
- Work with local and County-wide arts organization to improve public space and better incorporate art into development design.

Priorities

The Task Force is endorsing a holistic approach. The members believe strongly in moving quickly and on many fronts. They believe that it is important to do each of the things in this new strategy. They believe that Shoreline should not pursue economic development in piecemeal ways or in a linear fashion.

That being said, the Task Force believes that effort falls into two primary categories. Using the concept of how one successfully manages a business, there are (a) major projects that are higher effort and cost but have great impact and (b) the everyday things that you need to do to run a business well and take care of the existing customers. The latter creates a context and culture for economic development in Shoreline.

Implementation requires a balance. Expectations must be combined with resources (e.g., number of staff, budget, and time) and tools (e.g., regulations, financial mechanisms, and existing community-based programs). Given these practical considerations, the task force identifies tiers of importance within the two primary categories of priorities.

Major Project Priorities:

Top priorities: (100% consensus)

- Strive to undertake, support, or stimulate major, place-making projects:
 - Promote the redevelopment potential of Aurora Square/Westminster Triangle as a major, regional, destination shopping area.
 - Encourage the School District to explore the feasibility and advantages of planning for the relocation of Shorewood High School if that should serve the educational interests of the community, and, if relocation is supported and feasible, assist the School District to explore the commercial reuse of the property.
 - Implement the Central Subarea Plan's vision.

Median priorities: (50% to 70% consensus)

- Continue to invest in making the network of infrastructure and transportation facilities, pedestrian access, community facilities, parking, and businesses work better as a system.
- Work on “new areas of opportunity,” such as the Aurora Park & Ride, Ballinger Way, or other sizeable public or private parcels. Streamline requirements or city processes to implement them effectively.

General Priorities:

Top priorities: (100% consensus)

- Identify alliances and partnerships. Encourage an environment of mutual respect, leadership, and leveraging investment resources.
- Implement a business and property database and registry/license system.
- Collect information about local businesses and properties and the economy.
- Create information pamphlets and other materials that provide businesses with helpful information for doing business in Shoreline.
- Engage proactively in outreach to and communication with the local business community.

Median priorities: (50% to 70% consensus)

- Support the capacity growth and collaboration among local groups. Attempt to mobilize civic and City leadership in support of a common vision.
- Establish programs of small business assistance resources in Shoreline, such as the Community Capital Development program and others. Support businesses that seek to relocate to or within Shoreline as well as the long-term growth and sustainability of businesses.
- Identify regulatory incentives and financial tools that can potentially support achieving strategic goals.
- Work with other departments as an advocate for economic development and as a technical resource as the City strives to continually improve the permit system.
- Promote Shoreline to regional and national developers.
- Provide support to businesses in key areas, such as North City during the construction project, through such things as advertising.

Appendix **Draft Performance Measures**

The desired outcome includes a diversified, growing, and balanced economy, which produces jobs, investment in real estate development, improved quality of community life, local spending, and retail sales taxes and other City resources. These resources need to be sufficient to underwrite the funding for quality municipal services and facilities. They also should support local success and the growth and renewal of the community.

Some performance measures in the following list are from the 2004 plan. The ones that have a red check mark next to them are new.

This is only a draft list. Staff is encouraged to refine this list, as they work through various aspects of implementing the economic development plan.

Items with a checkmark (✓) are new measures. The others were carried over from the prior economic development plan.

	<u>2002</u>	<u>2003</u>	<u>2004 Est.</u>	<u>2005 Est.</u>
<u>Taxes</u>				
• Annual sales tax collections	\$5,095,811	\$5,467,148	\$5,500,000	\$5,500,000
• Sales tax collections per capita	\$95.70	\$103.68	\$104.29	
• Taxable retail sales per capita ✓ (Benchmark this against state, county, or other reference points.)				
<u>Development Activity</u>				
• Annual dollar value of Commercial permits issued	Not Available	\$17,146,000	\$22,568,000	\$26,000,000
• Commercial AV as a % of total City AV	12.3%	12.93%	12.83%	13.0%
• Number of new commercial permits ✓				
• Total acreage under economic development ✓				
• Total square footage of new space ✓				
• Retail				
• Commercial office				
• Other				
<u>Businesses</u> ✓				
• Total number of businesses in the city				
• Number of net new businesses				
<u>Growth in activity by those businesses receiving small business program assistance:</u> ✓				
• Number of businesses				
• Jobs				
• Investment levels				
• Sales activity				

Draft Performance Dashboard

The “dashboard” is a diagram concept used for illustrating and achieving a quick visual review of performance. The performance measures above can be summarized visually on a single page.

Top-Half of Page:

There would be three graphs:

- 1.) Businesses
- 2.) Investment Activity
- 3.) Revenues

Each graph would include a breakdown of separate components. Business components could be either by (a) type of business or (b) size of business or (c) businesses in different quadrants of the city. Businesses could be measured either by (a) the total number of businesses or (b) only focusing on the increment (net change in number of businesses). Investment activity components would include new construction, tenant improvements, and others. Revenue components would include retail sales taxes, property taxes, excise taxes, fees, or others.

Bottom-Half of Page:

In addition, the dashboard can include qualitative goals, that is, those things that are hard to measure precisely or in one simple way. Although they may be hard to measure, this does not mean that they are merely a matter of subjective opinion or perception.

The format is simple. Each one of the goals would be assigned an evaluation time period and then one of three symbols to indicate progress, either the Up Arrow, Down Arrow, or Neutral Sign (“—”).

The draft list of qualitative goals could include the following:

- Alliances or collaboration-building
- Outreach to the business community
- Information resources
- Small business resources
- Improving Shoreline’s image
- Network of businesses and developers
- Educational and entrepreneurial resources
- Success of neighborhood commercial areas.

Some of these (e.g., “Educational and entrepreneurial resources”) will be a function of the city-wide community rather than the exclusive role of city government.

This list of “qualitative goals” that appears above is only a rough draft of ideas.

City of Shoreline
Economic Development Task Force, 2005

Designated Members	Male	Female	Minority	Representing Organization	Large Business	Small Business	Workforce Dev.	Non-Profit Orgs.	Schools	Arts	Real Estate	Land Development	Finance/ Banking	Aging & Health Care	Techno/ Enviro	Auto Dealers	Entertainment & Gaming
Don Sands	X			Planning Commission (and land developer)							X	X		X			
				Forward Shoreline (and real estate attorney and hospitals expert)	X	X					X						
Richard Matthews	X																
				Chamber of Commerce (and Merchants Assoc Member)		X					X			X			
Rick Stevens	X																
				School Board (and Boeing engineer and owner of import-export business)	X	X											
James K. Leigh	X		X														
				Vice President for E. D., Shoreline Community College		X	X	X	X								
Darlene Miller		X															
Dale Wright	X			Council of Nghbrhds					X					X		X	
									X								
				Individual (and environmental issues and technologies)				X									
Mike Nelson	X																
				Individual (small business banking (retired))		X		X							X		
Allen Anderson	X																
				Trustee and the Treasurer for the Shoreline Rotary Foundation, a 501 (c) (3) not for profit corporation and I manage four investment funds for involving over 20 individuals.								X					
				Individual (small business owner and artist)		X											
Susie Wirth		X								X							
				Individual (long-term local business owner)		X											
Larry Steele	X																
				Individual (real estate, music, and schools)		X			X	X	X						
Ken Noreen	X																
				Individual (regional and business banking)	X												
Kevin Fox	X																
				Individual (business owner and property holdings)		X							X				
William Hubbell	X																
				Individual (business owner and former President of Korean Busin. Chamber)								X					X
Sunny Kim		X	X			X											

CITY COUNCIL AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

AGENDA TITLE:	Potential Bond Issue
DEPARTMENT:	City Manager's Office
PRESENTED BY:	Robert L. Olander, Interim City Manger Dick Deal, PRCS Director

PROBLEM/ISSUE STATEMENT:

In October 2005, the Bond Advisory Committee presented their formal report and unanimous recommendation to the City Council (Attachment B). The Committee recommended proceeding with a May bond election for the projects identified in Attachment A for approximately \$15,000,000. The issue under review is whether to accept the Bond Advisory Committee recommendation as submitted, modify that recommendation in some form or reject the proposal for now.

BACKGROUND:

Since October the City has purchased 3 acres of the South Woods from the School District and received an additional \$300,000 in grant funds for this project. There has been continuing public and Council interest in acquiring the balance of the 15.8 acre site. Staff has been developing two alternative strategies to accomplish this Council goal as soon as possible. The first strategy is working with Shoreline Community College and the State Legislature to secure a special appropriation of approximately \$3 million for the college to purchase the "parking lot" property from the City. The proceeds would then be utilized to acquire replacement park property (as required by grant covenants) in South Woods. We are working with our legislators on this approach; however, this is a short session year and it is not a budget year which makes this a difficult task. We will know by the end of February whether this approach works.

DISCUSSION:

The second strategy involves increasingly the May bond issue to include the remainder of South Woods. Mayor Ransom and Councilmembers Gustafson and Ryu (who all served on the Bond Committee) met with the City Manager and Parks Director on January 11 to discuss this option. Informal indications from the School District are that they are unlikely to sell their portion of the remaining property at a discounted rate. The cost of adding the balance of South Woods is estimated as follows:

Expense

School District 4.8 acres x \$500,000*	\$2,400,000
Water District 7.8 acres x \$500,000	<u>3,900,000</u>
	\$6,300,000

Revenue

Remaining Conservation Futures Grants	\$ 300,000
Already in current bond proposal	<u>2,000,000</u>
	\$2,300,000

<u>Amount Needed</u>	\$4,000,000
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*estimate for planning purposes, value could vary depending on appraisal.

FINANCIAL IMPACTS:

Adding this amount to the base levy would bring the total to approximately \$19,000,000. It increases the levy rate from 23¢ per \$1,000 assessed value to approximately 29¢. The tax impact on an average \$289,000 home would be \$84.00 per year or \$6.98 per month. The consensus of the informal Council and staff discussion on January 11th was that this amount is too high. The group recommends referring this back to the Advisory Committee to provide a recommendation on paring back other projects for a total not to exceed \$18,500,000.

RECOMMENDATION

It is recommended that:

1. Council confirm whether or not it is the intent of Council to include the remainder of the South Woods property in the possible bond generally as outlined above.
2. If this is Council intent, the Bond Advisory Committee would provide revised project recommendations not to exceed \$18,500,000.

Approved By: City Manager  City Attorney ____

Attachment

Bond Advisory Committee Draft List of Projects

ATTACHMENT A

Objective: To create a reasonably balanced and mixed list of projects (e.g., active, passive, east, west, open space, youth, adult, seniors, community and group support)

Project	Draft List (7/13/05)	Staff Recommend- ation	Committee Recommend- ation (8/4/05 & 9/15/05)
Hamlin Park (SPU acquisition-8.3 acres)	\$ 3,400,000	\$ 3,400,000	\$ 3,300,000
Richmond Beach Saltwater Park Improvements (improvements to be identified in the master plan)	\$ 2,800,000	\$ 2,800,000	\$ 2,800,000
Trail Corridors	\$ 2,500,000	\$ 2,500,000	\$ 2,500,000
South Woods Property Acquisition (15.6 acres)	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000
Cromwell Park Improvements	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000
Kruckeberg Gardens (acquisition-4 acres, parking improvements)	\$ 950,000	\$ 950,000	\$ 950,000
Field Turf at Twin Ponds Park	\$ 900,000	\$ 900,000	\$ 900,000
Hamlin Park Improvements (backstops, concession stand, restrooms, picnic shelters, and field lighting on lower fields)	\$ 400,000		\$ 750,000
Baseball/Softball Field Improvements (backstops, restrooms, scoreboards)	\$ 100,000		\$ 250,000
Second Skate Park (park site TBD)	\$ 250,000	\$ 250,000	\$ 250,000
Off Leash Dog Park (park site TBD)	\$ 100,000	\$ 150,000	\$ 150,000
Lights on Tennis Courts at Shoreline Center	\$ 40,000	\$ 60,000	\$ 60,000
South Echo Lake + Weiman House	\$ 1,000,000		
Field Turf at Shoreview Park	\$ 900,000		
Darnell Park	\$ 50,000		
Tennis Courts (resurfacing at Meridian Park and Keough Park)	\$ 20,000		
TOTAL	\$ 16,410,000	\$ 14,010,000	\$ 14,910,000

Final Draft List Adopted by Subcommittee on 8/4/2005

Final Draft List Adopted by the Bond Advisory Committee on 9/15/2005

Council Meeting Date: October 10, 2005

Agenda Item: 8(a)

CITY COUNCIL AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

AGENDA TITLE:	Bond Advisory Committee Report
DEPARTMENT:	City Manager's Office
PRESENTED BY:	Robert Olander, Deputy City Manager Dick Deal, Director of Parks, Recreation and Cultural Services Debbie Tarry, Finance Director Bill Clements, Bond Advisory Committee

BACKGROUND

In early 2003, the City Council appointed a broad based citizen Bond Advisory Committee to review the feasibility, cost, and content of a potential voted capital bond. In October 2003, the Committee concluded its work with a recommendation (attachment F) not to proceed at that time, primarily due to the sluggish economy. The Committee, however, recommended that the group reconvene, either as a full or subcommittee, later to re-examine the issues. A subcommittee was convened in June 2005 and submitted its recommendations to the full Committee on September 15 (attachment A). The subcommittee recommendations were reviewed and discussed by the full Committee, which unanimously adopted the recommendations contained in the attached materials.

DISCUSSION:

In summary, the Committee recommends that the City Council submit a \$15 million parks capital bond proposal to the voters of Shoreline in May 2006 (attachment B).

FINANCIAL IMPACT:

If approved by voters, the bond package would add approximately 24¢ per \$1,000 of assessed value to the City of Shoreline property tax. For an average home in Shoreline (\$289,000), that would amount to approximately \$69.36 per year. Construction of the proposed projects would increase park maintenance costs by approximately \$150,000 annually. However, these costs would be phased in over the four to five years it would take to bring all the projects on-line. Some projects, such as new turf field at Twin Ponds, would reduce current maintenance costs; while the Kruckeberg Garden project anticipates that maintenance would be provided on an on-going partnership basis by the Kruckeberg Foundation. The cost of the election in May is estimated by King County at \$89,000, plus an additional \$10,000 if we want to include a voters pamphlet. This has been included as a contingency in the draft 2006 budget. With bond attorney and issuance costs added, the total bond requested would be \$15.1 million.

RECOMMENDATION

It is recommended that the City Council consider the Committee's presentation and recommendation and accept public testimony on October 10. No action is required at this meeting. We have scheduled November 7 for continuation of the public hearing and formal consideration of an ordinance authorizing a bond election.

Approved By: City Manager  City Attorney ____

ATTACHMENTS:

- A. Report from subcommittee to Bond Advisory Committee – August 9, 2005
- B. Recommended project list
- C. Subcommittee and full Committee meeting notes
- D. Economic forecast information provided to Committee
- E. Bond survey
- F. Bond Advisory Committee report to Council – November 5, 2003
- G. Property tax information and senior/low income exemptions
- H. 2005-2006 election dates



Memorandum

DATE: August 9, 2005

TO: Bond Advisory Committee

FROM: Robert L. Olander, Deputy City Manager 

RE: Bond Advisory Committee

CC: Bond Advisory Subcommittee
 Mayor and Council
 Steven C. Burkett, City Manager
 Julie Modrzejewski, Assistant City Manager
 Debbie Tarry, Finance Director
 Dick Deal, Park, Recreation and Cultural Services Director

As you know a subcommittee of the full Bond Advisory Committee has been meeting for the last two months to continue the work where the full committee left off in November, 2003. At that time, the Committee submitted its report to the City Council (copy attached) which concluded that it was not an opportune time to consider a bond levy. Your recommendation #8 suggested that the work of the Advisory Committee be continued in either a subcommittee or full committee format in the near future. The report and recommendations were accepted by the City Council and under the authorization contained in recommendation #8 Council liaison members Rich Gustafson and Bob Ransom convened a subcommittee which started in late June. Subcommittee members are Larry Blake, Michael Broili, Bill Clements, Don Dalziel, Darlene Feikema, Patty Hale, Rich Matthews and Sheri Winstead. Don Dalziel was a new member filling the slot of the Shoreline School District representative. The subcommittee met three times and examined the following issues:

1. Economic Climate

In 2003 one of the primary concerns of the Bond Committee was that the Puget Sound area was still in a recession and that the economic climate was not favorable to propose a voted bond to the public. The subcommittee examined national, state, and regional economic data and forecasts (enclosed) and concluded that the economic climate was now much more favorable. Economic data and forecasts indicate that the Puget Sound region is on a continuing upward trend and that consumer confidence is rebounding. The subcommittee unanimously concluded that the economic climate was now favorable for a potential bond submittal to the public.

2. Bond amount and bond structure

As you may recall, one of the conclusions from the public bond survey was that the \$23 million dollar bond amount being contemplated at that time was too high and would not pass. The survey results, however, indicated a bond amount of between \$3.00 a month and \$5.00 a month for the average home would stand a reasonable chance of succeeding. Given this information and the improving economic climate, the subcommittee concluded that a bond amount between \$8 million and \$15 million would be an appropriate range. A total of \$15 million would cost the average home a little over \$60.00 per year. The subcommittee also reviewed the potential impact of a proposed school capital levy that is being contemplated for 2006. Although the School District has not come to conclusion, they are considering a bond levy that would add a total of approximately 50¢ to \$1.00/\$1000 assessed value to the tax roles. By contrast, the City's levy at \$15 million would be approximately 25¢ per \$1000 assessed value. Give the relatively small amount of the City's proposed levy, the subcommittee felt it would be reasonable to still proceed toward an election in early 2006.

Staff also provided the subcommittee with information on the senior/low income exemptions from excess voted bond levy (copy attached). Under certain income and age requirements seniors can qualify for an exemption to excess voted bond taxes. The Finance Director recommended and the subcommittee concurred that the City bond be on a 15 year redemption schedule as opposed to a 20 or 25 year schedule. This provides for quicker pay off and lower total interest costs.

3. Projects

After reviewing the economic climate information, setting a maximum total for a proposed bond, and reviewing the property tax implications, the subcommittee then proceeded to review a range of possible projects. One advantage of waiting until now to proceed with the committee work is that the results of the Surface Water Master Plan, Transportation Master Plan, and Parks and Recreation Open Space Master Plan are now available. These plans have itemized all of the City's capital project needs for the next 20 years and set priorities. The subcommittee had the advantage of looking at the full range of projects in selecting a final mix for recommendation. In the recently adopted six-year Capital Improvement Plan the Council approved \$5 million for priority sidewalk and school walkways within Shoreline. This will be financed from existing City capital revenues, and was therefore not as high a priority as it was previously for a voted bond. In addition, the Council elected to fund field turf for shoreline fields A and B at the Shoreline Center.

After reviewing all the potential projects the subcommittee developed the attached consensus list of project recommendations. The subcommittee weighed project priorities but also wanted to assure that a balance of projects would be submitted to the voters. The consensus was that the attached list provided a strong balance between east and west geographically, adult, youth and senior needs, active and passive recreation, and property acquisition to preserve open space.

4. Timing of election

After reviewing possible election dates in 2006 the subcommittee recommends that May 16, 2006 be the target date. This allows adequate time for a final review by the full committee, consideration by the City Council, and if passed, time for a citizen committee to provide information and advocacy to the community.

The subcommittee would like to present these recommendations to the full committee the evening of September 15 at the Shoreline Center. At that meeting we anticipate the full committee will review the recommendations, ask questions, and perhaps be prepared to forward a recommendation to forward to the City Council. If there are still outstanding questions we can certainly set another meeting of the full committee if necessary. Our goal is to have a final recommendation to the City Council in early October for their review and disposition. Thank you for your continuing interest in this exciting project and making Shoreline an even better place in which to live and work. I look forward to seeing you on September 15.

Enclosures

Bond Advisory Subcommittee Draft List of Projects

Objective: To create a reasonably balanced and mixed list of projects (e.g., active, passive, east, west, open space, youth, adult, seniors, community and group support)

# of "dots"	Project	Draft List (7/13/05)	Staff Recommend- ation	Committee Recommend- ation
12	Trails, walk/pathways, with connections (20th NW, Richmond Beach Rd. to Saltwater Park; 15th NW, Kruckeberg Gardens to Richmond Beach Rd.) Please note: Park Site TBD-Trails \$1.5 million was added to this one + 4 dots			
7	Hamlin Park (SPU acquisition-8.3 acres)	\$ 2,500,000	\$ 2,500,000	\$ 2,500,000
6	South Woods Property Acquisition (15.6 acres)	\$ 3,400,000	\$ 3,400,000	\$ 3,300,000
6	Kruckeberg Gardens (acquisition, parking improvements)	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000
5	Field Turf at Twin Ponds Park	\$ 950,000	\$ 950,000	\$ 950,000
4	Hamlin Park Improvements (backstops, concession stand, restrooms, picnic shelter and tables, trails)	\$ 900,000	\$ 900,000	\$ 900,000
3	South Echo Lake + Weiman House	\$ 400,000		\$ 250,000
3	Richmond Beach Saltwater Park Improvements	\$ 1,000,000		
3	Park Site TBD (Off Leash Dog Park)	\$ 2,800,000	\$ 2,800,000	\$ 2,800,000
2	Cromwell Park Improvements	\$ 100,000	\$ 150,000	\$ 150,000
2	Hamlin Park (field lighting on lower fields)	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000
1	Baseball/Softball Field Improvements	\$ 400,000	\$ 500,000	\$ 500,000
0	Lights on Tennis Courts at Shoreline Center	\$ 100,000		\$ 250,000
0	Westside Park Site TBD (Skate Park)	\$ 40,000	\$ 60,000	\$ 60,000
0	Darnell Park	\$ 250,000	\$ 250,000	\$ 250,000
0	Tennis Courts (resurfacing at Meridian Park and Keough Park)	\$ 50,000		
0	Field Turf at Shoreview Park	\$ 20,000		
	TOTAL	\$ 900,000		
		\$ 16,810,000	\$ 14,510,000	\$ 14,910,000

Council Meeting Date: January 23, 2006

Agenda Item: 9C

CITY COUNCIL AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

AGENDA TITLE:	Motion Authorizing Legal Action to Recover for Breach of Building Permit Conditions
DEPARTMENT:	City Attorney
PRESENTED BY:	Ian R. Sievers, City Attorney

PROBLEM / ISSUE STATEMENT: Council is requested to authorize a breach of contract suit for reimbursement of condemnation costs paid to Seattle Restaurant Store. A building permit was issued for a major remodel completed in 2000 at the Seattle Restaurant Store at 14910 Aurora Avenue N., Shoreline, WA. A condition of this permit was compliance to dedicate a sidewalk and amenity zone along Aurora as required by the Shoreline Development Code. This easement was never recorded by the owner prior to a certificate of occupancy in January 2000. As a result the City was forced to acquire right of way that included the private sidewalk as part of a 2005 condemnation suit for the Aurora 145-165th Project. Demand was made of the owner at the time of the condemnation, but the owner declined to provide a credit for the permit obligations. The proposed suit will seek reimbursement of the acquisition costs of the easement and infrastructure that should have been dedicated to the public with the remodel project.

RECOMMENDATION

Staff recommends that the City Council authorize the City Attorney to take legal action against Seattle Restaurant Store for recovery of costs resulting from failure to comply with building permit conditions of a 2000 development.

Approved By: City Manager ____ City Attorney ____

Council Meeting Date: January 23, 2006

Agenda Item:

9 D

CITY COUNCIL AGENDA ITEM

CITY OF SHORELINE, WASHINGTON

AGENDA TITLE:	Motion Authorizing Legal Defense of <u>King et al v. Fimia et al</u>
DEPARTMENT:	City Manager, City Attorney
PRESENTED BY:	Ian R. Sievers, City Attorney

PROBLEM / ISSUE STATEMENT: King et al v Fimia et al. King Co. Superior Ct No. 06-2-00803-1. SEA was filed and served January 3, 2006 on Mayor Ransom, Deputy Mayor Fimia, Councilmember Way and former Councilmember Chang. The suit alleges violations of the Open Public Meetings Act, Chapter 42.30 RCW, for actions taken outside a public meeting and disclosure of information discussed in executive session. The Plaintiffs request a \$100 civil penalty against each of the named defendants, attorney fees and injunction against future violations.

Coverage is available for employees and officials under City's Legal Defense for "any conduct, act or omission of such official or employee performed or omitted on behalf of the city in their capacity as a city official or employee, which act or omission is within the scope of their service or employment with the city." SMC 2.40.020. This coverage includes lawsuits against officials who are no longer in office if the conduct occurred while in office.

Coverage under the ordinance is approved by the Council upon recommendation of the City Manager and is determination that the coverage meets the criteria of the ordinance.

Criteria for providing defense are as follows:

1. Conduct was on behalf of the city and within the scope of services.
2. Defendant has cooperated in defense.
3. There is no primary coverage under other policies.
4. The tendered suit is not a lawsuit brought against the employee by the city.
5. Conduct was not a dishonest, fraudulent, criminal, willful, intentional or malicious act.

The plaintiffs are asking for civil penalties that can only be awarded if there was a knowing violation of the Open Meetings Act. Staff recommends approval of defense under the above criteria but reserving the right not to indemnify against civil penalties if proven, since this would be a willful or intentional act that would not be covered under the fifth criteria.

RECOMMENDATION

Staff recommends that the City Council find the criteria for providing a defense under SMC Chapter 2.40 are met and authorize the City Attorney to provide legal defense to the defendants through outside counsel for King v. Fimia under a reservation of rights.

Approved By: City Manager ____ City Attorney ____