

# AGENDA

## SHORELINE CITY COUNCIL REGULAR MEETING

Monday, May 8, 2006  
7:30 p.m.

Shoreline Conference Center  
Mt. Rainier Room

1. CALL TO ORDER

Approximate Length of Agenda Item
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Page No.
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2. FLAG SALUTE / ROLL CALL

(a) Proclamation of "Building Safety Week"

1

(b) Recognition of Outgoing Library Board and  
Planning Commission Members

3

3. REPORT OF THE CITY MANAGER

4. REPORTS OF BOARDS AND COMMISSIONS

5. PUBLIC COMMENT

<p>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 <u>three minutes</u>. However, Item 5 will be limited to a maximum period of 20 minutes. The public may also comment for up to <u>three minutes</u> 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.</p>
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6. APPROVAL OF THE AGENDA

7. CONSENT CALENDAR

(a) Minutes of Workshop of April 17, 2006  
Minutes of Dinner Meeting of April 24, 2006  
Minutes of Regular Meeting of April 24, 2006

5  
17  
21

(b) Approval of expenses and payroll as of April 27,  
2006 in the amount of \$2,291,967.92

35

(c) Ordinance No. 425, moving the Criteria for a Temporary

	Approximate Length of Agenda Item	Page No.
Use Permit from the Index of Supplemental Use Criteria to the Review and Decision Criteria		<u>37</u>
(d) Motion to Authorize the City Manager to Execute a Construction Contract for the 2006 Sidewalk Priority Routes		<u>43</u>
(e) Motion to Authorize the City manager to issue a Purchase order to the King County Director's Association (KCDA) to provide and install Prestige XT-60 artificial surfacing on Shoreline Park Fields A and B		<u>45</u>
(f) Resolution No. 243, Revising the Personnel Policies regarding Definitions, Employment of Immediate Family Members and Performance Evaluations		<u>49</u>
8. ACTION ITEMS: OTHER ORDINANCES, RESOLUTIONS, AND MOTIONS		
(a) Ordinance No. 423, a Site Specific Comprehensive Plan Amendment and Concurrent Rezone Application generally located at 20060 15 <sup>th</sup> Ave NE	60 min.	<u>57</u>
9. NEW BUSINESS		
(a) Building and Inspections Team Report	30 min.	<u>109</u>
(b) Request for Authority to Increase Construction and Design Contingencies, and Council direction on Sidewalk and Paving along Westminster Way N -- Aurora Corridor Improvement Project (N 145 <sup>th</sup> – N 165 <sup>th</sup> ) and Interurban Trail Pedestrian Bridges Project	30 min.	<u>111</u>
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](http://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.

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

<b>AGENDA TITLE:</b> Proclamation of "Building Safety Week"
<b>DEPARTMENT:</b> CMO/CCK
<b>PRESENTED BY:</b> Scott Passey, City Clerk

**PROBLEM/ISSUE STATEMENT:**

The building team of the City Planning and Development Services Department, in partnership with the Shoreline Fire Department, is using this year's Building Safety Week to help educate our community. These public employees work diligently to identify and address a broad range of safety issues with the objective of building a stronger, safer community. This proclamation recognizes Building Safety Week as an opportunity to increase public awareness of the role building safety and fire prevention officials, the Washington State Building Code Council, and federal agencies play in protecting lives and property.

Ray Allshouse, the City's Building Official, and Marcus Kragness, Shoreline Fire Department Chief, will be at the meeting to receive the proclamation.

**RECOMMENDATION**

No action is required.

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



# PROCLAMATION

WHEREAS, May 7-13 is Building Safety Week across the nation; and

WHEREAS, the members of the International Code Council, including building safety and fire prevention officials, architects, engineers, builders and others in the construction industry, develop and enforce codes to safeguard Americans in the buildings where we live, work, play and learn; and

WHEREAS, contemporary building safety codes represent current standards that include safeguards to protect the public from natural disasters, such as earthquakes, floods, snowstorms, and wildland fires; and

WHEREAS, this year's theme, "Building a Safer World Together", encourages all Americans to raise our awareness. Everyone can take steps to ensure that buildings are safe. Countless lives have been saved because of the building safety codes adopted and enforced by local and state agencies; and

WHEREAS, Building Safety Week is an excellent opportunity to increase public awareness of the role building safety and fire prevention officials, the Washington State Building Code Council, and federal agencies play in protecting lives and property;

NOW, THEREFORE, I, Robert L. Ransom, Mayor of the City of Shoreline, on behalf of the Shoreline City Council do hereby proclaim the week of May 7-13, 2006 as

## BUILDING SAFETY WEEK

in the City of Shoreline and encourage residents to join their fellow Americans in participating in Building Safety Week activities and to consider projects at home and in the community to improve building safety.

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Robert L. Ransom, Mayor



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

<b>AGENDA TITLE:</b>	Recognition of Outgoing Planning Commissioners and Library Board Members
<b>DEPARTMENT:</b>	Planning and Development Services; Parks, Recreation and Cultural Services
<b>PRESENTED BY:</b>	Joe Tovar, Director of Planning and Development Services Dick Deal, Director of Parks, Recreation and Cultural Services

**BACKGROUND:**

This evening, the City Council would like to honor two outgoing Planning Commissioners: William (Bill) MacCully and Donald (Don) Sands and three outgoing Library Board members: Jamie Holter; Joe Phillips; and Edward (Ed) Renouard.

For the Planning Commission, Bill MacCully and Don Sands were each appointed in 2002 and served a four-year term. During their tenure they contributed to several accomplishments of the Commission including development of the Critical Area Ordinance, the major update of the Comprehensive Plan, and reviewing the Parks, Recreation and Culture Services Plan and the Transportation and Surface Water Master Plans.

For the Library Board, Jamie Holter was appointed in 2004 and served for two years; Joe Phillips was appointed in 2002 and served for four years; and Ed has served since 2004. Serving on the Library Board they worked with King County Library System staff to ensure that Shoreline citizens received quality library services at the Shoreline and Richmond Beach libraries.

The Council wishes to express their gratitude to each commissioner and board member for their service and contribution to the Shoreline community. The Planning Commission and Library Board members are invited to join the Council for a coffee and cake reception from 7:00-7:30 to honor these outstanding volunteers. The formal recognition ceremony will take at the beginning of the Council meeting which starts at 7:30 pm.

**RECOMMENDATION**

No action is required.

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

## **ATTACHMENT A**

City of Shoreline 2003-2009 Strategic Plan

**DRAFT**

## **CITY OF SHORELINE**

### **SHORELINE CITY COUNCIL SUMMARY MINUTES OF WORKSHOP MEETING**

Monday, April 17, 2006  
6:30 p.m.

Shoreline Conference Center  
Mt. Rainier Room

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

**ABSENT:** Councilmember Gustafson

#### **1. CALL TO ORDER**

The meeting was called to order at 6:30 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, with the exception of Councilmember Gustafson.

##### **(a) Proclamation of "Earth Day"**

Mayor Ransom proclaimed April 22, 2006 as "Earth Day" in Shoreline and called upon residents to protect, preserve, and enjoy the natural environment and to commit to accomplishing positive change in this regard.

Larry Owens, representing the Shoreline Solar Project, accepted the proclamation, noting that everyday should be considered "Earth Day." He commented on the growth of the Shoreline Solar Project and the threat of global warming. He urged the Council to support the Kyoto Protocols, the Parks bond, and to take measures to make Shoreline a more livable community.

**Upon motion by Councilmember McGlashan, seconded by Councilmember Hansen and carried 6-0, Councilmember Gustafson was excused.**

#### **3. CITY MANAGER'S REPORT**

Bob Olander, City Manager, provided the following announcements and updates:

- The Shoreline Transfer/Recycling Station will be closed for a period of 18 months starting May 1, 2006 for major renovation.

- The City is seeking volunteers to serve on the Ad-hoc Human Services Allocations Committee, which makes recommendations to the City Manager on the funding of human services.
- Roads crews recently installed flashing yellow beacons above the crosswalk signs at the intersection of N 175th Street and Linden Avenue N. to improve pedestrian safety.
- The City and several non-profit organizations have many activities scheduled to celebrate this year's Earth Day, which will be held on Saturday April 22<sup>nd</sup> at Central Market. A variety of educational resources will be available, as well as instruction on natural yard care techniques. Many other activities and programs will be available to residents throughout the City in the coming weeks, including Ivy OUT programs and weeding/planting parties.

Paul Haines, Public Works Director, provided a demonstration of porous pavement to illustrate the types of materials that are available to create durable, yet pervious surfaces. He explained the advantages and disadvantages of the product and concluded that although it does have limitations, it could be beneficial in certain applications. He further explained that pervious surfaces ultimately help the environment by reducing channelization and erosion.

Mr. Olander concurred that porous pavement does have limited uses and is "one tool in the tool kit."

Mr. Haines responded to Councilmember questions relating to durability and appearance of the product. He explained that porous pavement would last for decades under light traffic use, but it would not be suitable for high traffic areas such as Aurora Avenue. He noted that porous pavement is a high friction surface that will spall over time and is relatively resistant to vandalism.

Councilmember Way suggested that porous pavement and other related products might necessitate a review of the City's Development Code to see how they fit into the City's ground surface classifications.

#### 4. COUNCIL REPORTS

Councilmember Hansen reported on the upcoming Suburban Cities Association meeting, which will feature King County Executive Ron Sims and Senator Patty Murray.

Deputy Mayor Fimia asked Councilmember Hansen to follow up with the Shoreline Water District regarding their insurance concern so that the scheduled Earth Day events can still be accomplished.

Mr. Olander said he would also research the City's insurance coverage.

Councilmember Ryu reported on the training session she attended on effective City Council Meetings, provided by the Association of Washington Cities. She noted the Unite for Parks Rally would be held on Saturday, April 22.

Councilmember Way urged everyone to vote for the Parks bond on May 16. She provided information of various Earth Day events and encouraged people to familiarize themselves with the native flora and fauna.

Councilmember McGlashan noted his attendance at the AWC training and commended staff for always providing meeting materials a week in advance. He noted that many cities only provide their Councilmembers with materials a few days ahead of time. He also plans on attending the Judge Ronald Annual Luncheon on Saturday, April 22.

Deputy Mayor Fimia reported on the walkabouts she participated in with the City Manager along Aurora Avenue. She said they visited with several businesses in the vicinity of NE 150<sup>th</sup> Street. She urged residents to patronize Aurora Corridor businesses because they report losses of 20-70% due to the Aurora Corridor Project.

Mayor Ransom said he will also attend the Judge Ronald luncheon, as well as a SeaShore Transportation Forum meeting next week where the topics will include membership and bid funding. He provided information about "All Cities Credit Union" and noted that since Shoreline doesn't have a credit union for employees, it could possibly participate and provide this service. He concluded his remarks by encouraging all the Councilmembers to attend the SCA meeting with Executive Sims and Senator Murray.

## 5. PUBLIC COMMENT

(a) Michael Clark, Shoreline, explained that his doctor prescribed a walker for him but the type he needs is not fully covered under Medicare. He asserted that businesses should be penalized for false advertising if they claim they accept Medicare when products they carry are not fully covered.

(b) Chris Page, Seattle, representing the Homewaters Project, explained the mission of his organization, which is to use environmental education, science, and community programs to explore and preserve nature. He commented on the organization's intention to work with schools. He urged the City to participate as a partner in its many community-based programs and said Homewaters would like to develop programs focusing on Thornton Creek, Twin Ponds, and Ronald Bog. He provided literature on the Homewaters Project as well as the Thornton Creek Watershed.

Councilmember Way wished to know what type of "off-the-shelf" programs the Homewaters Project provides.

Mr. Page responded that Homewaters provides natural history tours and other resources, but they really try to tailor the programs to fit individual cities.

Councilmember Ryu pointed out that many parents are looking for such programs for their children. She wondered if parents could get involved through the schools.

Mr. Page answered affirmatively and said there are many opportunities to be innovative and creative.

Deputy Mayor Fimia spoke in support of the Homewaters Project, noting that it is one of the best organizations for applied learning. She said they work with schools and businesses to map, measure, and preserve the natural environment.

(c) Charles Brown, Shoreline, said there are three reasons for people in his age group (70+ years) to support the parks bond: 1) there are levy exemptions for people with less than \$35,000 annual income; 2) parks offer opportunities for low-cost exercise; and 3) the bond is a great way to leave a legacy to future generations. He said he is privileged to be part of the group to vote on acquiring more park property, and he is grateful to those who preserved Hamlin Park for us. He recommended that everyone read Arthur Kruckeberg's "The Natural History of Puget Sound Country."

Mr. Olander said staff will follow up on Mr. Clarks' concern and he thanked Mr. Page and Mr. Brown for their comments.

Councilmember Hansen concurred with Mr. Brown's comments but wished to ensure that accurate information is provided regarding levy tax exemptions.

Mr. Olander said more detailed information regarding the levy is posted on the City Website and linked to the King County Assessor's Office.

## 6. WORKSHOP ITEMS

### (a) Parks Maintenance Program

Dick Deal, Parks, Recreation and Cultural Services (PRCS) Director, introduced Kirk Peterson, Parks Maintenance Supervisor, who provided a PowerPoint presentation outlining the key efforts and programs of the Parks Maintenance Crew. The five full-time employees, volunteers, and seasonal staff are charged with a variety of responsibilities, including parks upgrades, equipment installation, litter control, tree repair, athletic field preparation, and setting up and cleaning up after the many activities and events sponsored by the PRCS Department. There is approximately 356 acres of City-owned park property in Shoreline, and over 337,000 people participated in PRCS-sponsored events last year. He then outlined the parks maintenance budget, explaining that it comprises 34 percent of the total parks budget. The department contracts a large part of its services, including landscaping, electrical, and janitorial. The Parks Repair/Replacement Fund, which the Council approved several years ago, provides the resources to upgrade outdated facilities, such as playground equipment.

Mr. Deal concluded the presentation by summarizing the many citizen-driven programs, projects, and activities that define Shoreline's commitment to both recreation and environmental stewardship. These include Ivy OUT, the application of environmentally-friendly herbicides and pesticides, Eagle Scout projects, and special events, such as the Christmas Ship and Showmobile concerts. He said the 2005 citizen survey showed that 40 percent of respondents used City parks 20 or more times per year.

Mayor Ransom called for public comment.

(a) Barbara Lacy, Shoreline, emphasized the need for more frequent park maintenance and police surveillance at night at Echo Lake Park. She commented on the unsightly graffiti and litter, pointing out that it only takes a few such incidents to being to degrade such an area. She said while the neighborhood appreciates the funded lake water quality tests by the City and the stocking of trout by Washington Department of Fish and Wildlife, residents need consistent help to keep the park attractive, sanitary, and safe. This is particularly true of a park that is located on a small lake, along a public trail and across from a major transit center.

Mr. Deal affirmed that some of the problems at Echo Lake Park can be attributed to the close proximity of the transit center. He said Echo Lake Park probably has the most after-hours activity of any park in Shoreline.

Councilmember Hansen concurred. He suggested that more monitoring by the police might help solve the problems. Regarding the parks budget, he noted that the presentation included 2005 budget figures and he wondered if these were actual figures.

Mr. Deal responded that although they are not the actual figures, they are reasonably accurate, perhaps with the exception of revenue figures.

Councilmember Ryu emphasized the role that volunteers can play in maintaining City parks. She also expressed support for efforts to educate people on the prevention of graffiti and litter control.

Mr. Peterson said the City will be hiring seasonal staff soon and will look into the resources that might be available at the high schools.

Mr. Olander affirmed the greater need for part-time help and volunteers in the spring and fall seasons.

Councilmember Way expressed appreciation for the parks maintenance crew, noting their help and expertise have been invaluable to her neighborhood. She said the City can connect with the public through effective park maintenance. She encouraged everyone to get out and enjoy the wildlife and vegetation that can be found in City parks. Finally, she asked if there was a plan for vegetation management in the parks system.

Mr. Deal replied that \$50,000 was reserved in the 2006 budget for an urban forest plan, although it's mostly an inventory of trees. He reiterated the ongoing effort by residents to remove invasive plants in City parks, noting that public participation has been strong in the area.

Councilmember Way wondered if members of the public could take it upon themselves to help maintain parks in their neighborhoods.

Mr. Deal said the City welcomes anyone who would like to help maintain the parks, but staff would like to train them first and track their time.

The Council and staff then discussed the need for increased maintenance and clean-up of major events. Staff clarified for Councilmember Way that utilities are now accounted for in the park budget, which explains the difference in efficiency measures from 2004 to 2005. Also, the shutting-down of Fields A and B for renovation will create a revenue loss. Mr. Deal clarified that the measurements for field rentals has been revised and updated, so the 2005 budget figures might be misleading. He confirmed for Mayor Ransom that the revenue difference was in the passive park areas, such as shelters.

Councilmember Way encouraged the City to plant more trees, noting that there is always something more we can do. Mr. Deal said that goal can be incorporated into the Urban Forestry Management Plan.

Councilmember McGlashan wondered if passage of the bond, which would add 25 more acres to the City's park inventory, would necessitate an additional member on staff. Mr. Peterson was confident that the City's needs would be covered with the addition of the new Parks Maintenance II position.

Deputy Mayor Fimia noted that with the passage of amendments to the Critical Areas Ordinance, pesticides and herbicides are not used on City-owned right-of-way. She pointed out the existence of vendors which provide aerial photography services as a means to inventory trees. This information can be used to estimate surface water costs and make other financial projections.

Mr. Deal affirmed that this is exactly the type of work the staff will be pursuing in the Urban Forestry Plan. He commented that the City has an excellent GIS mapping system.

Deputy Mayor Fimia commented that environmental attractions, such as landmark trees, can be a great for tourism. She outlined her idea for a "passport" volunteer program, which would mutually benefit the volunteer and the City. Mr. Deal said the City will continue to work on ideas to expand its base of volunteers.

Responding to Councilmember McGlashan, Mr. Deal said the City has been researching Adopt-A-Park programs in other cities, and the Parks Board is currently considering a draft plan.



Mayor Ransom wished to view the parks maintenance budget in terms of active fields versus passive fields. He speculated that of the 353 total acres in the park system, there might be between 50 to 70 acres of active fields (soccer/baseball fields). He wondered about the difference in the cost of maintaining both types. He felt it should be possible to estimate the cost of active field maintenance.

Mr. Deal commented that no "sharp line" has been established between active parks and passive parks; those figures would require some calculation.

After further discussion, Mayor Ransom commented that prior to City incorporation, King County only spent about \$250 per acre for Shoreline parks. He said although the City of Shoreline spends much more than that, it is spending it more efficiently, and park usage has increased by four times.

Mr. Olander commented on the parks workload figures, noting that baseball/soccer fields were prepared for nearly 1,300 games. He complimented the efforts of the maintenance crew, noting they are the dedicated, "behind the scenes" workers that do an incredible job.

Councilmember Way requested that the outdoor light at Paramount Park be shut off once a year for the annual stargazing event.

(b) U.S. Mayors Climate Protection Agreement

Mr. Olander noted that this item was brought forth by the Council and staff is seeking direction on whether it should be proposed for adoption.

Mayor Ransom read a portion of the U.S. Mayors Climate Protection Agreement (USMCPA), which urges federal and state governments to enact policies and programs to meet or exceed the target of reducing global warming pollution levels to 7 percent below 1990 levels by 2012. It also urges the U.S. Congress to pass bipartisan greenhouse gas reduction legislation that includes clear timetables and emission limits. The agreement also strives to meet or exceed Kyoto Protocol targets for reducing global warming pollution through a number of actions that can be taken in our own communities.

Responding to Councilmember Way, Mayor Ransom said the inspiration for endorsing this agreement came when former Vice President Al Gore visited Seattle and gave a presentation on the threat of global warming. He reported on ice levels and carbon dioxide levels in Greenland and Iceland, explaining that science has shown that carbon dioxide levels are currently at the highest point in 600,000 years. Carbon dioxide levels have historically ranged from 50 parts per million (ppm) to 300 ppm, but the present carbon dioxide level is 360 ppm. He said estimates show that levels may reach 600 ppm in another 45 years. He speculated that unless something is done, carbon dioxide levels may be unstoppable.

Councilmember Way said the evidence of global warming is overwhelming and citizens have a strong desire to stop this trend. She said the City can make a strong statement and commitment by signing on to the agreement with the other 224 cities. She pointed out that the nation took action on endangered species when it recognized a threat, and the City should do the same in this case. She added that this is not a “feel good” measure but a serious and real concern, so she urged the Council to support it.

Councilmember Hansen commented that Shoreline cannot change the global climate, and the issue of global warming has not been decided by the scientific community. He said there have been warming and cooling cycles throughout history, noting that grain was being cultivated in Greenland in 1000 A.D. He said although there are good reasons to have clean water, parks, and a healthy natural environment, global warming is beyond our ability to control. He said signing on to the agreement is only a symbolic gesture that accomplishes no practical benefit. He said the index that tracks the world’s warmth peaked in 1998. He said current climatology is only focused on carbon dioxide, but the most significant greenhouse gas is water vapor. He contended that ocean currents, sun spots, and volcanic action have more effect on the global climate than greenhouse gases. He noted that the March 27 minutes indicate that global warming would be discussed at the Council retreat, so he did not support giving direction to staff at this time.

Councilmember Ryu felt that the City could make incremental steps, noting that “the little things can add up.” She pointed out that Shoreline is already implementing many of the recommendations in the Agreement, such as incentives for energy conservation. She felt that most items were revenue-neutral, but she requested staff input regarding the budget implications of measuring emission levels. She expressed support for endorsing the Agreement since Shoreline is already setting up guidelines for its own behavior.

Referring to page 28 of the Council packet, Councilmember McGlashan read the statistical requirements relating to greenhouse gas emissions. He was not entirely comfortable with the stated mandatory emission targets and timetables because it is difficult to accurately measuring greenhouse gas levels. He felt the issues should be discussed in more detail at the Council Retreat before giving staff direction.

Deputy Mayor Fimia said she is ready to give staff direction tonight. She pointed out that much of the conventional wisdom of the past has been found to be in error today. She said although other factors besides greenhouse gases cause global warming, the City can make incremental changes for the better. She suggested that the Council discuss specific projects at the Retreat to which emission standards could be applied. She encouraged infrastructure improvements that reduce the number of trips and investments that encourage people to “get out of their cars.” She noted that Councilmembers could carpool to meetings and set goals for ourselves and staff.

Mayor Ransom said while the consensus in the scientific community is not unanimous, the prevailing opinion is that greenhouse gases have a significant affect on global warming. He said even if endorsing the Agreement is only a symbolic gesture, it might influence actions on the national level. He noted that the United States has less than five

percent of the world's population, but it is responsible for 25 percent of the world's global warming pollutants. He said it would be good to curtail that and he urged the Council to endorse the Agreement.

Councilmember Way concurred, stating that even the smallest, incremental action can make a difference, and Shoreline citizens want to make a difference. She said she cares about the planet and about her City, street, and family. The Council can discuss this more at the Retreat, but staff should be given direction to pursue this because it is a "win-win" situation. She emphasized that there is no disadvantage to endorsing the Agreement.

Councilmember Hansen pointed out that the United States has not even signed on to the Kyoto Protocols, and some have estimated the costs of doing so in the trillions of dollars. He said several of the protocols are very good but they have nothing to do with global warming. He said he could identify several professors from reputable universities who oppose the Kyoto Protocols. He concluded that it is Council's job to improve parks, roads, and other things that make the lives of Shoreline citizens better, but this does nothing for them.

Mayor Ransom indicated there was Council consensus to direct staff to return with a resolution to endorse the Agreement.

Mr. Olander noted that from a practical standpoint, the City is already implementing many of the recommendations, although measuring emission levels may prove challenging. He said staff would bring a resolution back for Council action.

Councilmember McGlashan requested that some of the statistical figures be refined. Staff noted that more refined figures could be obtained from the City of Seattle.

(c) Amendments to Council Rules of Procedure

Mr. Olander introduced this item, explaining that the Council requested a review and revising of its Rules of Procedure in order to balance the need for public input with the Council's need to efficiently conduct City business. He briefly outlined the proposed changes, which include renaming the Council's various meetings, providing three readings for any proposed action, consolidating opportunities for public comment, reformatting meetings and clarifying rules relating to Workshop Dinner Meetings.

Mayor Ransom called for public comment.

(a) Richard Johnsen, Shoreline, opposed the proposed removal of public comment from study sessions. He felt this would unfairly deprive citizens of bringing pertinent information to the Council's attention. He also spoke in favor of retaining public comment periods following each agenda item, because it allows the public to respond to the staff presentations. He also opposed the proposal to limit speakers to two minutes if more than ten people are signed up to speak.

Mr. Olander concurred with Mr. Johnsen but clarified that there are many ways to communicate with the City Council, including public comment at meetings, e-mail, telephone, and voicemail. He said the Council wants as much public input as possible but would prefer it at the beginning of deliberations rather than at the end.

Councilmember Ryu expressed general support for the proposed amendments, noting that having three readings for proposed actions is an improvement over past practice. She recommended that the public comment period be retained for Study Sessions. She thanked staff for capturing the Council's direction in the document.

Councilmember Way said she has always appreciated the opportunity to address the specifics on individual agenda items. She felt that eliminating the public's opportunity to address agenda items at Business Meetings would deny the Council a valuable tool.

#### MEETING EXTENSION

**At 10:02 p.m., Councilmember Ryu moved to extend the meeting until 10:15 p.m. Deputy Mayor Fimia seconded the motion, which carried 4-2, with Councilmembers Hansen and McGlashan dissenting.**

Mr. Olander pointed out that Shoreline has provided more public comment opportunities than most cities, adding that Shoreline is the only city he has worked in that people can comment after each agenda item. He noted that Council packets are provided a week in advance, and people can also comment at Business Meetings before action is taken.

Responding to Councilmember Ryu, Mr. Olander confirmed that the Council is not precluded from holding more than one Study Session on a particular agenda item.

Deputy Mayor Fimia said the proposed changes are a good synopsis of what the Council decided at its Retreat. She requested that staff incorporate a new rule which would allow for 30-minute presentations from selected community groups.

Mayor Ransom said it is important and significant to allow public comment on Action Items at Business Meetings. He said there were problems in the past because the public was not allowed to comment on Action Items.

Councilmember Way felt the rules should allow some flexibility. She also commented on the large number of Action Items and the fact that public comment on each item can be cumbersome. She wondered if Council committees or other opportunities for Council deliberation might improve the process.

Mr. Olander pointed out that the Council can always move to suspend its rules if it feels more input is needed. He explained that the reason to have public comment on each agenda item in the past was to open up more avenues, but the proposed rules provide for more opportunities.

Councilmember Ryu concurred, noting that three readings for action items will ensure that the Council receives meaningful input in advance as well as reduce the need for item-by-item comments. She felt the Council could still approve more public comment opportunities as needed.

MEETING EXTENSION

**At 10:15 p.m., Councilmember Ryu moved to extend the meeting until 10:30 p.m. Councilmember Way seconded the motion, which carried 4-1, with Councilmember McGlashan dissenting (Councilmember Hansen momentarily stepped away from the Council table).**

Councilmember McGlashan concurred that providing three readings is a great improvement. He pointed out that the idea of 30-minute presentations by community groups was not considered at the Council Retreat. He asked staff to clarify the reason for removing Section 4.4.

Mr. Olander explained that Section 4.4 will not be necessary if the proposed changes are adopted.

Councilmember McGlashan agreed that there are many opportunities for public comment. He emphasized the need for members of the public to address the Council rather than addressing the TV. He suggested that perhaps public comment should not be televised if speakers do not follow the guidelines. He suggested that the last sentence of Section 6.7A be revised or eliminated, because the Council does not enforce rules governing speakers who purport to speak for recognized organizations.

Deputy Mayor Fimia concurred, noting that the City should allow organizations to police themselves.

Councilmember McGlashan opposed the new section proposed under Section 6.2, which allows the Mayor to direct a limited number of speakers to cover the views of their supporters, when there are large numbers of people signed up to speak. He felt this could potentially cause confusion or confrontations.

Deputy Mayor Fimia said it is not difficult to implement because people network and they can decide ahead of time who will represent their group.

MEETING EXTENSION

**At 10:30 p.m., Councilmember Ryu extended the meeting until 10:40 p.m. Deputy Mayor Fimia seconded the motion, which carried 4-2, with Councilmembers Hansen and McGlashan dissenting.**

Mr. Olander noted that substituting the word “request” for “direct” would allow for more flexibility in this situation.

Mayor Ransom suggested that the titles “Honorable” and Your Honor” not be stricken from Section 5.15, noting these are commonly used titles that are consistent with other cities’ practices. He also suggested adding the following: “At the Council meeting, for consistency, the Mayor and City Councilmembers shall be addressed as Mayor (surname) and Councilmember (surname).” It was noted that Section 5 is written in the context of Council meetings, so adding this would not be necessary.

There was Council consensus to accept the changes in Section 5.15 as proposed by staff. The Council provided additional direction to Mr. Olander on what the final proposal should look like.

7. ADJOURNMENT

At 10:39 p.m., Mayor Ransom declared the meeting adjourned.

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Scott Passey, City Clerk

## **CITY OF SHORELINE**

### **SHORELINE CITY COUNCIL SUMMARY MINUTES OF DINNER MEETING**

Monday, April 24, 2006  
6:00 p.m.

Shoreline Conference Center  
Highlander Room

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

**STAFF:** Robert Olander, City Manager; Julie Modrzejewski, Assistant City Manager; and Joyce Nichols, Communications and Intergovernmental Relations Director

**ABSENT:** none

**GUEST:** none

Deputy Mayor Fimia called the meeting to order at 6:20 p.m.

Bob Olander, City Manager, introduced tonight's topic, a summary report on the 2006 Session of the State legislature by Joyce Nichols, Communications and Intergovernmental Relations Director.

Ms. Nichols provided a written summary of the 2006 Session and made the following observations:

- The session was a 60-day, "short session" and ended one day early – on March 8.
- For a short session it was very hectic and ended with several successes and few negative implications for cities.

Ms. Nichols reviewed several key bills, including:

- Streamlined Sales Tax: Failure of this bill was a large disappointment for cities. The bill passed the Senate with no opposition, but was not brought to the House floor for a vote. It is anticipated the bill will be acted on early in the 2007 session.
- Supplemental Budget: Legislators were able to save \$935 million from the \$1.4 billion budget surplus for use in 2007, when the budget outlook is not so positive.
- The Legislators also addressed the unfunded liability in the Plan I pension system by directing \$350 million into a new Pension Funding Stabilization Account which allows the employer's rate increases to be phased-in beginning in January 2007, with a 1.77% increase. Rates will rise from the current rate of 2.44% to

7.5% on July 1, 2008. The phased-in system will allow the public agencies (one of which is Shoreline) to budget for the increases instead of having to face a mid-year increase.

- Solar Hot Water Equipment Tax Exemption Bill: Passed the legislature. Shoreline supported this bill which passed on the last day of session when it was thought to be dead. It provides a tax exemption for solar hot water equipment.
- Gambling Bills: Senate Bill 6615 did not pass. It would have “frozen” the number and location of social card rooms at the current number as a way of dealing with the issue of clarifying local land use authority regarding location of card rooms. Many legislators opposed the bill because they oppose gambling, and efforts to reach a compromise were unsuccessful.
- Housing Trust Fund: The Legislature added \$25 million to the fund for affordable housing. The money will come from the Real Estate Excise Tax (REET). Shoreline supported this bill.
- Sex Offender Bills: Dozens of bills on this subject were introduced this session, and 18 were approved by the Legislature. One of these bills, SB 6325, prohibits cities from enacting local ordinances without residency restrictions for sex offenders. The bill provides an exemption for Issaquah and Monroe, which already have enacted ordinances restricting where sex offenders may reside. The Legislature directed Association of Washington Cities (AWC) to work with stakeholders to develop “consensus statewide standards” by December 31, 2007, for cities to use if the Legislature lifts the pre-emption.
- Regional Transportation and Transportation Governance Bill: HB 2871 was approved near the end of the session. Key parts of the bill include:
  - a) A nine-member commission is created to evaluate transportation governance in central Puget Sound. The commission is to develop a comprehensive financing strategy and recommend revenue options for improving transportation system performance within the region by January 1, 2007.
  - b) The regional roads package and Sound Transit are required to be on the same ballot at the 2007 general election. Both are required to pass together. If one passes and the other does not, they both fail.
  - c) Revenue authority is granted to include up to 1/10% sales tax and 8/10% MVET based on a newer, substantially reduced rate schedule.
  - d) The local match requirement is reduced from 33% to 15%.
  - e) Subarea equity requirements are included in the bill.
  - f) Operations, preservation and maintenance are generally prohibited. However, operational expenses for traffic mitigation relative to construction mitigation directly related to specific projects is allowed. The commission has the authority to continue transit investments after construction if performance measures are met.
  - g) If no Regional Transportation Improvement District (RTID) materializes by December 1, 2007, King, Pierce and Snohomish Counties receive this authority on an individual basis.



- h) After December 1, 2007, King, Pierce and Snohomish Counties are eligible to use transportation benefit districts. This includes voter-approved revenue sources – up to a \$100 motor vehicle fee and up to 2/10% sales tax – used for transportation purposes.
- i) Jurisdictions within the other 36 counties will now have transportation benefit district authority without the previous requirement that funds generated are to be proportionately used for Highways of Statewide Significance (60% minimum) and local purposes (40% minimum).

Ms. Nichols said Sound Transit, RTIS and WSDOT are working on implementing this legislation. It does not especially bode well for Shoreline if the bulk of the potential funding for RTIS is to go toward the five mega-projects (Alaskan Way Viaduct, 520 bridge, I 405, I-90 and Highway 167) leaving little money for other major transportation corridors like Aurora. Shoreline will need to continue working with RTIS and Sound Transit to ensure that out bus rapid transit project on Aurora receives funding from one of the two agencies.

Ms. Nichols also mentioned several bills on key issues that did not pass during the legislative session but will likely be the subject of legislation in the 2007 session, including:

- SB 6138 – limiting local business license authority
- Eminent Domain bills
- HB 2815 – Best available science clarification bill
- SB 6562 – Critical areas ordinance clarification bill
- SB 6612 – Municipal court contracting authority clarification
- SB 6342 – Requiring election of municipal court judges

#### ADJOURNMENT

At 7:20 p.m., the meeting was adjourned.

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Joyce Nichols, Communications and Intergovernmental Relations Director

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**CITY OF SHORELINE**

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

Monday, April 24, 2006  
7:30 p.m.

Shoreline Conference Center  
Mt. Rainier Room

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

ABSENT: none

1. CALL TO ORDER

The meeting was called to order at 7:35 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.

(a) Legislative Report – Senator Darlene Fairley

Senator Fairley reported on the major issues and action taken in the past 2006 Legislative Session. She characterized it as a “successful, short session” which had the support of a “fully-involved Governor.” She said the successful session is largely due to the fact that there is enough funding in the budget. The Legislature allocated more money for K-12 and higher education and allocated an extra \$21 million for low-income housing as well as additional funding for Basic Health. Additional funding was also allocated for transportation and to the Shoreline School District to address cluster housing (Fodor Homes) issues. She commended Representative Ruth Kagi for being a champion of education through her advocacy of Early Childhood Education. The bed tax on nursing homes was eliminated, and the Legislature was able to put approximately \$1 billion into reserves. She added that although the Streamlined Sales Tax (SST) bill passed the Senate, it did not get a vote in the House. The bill relating to Best Available Science (BAS) also did not advance. She summarized that she tries to support legislative measures that Shoreline supports, and she appreciates the input from the City Council because it helps her make decisions that help the City. She provided an informational handout regarding the K-12 budget enhancements and thanked the City for inviting her to report.

Councilmember Way reported on the success of the solar hot water bill.

Councilmember Gustafson thanked Senator Fairley for representing the City, particularly on education issues.

Deputy Mayor Fimia asked whether the funding for cluster housing is allocated for studies or for implementation.

Senator Fairley said the funding will be used to produce specific work items and projects. To be eligible for the funding, the School District will be required to tell the State how it will increase communication with staffed residential care homes.

Mayor Ransom commented on the high demand for resources among special needs children. He said estimates suggest that \$31,000 per student per school year is needed for severely, emotionally-disturbed children due to increased security and other resources. One student required about \$200,000 worth of resources, which increased expenses dramatically.

Senator Fairley noted that the Legislature allocated an extra \$19 million for schools last year. She said the School District will have access to the additional funding this year.

Councilmember Hansen thanked Senator Fairley for her report and commended her for continually inquiring about Shoreline's needs and supporting Shoreline's legislative agenda.

Councilmember McGlashan concurred, particularly thanking her for passing funding for low-income housing.

Deputy Mayor Fimia asked staff to forward our draft Comprehensive Housing Strategy to Senator Fairley so she can be aware of the City's needs regarding housing for seniors and low-income residents.

(b) Proclamation of "Volunteer Week"

Mayor Ransom presented the proclamation to Elise Schwartzmiller, Eastside Neighborhood Center volunteer, who accepted on behalf of Shoreline's many volunteers. They will be honored at the annual Volunteer Breakfast on April 28.

3. CITY MANAGER'S REPORT

Bob Olander, City Manager, reported on the following items:

- Earth Day events, including Ivy Out projects and the Natural Yard Care Event at Central Market.
- The ribbon-cutting ceremony for the new Red Cross Disaster Relief Supply Center at Shoreline Community College.

- North City Business District Update – including the installation of decorative concrete pavement. 15<sup>th</sup> Avenue NE will remain rough and gravelly for approximately 2-4 weeks.
- Aurora Corridor (N 145<sup>th</sup> to N 165<sup>th</sup>) Construction Update – the project schedule and change orders related to the project. All expenditures are within budget and no significant delays are expected.

Mr. Olander noted that staff would return on May 8 with a proposed change order related to the upgrading of a Seattle Public Utility water line. He asked the City Engineer to report on the change orders to-date.

Jill Marilley, City Engineer, explained that the City has used approximately one-third of the \$1 million change order authority granted by the Council for contingencies related to the following: 1) intersection of Westminster Way and N 155<sup>th</sup> Street; 2) Denny's parking lot; 3) N. 160<sup>th</sup> Street storm drainage; and 4) temporary striping of Aurora Avenue. She explained the reasons for the change orders, pointing out that contingencies are necessary due to the many "unknowns," especially when excavation work is needed.

Councilmember Way asked for further clarification of the N. 160<sup>th</sup> Street storm drainage project. Ms. Marilley said the City wanted to "get the best system" and "do it right the first time," which involved installing pipes that will meet present and future storm water needs. Councilmember Way emphasized the need to do whatever we can to protect creeks, particularly because the N. 160<sup>th</sup> Street area drains into Boeing Creek.

Paul Haines, Public Works Director, provided further explanation of the change orders, noting that of the five projects involved, some of the money expended is covering the City's partner's portions of the projects. He clarified that other entities have used the City as a vehicle to build their projects.

Councilmember McGlashan asked if any "lessons learned" from the west side of Aurora Avenue will make the project easier or less expensive when it proceeds to the east side of the street. Mr. Haines commented on the difficulty of predicting what may be buried underground.

Deputy Mayor Fimia noted that the City of Seattle displayed the many items and implements that were discovered as a result of digging the tunnel for Pioneer Square.

Mr. Olander announced that the 1<sup>st</sup> NE Transfer Station would be closed for 18 months beginning May 1.

Deputy Mayor Fimia reported on the King County open house for the new Transfer Station, which will be a model of energy efficiency. It was noted that City residents could take refuse to the Transfer Stations located in Mountlake Terrace, located on 61<sup>st</sup> Place W.

4. REPORTS OF BOARDS AND COMMISSIONS: none

Councilmember Way displayed an ivy root to illustrate the depth of the problems caused by invasive plants. She urged residents to watch the Ivy OUT program on Channel 21, which broadcasts daily. She also reported on her Earth Day activities and events at Central Market. She noted that she participated in the walkabout on Aurora Avenue and visited about six businesses. She also attended the Water Resource Inventory Area – 8 meeting as an alternate, where members discussed the 2007 work program and staffing issues.

5. PUBLIC COMMENT

(a) Dom Amor, Shoreline, spoke in favor of the Parks bond, noting that it gives the City real value as well as a reason to unite for a common purpose. He pointed out that Nagoya, Japan doesn't have much park and open space areas, and he'd hate to see Shoreline get to that point. He said rather than considering what Shoreline might lose, he urged residents to consider the value Shoreline will keep if the bond election succeeds. He concluded by urging residents to vote yes on the bond.

(b) Jack Leicester, Shoreline, described his background and experience as a design engineer and volunteer forest ranger. He said Councilmember Hansen's comments last week regarding global warming were technically correct. He provided statistics on greenhouse gas emissions and carbon dioxide to illustrate that the Kyoto Accord is a failure and that the average earth temperature has not increased. He said all proposed models are essentially "guesses," and therefore so is global warming.

(c) Dennis Lee, Shoreline, said he is looking for a major change in thinking by the Council regarding housing in Shoreline. He commented that Shoreline neighborhoods used to be comprised of smaller houses on smaller lots, but there is now a lack of affordable housing in the City. He alluded to the growth of apartment developments in Seattle and North City to illustrate this point. He suggested a return to the concept of a "small house on small lot" and neighborhood-driven development as opposed to developer-driven development. He concluded that he'd like his children to have access to affordable housing in Shoreline.

(d) Madhuri Hosford, Seattle, requested five minutes to speak on behalf of Shoreline Community College and the National Training Center for Alternative Fuels.

**Upon motion by Councilmember Way, seconded by Councilmember Ryu and unanimously carried, the Council suspended its rules to allow the speaker five minutes.**

Ms. Hosford urged the Council to endorse the U.S. Mayors Climate Protection Agreement. She said many cities and organizations in the region support the goal of reducing greenhouse gas emissions. She provided a handout on Washington State Odyssey Days 2006, which will be held October 13-14 on the Shoreline Community College campus. This event will feature top professionals and local legislators who will

discuss the viability of healthier transportation choices. She stated that major scientific authorities concur that the climate is warming, so the public needs to become informed and understand the potential impacts. She urged the City to do its best because climate change is something “we can control.”

(e) Maryn Wynne, Shoreline, urged the Council to support the U.S. Mayors Climate Protection Agreement. She said a Washington State Energy Office report indicated that the State produced over 46,000 tons of carbon dioxide into the atmosphere in 1990; estimates suggest that figure could increase to 66,000 tons by 2010. She estimated that an average vehicle emits 7,337 pounds per year, and that her vehicle emitted 60 pounds of carbon dioxide on her way to tonight’s meeting. She encouraged the Council to join the Puget Sound Clean Cities Coalition and to explore fuel efficiencies and alternative energy sources.

(f) Wendy DiPeso, Shoreline, supported the efforts of the Puget Sound Clean Cities Coalition and others to work toward renewable energy and sustainability. She said the typical world view of American economics is that anything one does will help everyone else. However, the environment subsidizes businesses and human consumption, which is often not figured into the equation. She said the Native American philosophy is “If I take care of all I see, I will be taken care of.” She said businesses can take incremental steps toward achieving energy efficiencies that will protect the environment. She concluded that supporting the Parks bond and the college’s initiative are small steps that can make a difference.

(g) Robert Nelson, Shoreline, noted that he started removing invasive plants such as ivy from his yard a couple years ago. He noted the large amounts of ivy growing on public property and encouraged the City to get involved by removing ivy, planting native species, and helping feed the ecosystem.

Mr. Olander said the City will keep Mr. Lee involved regarding housing strategies. He also said the City will also coordinate with other groups and agencies on ivy removal initiatives.

Councilmember Hansen said the comments made regarding carbon dioxide emissions are a good example of “junk science.” He said it’s ridiculous to assert that 60 pounds of carbon dioxide can be emitted into the atmosphere from a four-mile trip.

Councilmember Ryu reported on her participation in the ivy removal project at Kruckeberg Garden and on her doorbelling efforts in the neighborhoods. She said many residents are concerned about public right-of-way maintenance and the increasing cost of living. She noted that water fees can be a huge impact on some residents. She said the City needs to be aware of all these needs and balance its priorities.

## 6. APPROVAL OF THE AGENDA

Councilmember Way objected to Councilmember Gustafson's request to move Item 8(a) to the Consent Calendar. There were also objections to Councilmember McGlashan's requested that Item 8(c) be moved to the Consent Calendar.

**Councilmember Ryu moved approval of the agenda. Councilmember McGlashan seconded the motion, which carried unanimously and the agenda was approved.**

7. CONSENT CALENDAR

**Deputy Mayor Fimia moved approval of the consent calendar, making a correction to the minutes of April 3, 2006. Councilmember Hansen seconded the motion and the following items were approved unanimously:**

**Minutes of Special Meeting of March 21, 2006  
Minutes of Dinner Meeting of March 27, 2006  
Minutes of Regular Meeting of March 27, 2006  
Minutes of Workshop of April 3, 2006  
Minutes of Dinner Meeting of April 10, 2006**

**Approval of expenses and payroll as of April 13,  
2006 in the amount of \$939,125.89**

**Ordinance No. 417, Reclassifying a Position within  
The City's Classification and Compensation Plan**

**Motion to authorize the City Manager to execute a  
Settlement Agreement and Warranty Deed for land  
Acquisition for the North Central segment of the  
Interurban Trail**

**Motion to authorize the City Manager to execute a  
Construction Contract with Precision Earthworks, Inc.  
For the Field Preparation component of Shoreline  
Park Soccer Fields A and B**

**Approval of Interlocal Agreement with WSDOT for  
Maintenance responsibility of fence and landscape  
Maintenance**

8. ACTION ITEMS: OTHER ORDINANCES, RESOLUTIONS AND MOTIONS

- (a) Amendment to MacLeod Reckord Design Contract  
for North Central Segment of Interurban Trail



Dave Buchan, Capital Project Manager, and Kirk McKinley, Aurora Corridor and Interurban Trail Project Manager, joined Mr. Olander at the Council table.

Mr. Buchan provided a brief report on this item, noting that staff is excited about the potential to meet all of the project's objectives. He commended Les Schwab on their wonderful job of removing their building and complying with all the terms of their agreement. He said they are still working with other property owners, but the city should be prepared to remove the other buildings from the right-of-way if necessary. He explained that the amendment approves funding that is already in the budget to facilitate final design details, including electrical engineering, civil engineering, and hazardous materials surveys and specifications.

**Councilmember Hansen moved that the Council authorize the City Manager to execute the amendment to the MacLeod Reckord contract in the amount of \$50,540 for final design of the North Central segment of the Interurban Trail. Councilmember Gustafson seconded the motion.**

Councilmember Way asked about what would be involved for asbestos abatement, and if the City could contract out these services.

Mr. Buchan said that a survey team would look for the typical signs of asbestos use, such as flooring, mastic, and popcorn ceilings. He clarified that the amendment is necessary to contract for this service if the owners don't follow through.

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

(b) Youth/Human Services Strategy Work Plan

Rob Beem, Human Services Manager, provided a presentation outlining a proposal for developing a Youth and Human Services Strategy Work Plan. He said it is presented in preparation for the Council's upcoming Retreat, where it will be discussed in more detail. In 1999, the City adopted a Human Services Strategy, which was a "strength-based approach" based on 40 Developmental Assets and 15 Desired Outcomes. In 2000, the City adopted a Youth Services Plan, with specific roles and strategies for 9 of the Desired Outcomes. He reviewed the City Youth Strategy Policy Plan and Human Services Strategy, as well as a model Youth Master Plan from Claremont, California. He said the goal of Claremont and others is to mobilize the full spectrum of community in coordinated effort to support youth development through: 1) identifying desired end goals or outcomes; 2) assessing community strengths and capacity; 3) developing shared strategies; and 4) forming partnerships and blending resources.

He outlined the City's advancements since 2000, including expanded teen/recreation offerings, Club Kellogg, late-night programming, expansion of human services funding, and many other programs and projects. He explained the City's "strength-based approach," which focuses on how communities can build upon existing assets to develop a stronger base of community support for individuals and families in need. The older

April 24, 2006

problem reduction model tends to measure success by the reduction and elimination of problems. He stated that “problem-free is not fully prepared.”

He explained that the Council must answer key questions relating to the scope of the Strategy Plan. He concluded by outlining a proposed timeline and the following four (4) alternatives for the Council’s consideration:

1. Update Youth Services Policy Plan: City focused only
2. Youth Strategies Action Plan: Build on YSPP with key partners
3. Comprehensive Youth Master Plan: Engage all youth stakeholders
4. Implementation Action Plan for HS Outcomes: Working with partners in Shoreline and the region

Responding to Mayor Ransom, Mr. Beem explained that cost figures have not been estimated for any of the alternatives because these are preliminary ideas.

Councilmember Gustafson felt the presentation provided a good foundation for further discussion at the Council Retreat. He suggested that Council postpone discussion until that time.

Councilmember Ryu concurred, noting her preference for Alternative #4. She also suggested that a public input process occur somewhere in the proposed timeline. Mr. Beem affirmed that a more detailed public involvement process would be forthcoming.

Councilmember Way concurred with postponing discussion until the Council Retreat. She suggested that the issue of bullying be addressed somewhere in the plan.

Deputy Mayor Fimia emphasized the need to maximize the Council’s time at Council meetings. She felt it would be more productive if Councilmembers asked their questions now rather than postponing them.

Councilmember Gustafson felt staff could move on to Agenda Item 8(c) and then return to this item if time permits.

Mayor Ransom requested that staff put together estimated staff hours and costs for all the alternatives to aid the Council’s decision-making process.

Deputy Mayor Fimia asked if the 15 goals have been measured in the surveys, and if there were any statistics that would indicate a growing drug use problem among teens. She also wondered if youth strategies depend upon other human services or family strategies.

## MEETING EXTENSION

**At 9:50 p.m., Councilmember McGlashan moved to extend the meeting until 10:15 p.m. Councilmember Hansen seconded the motion. Deputy Mayor Fimia moved to**

**amend the proposed adjournment time to 10:30 p.m. Councilmember Ryu seconded the motion, which carried 5-2, with Councilmembers McGlashan and Hansen dissenting. A vote was taken on the main motion, which carried 5-2, with Councilmembers McGlashan and Hansen dissenting, and the meeting was extended until 10:30 p.m.**

- (c) Ordinance No. 424, approving Special Use Permit #201473 for expansion of the student union building on Shoreline Community College campus

Paul Cohen, Senior Planner, described Shoreline Community College's proposal to expand the Pagoda Union Building on the Shoreline Community College campus, which involves partially demolishing the existing building and rebuilding from the original two stories to three stories within the existing building footprint. He explained that Shoreline Community College is an existing, nonconforming use because new colleges are not permitted in R-4 zones. However, buildings may be expanded subject to a Special Use Permit (SUP) if applications meet nine criteria. The Planning Commission reviewed the SUP and held an open record public hearing on March 2, 2006. The Commission deliberated on parking in general and displaced parking during the construction phase and recommended approval with the following conditions:

- Condition 1. Prior to building permit issuance of the Pagoda Union Building, the Community College shall submit an off-site parking agreement to accommodate displaced parking due to the construction of the building; and
- Condition 2. A campus master plan shall be completed by the Community College and approved by the City prior to the applications of any future construction permits to add habitable space. The master plan shall minimally address parking, area traffic and circulation, storm drainage, critical areas, and on-site future improvements.

He concluded that staff's recommendation is to approve the applicant's request for SUP based on the Planning Commission findings, conclusion and recommendation.

**Councilmember Hansen moved to adopt Ordinance No. 424, approving Special Use Permit No. 201473 for expansion of the student union building on Shoreline Community College campus. Councilmember Ryu seconded the motion.**

Councilmember Ryu said she appreciated the college's proactive approach in reaching out to the community regarding this project. She encouraged the school to continue this practice, especially with citizens that live to the east of the college.

Councilmember Way asked for clarification of non-conforming use and how the college got to be there instead of residential dwellings.

Mr. Cohen said a non-conforming use is one that does not meet current zoning requirements but it is permitted because an allowance was made for a pre-existing use. He said King County established this use as a college campus prior to City incorporation.

Mr. Olander commented that the reason for the college to complete its master plan is so they don't have to go through the SUP process again. The master plan will allow the City to consider the overall impacts of current and future development rather than a piecemeal approach.

Mr. Cohen noted that the master plan is expected to be completed by late June.

Councilmember Way asked about student demographics and the proportion of Shoreline and Lake Forest Park residents that attend the college. It was explained that such figures would constitute new information that cannot be introduced in the record at this time.

Councilmember Way asked if the building would create additional traffic. She wished to ensure that traffic would not impact the adjacent neighborhoods. Mr. Cohen replied that the Planning Commission considered traffic generated from construction and displaced cars and therefore recommended Condition #1.

Councilmember Way asked if the proposal considers storm water drainage. Mr. Cohen said storm water considerations will come out in the master planning process. He said the storm water drainage requirements will remain the same because the building footprint is unchanged.

Councilmember Way wondered about the possibility of imposing a condition to improve the building's drainage.

Mr. Olander pointed out that the proposal doesn't trigger a condition to improve storm water drainage because the building footprint stays the same. He said while he sympathizes with the goal of improving drainage, it would be unfair to selectively impose such conditions on developments. He advised that such conditions could be addressed as part of the Development Code update.

Mayor Ransom pointed out that the college is considered an essential public facility, and the City's Comprehensive Plan cannot preclude the siting of essential public facilities. He noted that state law takes precedence over City code in this case.

Mr. Cohen added that although the City cannot preclude them, it can impose conditions that make them conform to City code.

Councilmember Way suggested that the master plan be used as an opportunity to "seriously upgrade" the college's storm water drainage.

Responding to Council questions, Mr. Cohen indicated that the SUP was recommended by the Planning Commission on a 7-1 vote.

Councilmember Ryu agreed with the proposed conditions. She assumed the college would provide adequate signage directing drivers to off-site parking locations.

Councilmember McGlashan suggested that campus traffic might decrease because people will be shuttled in from off-campus sites. He felt the parking and traffic impacts were full mitigated and he expressed support for the motion.

Deputy Mayor Fimia wished to know if the proposal would result in an increase in the number of employees, and if the college has agreed to the two conditions.

It was noted that the proposal includes office space for 85 to 100 employees, are there would be no net increase in the number of employees. Mr. Cohen said the college was not formally presented with the conditions and he has not heard any opposition from the college.

**A vote was taken on the motion to adopt Ordinance No. 424, which carried 7-0.**

#### MEETING EXTENSION

**At 10:30 p.m., Councilmember Hansen moved to adjourn the meeting. Councilmember Gustafson seconded the motion, which failed 4-3, with Councilmembers Gustafson, Hansen, and McGlashan voting in the affirmative.**

**At 10:30 p.m. Deputy Mayor Fimia moved to extend the meeting until 10:45 p.m. Councilmember Ryu seconded the motion, which carried 4-3, with Councilmembers Gustafson, Hansen, and McGlashan dissenting.**

- (d) Adoption of Resolution No. 242, Endorsing the U.S. Mayors Climate Protection Agreement

**Councilmember Way moved to adopt Resolution No. 242, endorsing the U.S. Mayors Climate Protection Agreement. Councilmember Ryu seconded the motion.**

Councilmember Way read a partial list of U.S. cities that have already signed on to the Agreement, as well as a newspaper article by Congressman Jay Inslee supporting measures to reduce greenhouse gas emissions. She said the evidence for global warming is overwhelming, and she proudly supports adoption of the Agreement. She concluded by saying that Shoreline will become a modern City by adopting this measure.

Councilmember McGlashan expressed support for the motion but wondered about what practical consequences it would have on the City. He wished that Shoreline not become a "police state" in terms of checking emissions. It was noted that the Agreement is simply a statement of support and a promise to implement incremental changes.

Councilmember Gustafson said he would not argue theories of global warming, but he supports the motion because it advocates for energy efficiency.

Deputy Mayor Fimia expressed support for the motion. She said NASA statistics indicate the highest global temperatures on record in 2005, as opposed to Councilmember Hansen's figures that indicate a peak in 1998. She said although the Resolution doesn't have the force of law, it is a "no-lose" measure that will help put resources into reducing commute trips. She pointed out that even with Sound Transit's light rail project, transportation delays are expected to quadruple in the future.

Mayor Ransom said since the last meeting he considered additional information provided by Larry Owens as well as City staff. He noted that the City of Seattle has baseline data for gas emissions, and with the additional input he's received, he supports endorsing the Agreement. He said the Agreement is simply a statement of support, since it does not obligate the City or impact the City financially.

Councilmember Hansen spoke against the motion, noting it is a "feel-good" measure that has no practical effect. He said it makes sense to protect the environment, but this measure does not accomplish anything and it is not good practice for the Council to implement ineffectual policy. He reiterated that the world heat index peaked in 1998, and global warming theory cannot explain the warm periods or ice ages throughout history. He noted that the vast majority of cities have not signed on to the Agreement, and the Council is simply "grabbing onto media sound bites" in support of global warming theory. He said nobody can prove scientifically a relationship between what Shoreline does and global warming.

#### MEETING EXTENSION

**At 10:45 p.m., Councilmember Ryu moved to extend the meeting until 10:55 p.m. Deputy Mayor Fimia seconded the motion, which carried 6-1, with Councilmember McGlashan dissenting.**

Councilmembers continued debate on the question of global warming. Deputy Mayor Fimia asserted that human action can have at least a marginal impact on the environment.

Councilmember Hansen maintained that volcanoes and other natural phenomena have far more impact than anything humans can do. He added that humans don't have the ability to control the climate.

Councilmember Gustafson concurred, but said he supports the use of Energy Star equipment and other energy-efficiency measures.

#### MEETING EXTENSION

**At 10:55 p.m., Councilmember Ryu moved to extend the meeting until 11:00 p.m. Deputy Mayor Fimia seconded the motion, which carried 4-3, with Councilmembers Gustafson, Hansen, and McGlashan dissenting.**

**Councilmember Gustafson moved to close debate. Councilmember Hansen seconded the motion, which failed 4-3, with Deputy Mayor Fimia and Councilmembers Ryu and Way dissenting.**

Councilmember Way pointed out that the Sierra Club not only expressed a strong opinion on global warming, but it also endorsed her and other Councilmembers. She said she will uphold the Sierra Club's expectations by voting for this motion.

Mayor Ransom concluded the discussion by stating that he proposed this measure because he believes global warming is a reality, although he has not been endorsed by the Sierra Club. He felt endorsing this Agreement is the right thing to do.

**A vote was taken on Resolution No. 242, endorsing the U.S. Mayors Climate Protection Agreement, which carried 6-1, with Councilmember Hansen dissenting.**

9. ADJOURNMENT

At 10:56 p.m., Mayor Ransom declared the meeting adjourned.

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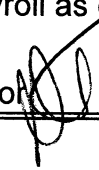
Scott Passey, City Clerk

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## CITY COUNCIL AGENDA ITEM

### CITY OF SHORELINE, WASHINGTON

<b>AGENDA TITLE:</b>	Approval of Expenses and Payroll as of April 27, 2006
<b>DEPARTMENT:</b>	Finance
<b>PRESENTED BY:</b>	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 \$2,291,967.92 specified in the following detail:

##### **\*Payroll and Benefits:**

Payroll Period	Payment Date	EFT Numbers (EF)	Payroll Checks (PR)	Benefit Checks (AP)	Amount Paid
3/26/06-04/08/06	4/14/2006	13684-13868	4925-4965	28833-28843	\$332,934.84
					<u>\$332,934.84</u>

##### **\*Accounts Payable Claims:**

Expense Register Dated	Check Number (Begin)	Check Number (End)	Amount Paid
4/14/2006	28798	28812	\$5,513.28
4/19/2006	28813	28816	\$8,849.58
4/19/2006	28817	28832	\$125,729.56
4/19/2006	28844		\$2,991.80
4/19/2006	28845	28873	\$57,491.60
4/20/2006	28874	28882	\$1,654,859.20
4/20/2006	28883	28887	\$22,340.93
4/26/2006	28888	28889	\$11,562.21
4/27/2006	28890	28892	\$3,413.00
4/27/2006	28893	28906	\$66,281.92
			<u>\$1,959,033.08</u>

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

<b>AGENDA TITLE:</b>	Adoption of Ordinance No. 425 moving the criteria for a temporary use permit from the index of supplemental use criteria to the review and decision criteria
<b>DEPARTMENT:</b>	Planning & Development Services
<b>PRESENTED BY:</b>	Kim Lehmberg, Planner II

**PROBLEM/ISSUE STATEMENT:**

On January 9, 2006, the Council passed Ordinance 406, amending sections of the Development Code. Within the proposed amendments was a technical amendment that was inadvertently left out of the ordinance. This amendment moves the criteria for a temporary use permit (TUP) from the index of supplemental use criteria (section 20.40.540) to the review and decision criteria (section 20.30.295). No changes have been made to the criteria. SMC 20.40.110 is also amended to reflect this change.

This amendment was discussed in the January 9, 2006 staff report to Council and also the October 20, 2005 staff report to the Planning Commission for the public hearing (see excerpts from the reports, Attachments A and B).

**FINANCIAL IMPACT:**

None

**RECOMMENDATION**

Staff recommends adoption of Ordinance No. 425 moving the criteria for a temporary use permit from the index of supplemental use criteria to the review and decision criteria.

Approved By: City Manager  City Attorney 

Attachment A: Excerpt, Council Staff Report dated January 9, 2006

Attachment B: Excerpt, Planning Commission Staff Report dated October 20, 2005

Attachment C: Proposed Ordinance No. 425

ATTACHMENT A –  
EXCERPT FROM JANUARY 9, 2006 STAFF REPORT TO CITY COUNCIL

**Amendment #13:** 20.30.290 This proposed amendment was initiated by City staff and is necessary for consistency with the current adopted building codes. Currently, this section of the Development Code cites the "Uniform Fire Code", and needs to be corrected to properly cite the "International Fire Code" that has been adopted by the City. Planning Commission and staff recommend approval of this technical change.

**Amendment #14:** 20.30.100 This proposed amendment was initiated by City staff and is necessary to address a lack of expiration timelines for clearing and grading permit applications. Upon adoption of the International Building Code (IBC) the City lost requirements that were in place under the Uniform Building Code (UBC) for clearing and grading/site development permit application expiration. This proposed change would add clearing and grading permit application expiration regulations that are consistent with building permit application regulations.

**Amendment #15:** 20.40.240 This proposed amendment was initiated by City staff and is meant to change the description of cage sizes from square feet to cubic feet, and to make other minor technical corrections in the Code. Currently, the Development Code regulates cage/aviary sizes for birds in square feet. Aviary sizes should be regulated in cubic feet so as to provide for the best living environment for birds. The other changes are necessary to add clarity and consistency to the Development Code.

**Amendment #16:** 20.30.295 & 20.40.110 This proposed amendment was initiated by City staff. A temporary use permit was not listed in the use tables but was found in the list of supplementary criteria. Moving the requirements for a temporary use permit to the permit review and decision criteria section for Type A permits better locates this section for the user. Planning Commission and staff recommend approval of this technical change.

**Amendment #17:** 20.30.140 This proposed amendment was initiated by City staff and is intended to clarify the content of this section, as this section regulates the internal processing of permit applications, not the expiration of application or permit. Planning Commission and staff recommend approval of this technical change.

**Amendment #18** 20.50.360 This proposed amendment was initiated by City staff. This proposed change amends the performance assurance section of the Code to specifically address both the performance bonds and maintenance bonds in different subsections. The intent of this change is to make it easier for the reader to identify the specific requirements of a performance guarantee from those of a maintenance agreement. Planning Commission and staff recommend approval.

**Amendment #19:** 20.30.165 This proposed amendment was initiated by City staff. Upon adoption of the IBC the City lost requirements that were in place under the UBC for clearing and grading/site development permit expiration. This amendment adds a section to regulate the expiration of clearing and grading and site development permits. Planning Commission and staff recommend approval.

**Amendment #20:** 20.30.430 This proposed amendment was initiated by City staff and is intended to clarify that section 20.30.430 governs the submittal and approval of site development permits for required subdivision improvements. This amendment also adds a reference to proposed section 20.30.165 to properly identify site development permit expiration limitations. Planning Commission and staff recommend approval.

**Amendment #21:** 20.30.80-180 This proposal intends to improve the neighborhood meeting process to better notify and inform interested persons about potential projects. Staff proposes to require the future applicant to provide more information in the meeting notice such as the

**ATTACHMENT B –  
EXCERPT FROM OCTOBER 20, 2005 STAFF REPORT TO PLANNING COMMISSION**

sizes for birds in square feet. Aviary sizes should be regulated in cubic feet so as to provide for the best living environment for birds. The other changes are necessary to add clarity and consistency to the Development Code.

**Amendment #D-16:** 20.30.295 & 20.40.110 This proposed amendment was initiated by City staff. A temporary use permit was not listed in the use tables but was found in the list of supplementary criteria. Moving the requirements for a temporary use permit to the permit review and decision criteria section for Type A permits better locates this section for the user.

**Amendment #D-17:** 20.30.140 This proposed amendment was initiated by City staff and is intended to clarify the content of this section, as this section regulates the internal processing of permit applications, not the expiration of application or permit.

**Amendment #D-18** 20.50.360 This proposed amendment was initiated by City staff. This proposed change amends the performance assurance section of the Code to specifically address both the performance bonds and maintenance bonds in different subsections. The intent of this change is to make it easier for the reader to identify the specific requirements of a performance guarantee from those of a maintenance agreement.

**Amendment #D-19:** 20.30.165 This proposed amendment was initiated by City staff. Upon adoption of the IBC the City lost requirements that were in place under the UBC for clearing and grading/site development permit expiration. This amendment adds a section to regulate the expiration of clearing and grading and site development permits.

**Amendment #D-20:** 20.30.430 This proposed amendment was initiated by City staff and is intended to clarify that section 20.30.430 governs the submittal and approval of site development permits for required subdivision improvements. This amendment also adds a reference to proposed section 20.30.265 to properly identify site development permit expiration limitations.

**Amendment #D-21:** 20.30.80-180 This proposal was initiated by a Planning Commissioner. No specific language was submitted, however based on the basic idea that improvements should be made to the neighborhood meeting process to better notify and inform interested persons about potential projects, staff proposed a few changes. Staff proposes to require the future applicant to provide more information in the meeting notice such as the description of the project, zoning of the property, site and vicinity maps and identification of the land use decision under consideration. Staff is also proposing to require the future applicant to cover basic information such as an introduction of the meeting organizer, description of the project proposal, list of anticipated permits the project may require, a description of how comments made at the meeting are used, and provide meeting attendees with the City's contact information should questions arise regarding future permitting of this project. This is proposed to address comments received by staff that the level of information provided at these meetings varies depending on the meeting organizer. Staff also proposes that the meeting summary submitted as part of the permit application be mailed out to meeting attendees (those persons that have signed up with a legible name and address) by staff. The purpose of this step would be to give meeting attendees the opportunity to correct or supplement the neighborhood meeting summaries. We have received a few comments that the summaries are not accurately reflecting the comments made at the meeting.

## ORDINANCE NO. 425

### AN ORDINANCE OF THE CITY OF SHORELINE, WASHINGTON, MOVING THE TEMPORARY USE PERMIT CRITERIA FROM THE INDEX OF SUPPLEMENTAL USE CRITERIA TO THE REVIEW AND DECISION CRITERIA OF THE SHORELINE MUNICIPAL CODE

WHEREAS, the City Council passed Ordinance 406 amending sections of the Development Code on January 9, 2006;

WHEREAS, one of the technical amendments to the Development Code, moving the criteria for a temporary use permit from the index of supplemental use criteria to the review and decision criteria, was inadvertently omitted from Ordinance 406;

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

**Section 1. Repeal; Amendment.** Shoreline Municipal Code section 20.40.540, *Temporary use*, is hereby repealed, and a new section, 20.30.295, *Temporary Use*, is hereby adopted to read as follows:

#### **20.30.295 Temporary use.**

A. A temporary use permit is a mechanism by which the City may permit a use to locate within the City (on private property or on the public rights-of-way) on an interim basis, without requiring full compliance with the Development Code standards or by which the City may permit seasonal or transient uses not otherwise permitted.

B. The Director may approve or modify and approve an application for a temporary use permit if:

1. The temporary use will not be materially detrimental to public health, safety, or welfare, nor injurious to property and improvements in the immediate vicinity of the subject temporary use; and
2. The temporary use is not incompatible in intensity and appearance with existing land uses in the immediate vicinity of the temporary use; and
3. Adequate parking is provided for the temporary use, and if applicable the temporary use does not create a parking shortage for the existing uses on the site; and
4. Hours of operation of the temporary use are specified; and
5. The temporary use will not create noise, light, or glare which would adversely impact surrounding uses and properties.

C. A temporary use permit is valid for up to 60 calendar days from the effective date of the permit, except that the Director may establish a shorter time frame or extend a temporary use permit for up to one year.

**Section 2. Amendment.** Shoreline Municipal Code section 20.40.110 is hereby amended to read as follows:

#### **20.40.110 Use tables.**

A. The land use tables in this subchapter determine whether a specific use is allowed in a zone. The zone designation is located on the top of each column and the specific use is located on the horizontal rows.

B. If no symbol appears in the box at the intersection of the column and the row, the use is not allowed in that zone.

C. If the letter “P” appears in the box at the intersection of the column and the row, the use is **permitted** in that zone.

D. If the letter “C” appears in the box at the intersection of the column and row, the use is allowed subject to a **conditional use** permit.

E. If the letter “S” appears in the box at the intersection of the column and the row, the use is allowed subject to a **special use** permit.

F. If an “-i” appears in the box at the intersection of the column and the row, the use may be allowed subject to the appropriate review process indicated above (P, C or S), the requirements of this Code, and the specific conditions indicated in the **Index** of Supplemental Use Criteria (SMC 20.40.200 through 20.40.610) for that type of use.

G. For the purposes of this Code, in most instances only broad use classifications, that share similar characteristics are listed in the use tables. Where separate regulations or permit process are necessary, uses are classified further. Some uses are identified with a detailed description provided in a referenced North American Industrial Classification System (NAICS) number. (This system classifies land uses by categories and provides sub-classification for more detailed associated uses.) In case of a question as to the inclusion or exclusion of a particular proposed use, which is not identified in these tables, the use shall not be permitted unless allowed through a Code interpretation applying the criteria for Unlisted Use found in the Index of Supplemental Use Criteria (SMC 20.40.200 through 20.40.610). Temporary uses are allowed under criteria listed in SMC 20.30.295, ~~in the Index~~.

H. The Director is authorized to make reasonable accommodations to provisions of the Code that apply to dwellings occupied or to be occupied by disabled persons as defined by the Federal Fair Housing Act and Fair Housing Act Amendments, when such reasonable accommodations may be necessary in order to comply with such acts. All such accommodations shall be personal to the applicant and shall expire immediately if the disabled applicant terminates occupancy at the subject site.

**Section 3. Effective date.** A summary of this ordinance consisting of its title shall be published in the official newspaper of the City and the ordinance shall take effect and be in full force five (5) days after the publication date.

Approved by the City Council this \_\_\_\_\_ day of May, 2006.

\_\_\_\_\_  
Robert L. Ransom, Mayor

**ATTEST:**

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Scott Passey, CMC  
City Clerk

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

Date of Publication: May \_\_\_\_, 2006  
Effective Date: May \_\_\_\_, 2006



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**Council Meeting Date: May 8, 2006**

**Agenda Item: 7(d)**

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

<b>AGENDA TITLE:</b>	Motion to Authorize the City Manager to Execute a Construction Contract for the 2006 Sidewalk Priority Routes.
<b>DEPARTMENT:</b>	Public Works
<b>PRESENTED BY:</b>	Paul Haines, Public Works Director Jesus Sanchez, Operations Manager Jon Jordan, Capital Projects Manager

**PROBLEM/ISSUE STATEMENT:**

The above referenced project will open construction bids on May 1. After opening and analysis of the bids a final staff report will be prepared and distributed to Council prior to the May 8<sup>th</sup> Council meeting for your review and action.

Approved By:

City Manager \_\_\_\_\_



City Attorney \_\_\_\_\_

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

**AGENDA TITLE:** Motion to Authorize the City Manager to issue a Purchase Order to the King County Director's Association (KCDA) to provide and install Prestige XT-60 artificial surfacing on Shoreline Park Fields A and B.

**DEPARTMENT:** Public Works

**PRESENTED BY:** Dick Deal, Director of Parks, Recreation and Cultural Resources  
Dave Buchan, Capital Projects Manager

**PROBLEM/ISSUE STATEMENT:**

The purpose of this agenda item is to request Council authorize the City Manager to issue a Purchase Order to the King County Director's Association (KCDA) in the amount of \$858,727.25, plus Washington State sales tax to provide and installation Prestige XT-60 artificial surfacing on Shoreline Park Fields A and B.

The Shoreline Park Fields A and B artificial surfacing project has been divided into two separate components that will complete the project as scoped. The first component is the field preparation contract which will remove the top 5-6" of sand mix from the two fields, place in new gravel and coarse sand on the fields to assure good drainage, laser-grade the entire surface, install new irrigation systems and carry out other tasks necessary to prepare the existing fields for new surfacing. On Monday, April 24, 2006, Council authorized the City Manager to execute a construction contract with Precision Earthworks, Inc. to carry out the Field Preparation component of this project.

The second component of this project purchases and installs the new synthetic surfacing material for both fields. The purpose of this agenda item is to approve the type and method of purchasing of this component.

**BACKGROUND:**

*Turf Choice Analysis*

In preparation for a recommendation to Council, Shoreline Park Board members and staff have participated in an ongoing evaluation process to recommend to Council a brand of synthetic surfacing that represents a quality product, demonstrating outstanding playing characteristics with longevity of use and at a cost-effective price.

A range of commercial synthetic products are available on the market today that varies in their use characteristics and warranty evaluation. Use characteristics are also important to consider. For example, synthetic surfacing for baseball is usually just a 2" turf height because it creates "ball bounce" that most closely approximates grass. Synthetic surfacing for soccer needs to be 2.5" to offer players more cushion when they

fall on the turf. Finally, manufacturers offer different warranties for their products. All of these considerations need to be balanced in setting out a recommendation for product choice.

As part of the analysis for recommendation, in October, 2005 Park Board members, representatives from the Shoreline Soccer community and City staff toured eight facilities in the greater Seattle area where three different types of new artificial surfacing were available for viewing and field testing. All three of the products available to see on the tour were higher-end products offering excellent playing characteristics, durability and long life. Three fields had the Field Turf brand, two fields were covered in the Sprint Turf brand and three fields had Prestige XP-60 synthetic surfacing. Each of these products offers eight-year warranties, which is the longest warranty available in the industry.

Participants on the tour indicated that all three of the surfacing products were acceptable and would equally offer a great mix of durability, longevity and quality. Therefore, material pricing would be the key component in the decision-making process.

*King County Director's Association (KCDA) Purchase Approval:*

The KCDA is a statewide buying cooperative for schools, County governments and municipalities. KCDA offers pre-approved competitive pricing for all manner of equipment and materials. The Field Turf and Prestige brands are available through KCDA. Sprint Turf is not available. The KCDA quotes received indicate that Prestige XP-60 is over \$100,000 less than the Field Turf brand. This quote would provide the City with a high quality product while keeping the project costs within the current budget.

At its regular meeting of April 27, 2006, the Shoreline Park Board recommended that Council authorize the City Manager to issue a purchase order to KCDA to acquire and install the Prestige XP-60 product on Shoreline Park fields A and B.

**FINANCIAL IMPACT:**

The estimated costs of the Field Preparation contract and the KCDA purchase order are within the budget authority of the current CIP. The following provides a summary of revenues and projected expenditures:

Revenue	Amount
Soccer Club Contributions	\$200,000
General Capital Fund	\$1,381,655
<b>Total</b>	<b>\$1,581,665</b>
Expenditure	Amount
Staff Time & Misc. costs	\$16,325
Design	\$67,000
Field Prep W/Tax	\$472,464
Contingency, CM, Testing, & Other Misc.	\$69,246
Synthetic Turf W/Tax & Other Misc. Costs	\$956,630
<b>Total</b>	<b>\$1,581,665</b>

### **RECOMMENDATION**

Staff recommends that Council authorize the City Manager to issue a Purchase Order to KCDA to provide and install Prestige XP-60 artificial surfacing on Shoreline fields A and B at a cost of \$858,727.25, plus Washington State sales tax.

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

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

**AGENDA TITLE:** Approval of Resolution No. 243 Revising the Personnel Policies Regarding Definitions, Employment of Immediate Family Members and Performance Evaluations  
**DEPARTMENT:** Human Resources  
**PRESENTED BY:** Marci Wright, Human Resources Director

**ISSUE STATEMENT:** During our current annual State audit we have become aware of three items within the personnel policies that should be addressed. These include:

1. The City's performance evaluation system was modified in 2002. However, section 5.06, the personnel policy section on evaluations, contains references to the former system. In order to clarify the performance evaluation system which has been in place since 2002, staff recommends clarifying the language in section 5.06 and 5.07 of the personnel policies.
2. The policies use the phrase "time in paid status" but do not provide a definition for this phrase. The auditors believe adding a definition would be helpful.
3. Changing the City's current policy on employing relatives when hiring extra help employees

**ANALYSIS:**

1. **Performance evaluation update:** our previous performance evaluation system required an employee to receive "passing scores" on a knowledge, skills and abilities section and also on two values in order to receive the annual step increase. Because the former evaluation system was perceived to be confusing, overly complex and underutilized, we revised the system in 2002. Our process included an ad hoc employee committee and the new system was designed to:
  - Be clearer and simpler;
  - Focus on critical performance elements of customer service, teamwork and communication;
  - Better foster a meaningful discussion between employee and supervisorThis revised system no longer contained the "passing score" requirement and we failed to update the policy to reflect the changes. We recommend correcting this oversight to avoid continuing to have a policy statement which is inconsistent with ongoing practice.
2. **"Time in paid status" definition:** The phrase "time in paid status" has been in our policies since 1999 and we have never had any questions from employees about what the words mean nor previously from the State Auditor's office. This undefined phrase has been understood to mean the practice of counting all of an employee's paid time during a payroll period towards the overtime threshold of 40 hours. For example, hours paid for a holiday or vacation count towards the 40 hours. Although the lack of a definition has not caused any operational problems, we believe it would be wise to add a definition to avoid any confusion in any future audit. Therefore we are proposing to add a definition that states our ongoing pay practice.

3. **Employment of relatives**: Currently the City's policy bans any employment of relatives within the same City department. We have discovered our current practice of employment for extra help employees is inconsistent with this policy. We have employed relatives in seasonal and pool positions. Reasons for this deviation include the difficulty of recruitment for short term, high volume positions such as the summer playground program and the frequency of several siblings engaged in the same extracurricular activities (eg. swimming).

Because of our experience in these programs, staff recommends changing the policy for extra help employment to a conflict of interest policy in lieu of an outright ban on relatives. Examples of situations that would be a conflict of interest include:

- One employee supervising the other;
- One employee financially auditing the work of the other;
- One employee handling confidential material that could create an inappropriate exposure to that material by the other;

If Council disagrees with this recommendation, the alternative is terminating several existing extra help employees and not re-hiring several summer employees who are currently planning on returning to work for the City this summer.

Staff recommends retaining the current outright ban for employment of regular employees within the same department.

**FINANCIAL IMPACT:** There is no financial impact to this administrative policy update.

### **RECOMMENDATION**

Staff recommends that Council adopt Resolution No. 243 Revising Personnel Policies Regarding Definitions, Employment of Immediate Family Members and Performance Evaluations

### **ATTACHMENTS**

Attachment A – Resolution 243

Approved By:

City Manager



City Attorney





**RESOLUTION NO. 243**

**A RESOLUTION OF THE CITY OF SHORELINE,  
WASHINGTON, ADOPTING REVISIONS TO PERSONNEL  
POLICIES REGARDING DEFINITIONS, EMPLOYMENT OF  
IMMEDIATE FAMILY MEMBERS AND PERFORMANCE  
EVALUATIONS**

WHEREAS, the City of Shoreline has been operating under Personnel Policies last revised on November 28, 2005 by Resolution No. 239; and

WHEREAS, the City Council wishes to revise its Personnel Policies to add a definition, to provide flexibility in hiring of immediate family members as extra help employees and to update the language concerning performance evaluations; now therefore

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF  
SHORELINE, WASHINGTON:**

**Section 1. Revision.** The City Manager is authorized to implement a revised *Personnel Policies*, filed with the City Clerk under receiving number 3817, which shall include a new section 3.28 and amendments to Policies 4.12, 5.06 and 5.07 as set forth in Exhibit A attached hereto.

**Section 2. Effective Date.** The revised *Personnel Policies* shall take effect immediately.

**ADOPTED BY THE CITY COUNCIL ON MAY 8, 2006.**

\_\_\_\_\_  
Mayor Robert L. Ransom

**ATTEST:**

\_\_\_\_\_  
Scott Passey  
City Clerk

**3.28 Time in paid status**

The period of hours during a pay cycle for which an employee receives compensation including hours worked, vacation, sick, holiday, management, personal or other paid leaves.

**4.12 Employment of Immediate Family**

- A. Members of the immediate family of City elected officials will not be employed by the City in any capacity.
- B. Members of the immediate family of employees will not be hired if:
  - 1. One individual would have the authority or power to influence decisions, supervise, hire, remove or discipline the other;
  - 2. One individual would be responsible for financially auditing the work of the other;
  - 3. One individual would handle confidential material that creates improper or inappropriate exposure to that material by the other; or
  - 4. The member of the immediate family (other than a spouse) would be employed in the same department as the employee with the following two exceptions:
    - i. Extra help employees may be employed in the same department as an immediate family member if no conflict of interest exists, including those outlined in Section 4.12, B. 1-3
    - ii. Spouses may be employed in the same department if none of the conflicts outlined in Section 4.12, B. 1-3 exist.

If two employees marry or become related and in the judgment of the City Manager, the problems noted above exist or could exist, one of the employees will be required to terminate employment unless some step can be taken to eliminate the problem. The decision to define and implement steps to eliminate the problem is at the sole discretion of the City Manager. A decision as to which employee will remain must be made by the two employees within 30 days of the date they marry or become related. If the parties do not make a decision within 30 days, the City Manager shall make the determination

**5.06 Performance Management System Evaluations**

Each regular employee's performance will be evaluated by his or her supervisor on an ongoing basis. The City's also has a formal performance evaluation system.~~Performance Management System involves annual evaluations and quarterly reviews. An employee must receive passing scores on both the essential knowledge, skills and abilities and the City values on diversity and ethics in order to receive the annual merit step increase. The System also includes performance development planning. Detailed information concerning the System is contained on the System's forms.~~

Employees who disagree with their formal performance evaluations may provide comments on the evaluation form itself and may also submit a rebuttal in writing that will be attached to a copy

of their performance evaluation and kept in their official personnel file. Employees may also appeal pursuant to **Section 8.15 Complaint Resolution Procedure**.

## **5.07 Classification and Compensation Plan**

The City has a strong interest in attracting and retaining excellent employees. It is the policy of the City to maintain a comprehensive classification and compensation program. Within budget limitations, the City endeavors to pay salaries competitive with those paid within comparable jurisdictions and within the applicable labor market.

The City Manager shall be responsible for the administration of the classification and compensation plan. All changes in classifications and changes in assignment of classifications to salary ranges must be approved by the City Manager.

- A. **Classifications.** A classification description consisting of an appropriate title, description of duties, statement of minimum education, experience and training is prepared and maintained for all regular positions within the City. Each classification is assigned a salary grade and corresponding salary range by the Human Resources Director and the City Manager, with input from the appropriate Department Director. Periodically, the City may revise its classification descriptions and re-evaluate individual jobs.
- B. **Classification Review.** An employee who does not believe that his or her classification accurately reflects the current duties of the position may request a review of his/her classification by the Department Director. After review by the Department Director and the Human Resources Director, any changes shall be recommended to the City Manager for reclassification as appropriate. The City Manager retains the final authority to approve or disapprove changes in classifications, within budgetary guidelines, and/or assignment of duties to employees. Any changes in classification that would increase an employee's pay rate will be retroactive to the date of submittal of the request for review.
- C. **Steps. (Paragraph C does not apply to employees who are members of the City's Leadership Team)** The compensation plan consists of minimum and maximum salaries and six salary steps for each class of positions. The steps are set at 4% increments. Each step is an annual step. Once the top step is reached, the employee remains in the top step as long as the employee remains in the position.
- D. **Starting Rates of Pay:** New employees generally will begin their employment at step 1 of the range for the classification. At the request of a Department Director, the Human Resources Director may recommend to the City Manager that a new employee start at a higher step. The City Manager must give approval prior to offering a salary above step 1. Offers will be extended by either the Human Resources Department or the Department Director.

Circumstances that support hiring above Step 1 include

- 1. Additional and directly applicable education or experience above the minimum requirements
- 2. Market conditions, including the applicant's current salary, that support a higher starting salary
- 3. The proposed higher salary will not create inequities with existing internal salaries

The starting rate of pay for new employees hired into Leadership Team positions shall be determined by the City Manager.

- E. **Step Increase.** (Paragraph E does not apply to employees who are members of the City's Leadership Team) Regular employees not at the top step will be considered annually for advancement to the next step. ~~The employee will receive the step increase if approved by the Department Director as part of the employee's annual performance evaluation. The step increase will be effective on the step increase date.~~
- F. **Promotion.** A regular employee receiving a promotion shall be placed in the first step in the new range that provides for at least a 5% increase or the top step of the new range if there is not step that allows at least a 5% increase. The employee's promotion date becomes the employee's step increase date. A Leadership Team member receiving a promotion or an individual being promoted to a position on the Leadership Team shall have their salary established at the discretion of the City Manager.

If the Department Director believes that circumstances warrant an exception to the 5% placement rule, and if the Human Resources Director concurs, they may recommend to the City Manager a higher placement. Circumstances that support a placement greater than a 5% increase are:

1. Additional and directly applicable education or experience above the minimum requirements
2. Market conditions that support a higher starting salary
3. The proposed higher salary will not create inequities with existing internal salaries

- G. **Transfer.** A regular employee receiving a transfer shall remain in the same step and retain the same step increase date.

H. **Demotion.**

1. **Disciplinary Demotion.** If the demotion is a result of a disciplinary action, the employee shall be placed in the highest step in the new range that provides for a decrease. The demotion date will become the employee's new step increase date.
2. **Any Other Demotion.** If the demotion is a result of any reason other than discipline and the employee's current salary is within the new pay range, the employee shall remain at the same rate of pay until the employee's next step increase date. On the step increase date, the employee shall move to the next step in the new range that provides for an increase. The employee shall retain the same step increase date.  
If the employee's current salary is higher than the top step of the new salary range, the employee shall be placed in the top step of the new range.
3. If a Leadership Team member is demoted, his or her salary shall be determined by the City Manager.
4. If a classification is removed from the Leadership Team, the City Manager shall determine the appropriate salary range and assign the classification to the City's step/range system. The employee's salary placement shall be determined by the step/range system rules as outline in subsection G.

- I. **Y-Rating.** When a regular employee's position has been y-rated, the employee will remain at the same rate of pay until the pay range increases enough to include that rate. At that time, the employee shall be placed in the first step that does not provide for a decrease. No COLA or step increase will be awarded during this period.

J. **Special Salary Rules for Employees on the City's Leadership Team.** Membership on the City's Leadership Team shall be in the discretion of the City Manager. Leadership Team classifications will be placed in a salary range that reflects the market as established in the City's compensation policy, but which has no steps.

In December of each year the City Manager shall make a determination as to where within the appropriate salary range the individual will be placed for the following calendar year. In making this determination, the City Manager will apply the following criteria:

- Length of employment in the position;
- Performance and work plan achievement;
- Results of the employees annual performance evaluation; and,
- The City's annual market adjustment.

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

<b>AGENDA TITLE:</b>	Adoption of Ordinance No. 423, a Site Specific Comprehensive Plan Amendment and Concurrent Rezone application generally located at 20060 15 <sup>th</sup> Ave NE File No. 201492 and 301371
<b>DEPARTMENT:</b>	Planning and Development Services
<b>PRESENTED BY:</b>	Joseph W. Tovar, FAICP, Director Steven Szafran, Planner II

**PROBLEM/ISSUE STATEMENT:**

The issue before Council is an application for a Site Specific Comprehensive Plan Amendment and Concurrent Rezone of one parcel located generally at 20060 15<sup>th</sup> Avenue NE (see Attachment C1). The applicant has requested that the parcel be changed from Ballinger Special Study Area (BSSA) to High Density Residential (HDR) and be rezoned from Residential 12 dwelling units per acre (R-12) to Residential 48 dwelling units per acre (R-48). Attachment C2 shows the current land use designation of adjacent parcels while Attachment C3 shows the current zoning of the immediate area.

A rezone of property in single ownership is a Quasi-Judicial decision of the Council. An open record public hearing was conducted before the Planning Commission on April 6<sup>th</sup>, 2006. Council's review must be based upon the written record and no new testimony may be accepted. The Planning Commission completed its recommendation to Council on the proposed Comprehensive Plan Amendment and Rezone on April 6<sup>th</sup>, 2006.

**HISTORY OF THE BALLINGER SPECIAL STUDY AREA:**

The Ballinger Special Study Area was created when the City updated the Zoning Map in 2001 to be consistent with the Comprehensive Plan Future Land Use Map. For example, if the Future Land Use map designated the property as High Density Residential and the Zoning Map designated the property to R-6, which is low density residential, the property needed to be rezoned to at least an R-12, which is a zone that is compatible with High Density Residential land uses.

The primary reason the Ballinger Special Study Area was selected for a further study designation is that if the Zoning Map were updated to be consistent with the Future Land Use map in effect in 2001, the area would have received a dramatic increase in potential density. This increase in density may have been appropriate, but it was determined that a more detailed and coordinated analysis of such issues as traffic, drainage and utilities should occur before allowing development or redevelopment at the

level assumed in the Future Land Use map. Therefore the Council decided to designate this as a Special Study Area.

Throughout the years, the City has anticipated a study would be done in the Ballinger Special Study Area but until appropriate funds and resources can be directed toward the project, the area has gone without a land use plan. As evidenced by this application, an application approved by Council last year and inquiries staff have received over the years from developers and property owners in this area, there is an interest in having the City complete a subarea study for the Ballinger Special Study Area.

When the Special Study Area designation was adopted, it was thought that the underlying zoning in the area would be likely to remain until a further study was completed. Lately, the area has seen a pattern of changing land uses, especially toward multi-family housing at medium to high densities in accordance with existing zoning. Approval of this Comprehensive Plan Amendment and Concurrent Rezone is not out of character for the area and in fact is following the land use pattern already established in the area.

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

- The Council could change the land use designation from Ballinger Special Study Area to High Density Residential (HDR) and concurrently change the zoning designation from R-12 to R-48 as requested by the applicant and recommended by the Planning Commission and Staff by adopting Ordinance No. 423.
- The Council could deny the Site Specific Comprehensive Plan Amendment and concurrent rezone request, leaving the zoning at R-12.
- The Council could remand this request for Comprehensive Plan Amendment and Rezone back to the Planning Commission to open a new public hearing to receive additional testimony.

**FINANCIAL IMPACTS:**

- There are no direct financial impacts to the City.

**RECOMMENDATION**

The Planning Commission and Staff recommend that Council adopt Ordinance No. 423, (Attachment A) thereby adopting the Findings and Determinations of the Planning Commission (Attachment B) and approving the Site Specific Comprehensive Plan Amendment and Concurrent Rezone of 20060 15<sup>th</sup> Avenue NE from Ballinger Special Study area to High Density Residential (HDR) and Rezone from Residential 12 units per acre (R-12) to Residential 48 units per acre (R-48). The Rezone is subject to the following condition:



Condition#1- Prior to issuance of building permits, the applicant shall demonstrate compliance with the provisions for Adequacy of Public Facilities, specifically water and sewer service, as defined in chapter 20.60 of the Shoreline Municipal Code.

**NOTE:**

Special consideration for drainage requirements were evaluated and deemed not necessary for this proposal. Staff believes by adhering to the requirements of the 1998 King County Surface Water Design Manual, the City's goals and policies will be achieved. This proposal differs from a recent Contract Rezone for the redevelopment of South Echo Lake in that staff evaluated drainage conditions on that application and found the site had conditions that warranted special requirements such as proximity to the lake, wetlands and its buffer and other environmental factors.

**ATTACHMENTS**

Attachment A: Ordinance No. 423: BSSA to HDR and R-12 to R-48.

Attachment B: Planning Commission Findings and Determination

Attachment C: Planning Commission Staff Report

C1: Site Plan

C2: Vicinity Map with Zoning Designations

C3: Vicinity Map with Comprehensive Plan Land Use Designations

C4: Traffic Assessment from LSA Engineering

C5: Corrected SEPA Threshold Determination (with notice of public hearing)

Attachment D: Draft Planning Commission Minutes- April 6<sup>th</sup>, 2006

Approved By:

City Manager



City Attorney



ORDINANCE NO. 423

**AN ORDINANCE OF THE CITY OF SHORELINE, WASHINGTON AMENDING THE CITY'S COMPREHENSIVE PLAN LAND USE DESIGNATION AND THE CITY'S OFFICIAL ZONING MAP TILE NUMBER 426 CHANGING THE COMPREHENSIVE LAND USE DESIGNATION FROM BALLINGER SPECIAL STUDY AREA TO HIGH DENSITY RESIDENTIAL AND THE ZONING FROM RESIDENTIAL 12 DU-AC (R-12) TO RESIDENTIAL 48 DU-AC (R-48) OF ONE PARCEL LOCATED AT 20060 15<sup>TH</sup> AVE NE (PARCEL NUMBER 7417700031).**

WHEREAS, the owner of the property, with parcel number 7417700031, has filed an application to change the Comprehensive Plan Land Use designation from Ballinger Special Study Area (BSSA) to High Density Residential (HDR); and

WHEREAS, the owner of the property, with parcel number 7417700031, has filed an application to reclassify the property from Residential 12 units per acre (R-12) to Residential 48 units per acre (R-48); and

WHEREAS, on April 6<sup>th</sup>, 2006, a public hearing on the application for reclassification of property was held before the Planning Commission for the City of Shoreline pursuant to notice as required by law; and

WHEREAS, on April 6<sup>th</sup>, 2006, the Planning Commission recommended approval of the Comprehensive Plan change to High Density Residential and reclassification to R-48 and entered findings of fact and conclusions based thereon in support of that recommendation; and

WHEREAS, the City Council does concur with the Findings and Determinations of the Planning Commission specifically that the Comprehensive Plan Land Use designation change to High Density Residential (HDR) and reclassification of property, located at 20060 15<sup>th</sup> Ave NE (parcel number 7417700031) to R-48 is consistent with the goals and policies of the Comprehensive Plan and appropriate for this site;

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

**Section 1.** Findings. The Findings and Determinations on File No. 201492 and File No. 301371 as set forth by the Planning Commission on April 6<sup>th</sup>, 2006 and as attached hereto as Exhibit 1 is hereby adopted.

**Section 2.** Amendment to the Comprehensive Plan Land Use Designation. The City's Comprehensive Plan is hereby amended to change the land use designation of said parcel, located at 20060 15<sup>th</sup> Ave. NE (parcel number 7417700031) and further described and depicted in Exhibit 2 attached hereto, from Ballinger Special Study Area (BSSA) to High Density Residential (HDR).

**Section 3.** Amendment to Zoning Map. The Official Zoning Map Tile 426 of the City of Shoreline is hereby amended to change the zoning classification of said parcel, located at 20060 15<sup>th</sup> Ave NE (parcel number 7417700031) and further described and depicted in Exhibit 3 attached hereto, from R-12 to R-48.

**Section 4.** Severability. If any provision of this ordinance or the application of a provision to any person or circumstance is declared invalid, then the remainder of this Ordinance, or the application of such provision to other persons or circumstances, shall not be affected.

**Section 5.** Effective Date. This ordinance shall go into effect five days after passage, and publication of the title as a summary of this ordinance.

**PASSED BY THE CITY COUNCIL ON May 8<sup>th</sup>, 2006.**

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Mayor Robert L. Ransom

**ATTEST:**

**APPROVED AS TO FORM:**

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Scott Passey  
City Clerk

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Ian Sievers  
City Attorney

Date of Publication:  
Effective Date:

## **FINDINGS AND DETERMINATION OF THE CITY OF SHORELINE PLANNING COMMISSION**

Eric Sundquist Site Specific Comprehensive Plan Amendment File #301371

Eric Sundquist Rezone Request File #201492

### ***Summary-***

Following the public hearing and deliberation on the request to change the Comprehensive Plan land use designation for a 15,374 Sq. Ft. parcel located at 20060 15<sup>th</sup> Ave NE, the City of Shoreline Planning Commission has determined that the request is in compliance with City codes and not detrimental to the health, safety, or welfare of the City of Shoreline, and therefore recommends approval of such action.

### **I. FINDINGS OF FACT**

#### **1. Project Description-**

- 1.1 The action is: 1) Change the Comprehensive Plan land use designation for the subject parcel from Ballinger Special Study Area (BSSA) to High Density Residential (HDR), and 2) Rezone the subject parcel from R-12 (Residential 12 units per acre) to R-48 (Residential 48 units per acre).
- 1.2 Site Address: 20060 15<sup>th</sup> Avenue NE
- 1.3 Parcel Number: 7417700031
- 1.4 Zoning: R-12
- 1.5
  - a.) The subject property has a current land use designation of Ballinger Special Study Area identified on the City of Shoreline's Comprehensive Plan Land Use Map. The status of Ballinger Special Study Area does not allow for a change in zoning.
  - b.) The proposal would change the land use designation to "HDR". Consistent zoning for the HDR land use designation ranges from R-12 to R-48. There is a concurrent rezone with this proposal to change the zoning from R-12 to R-48. Following the proposed change in land use designation, R-48 zoning would be consistent with the new comprehensive plan designation.

#### **2. Procedural History-**

- 2.1 Public hearing held by the Planning Commission: April 6<sup>th</sup>, 2006
- 2.2 Corrected Notice of Public Hearing and SEPA Determination of Nonsignificance: March 30, 2006

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- 2.3 Notice of Public Hearing and SEPA Determination of Nonsignificance: February 24<sup>th</sup>, 2006
  - 2.4 End of 14 day Public Comment Period: March 10<sup>th</sup>, 2006
  - 2.5 Notice of Application with Optional DNS: February 2<sup>nd</sup>, 2006
  - 2.6 Complete Application Date: January 9<sup>th</sup>, 2006
  - 2.7 Application Date: December 30<sup>th</sup>, 2005
  - 2.8 Neighborhood meeting Date: December 23<sup>rd</sup>, 2005
  - 2.9 Pre-Application Meeting Date: December 16<sup>th</sup>, 2005
  - 2.10 Notification of Neighborhood Meeting: December 13<sup>th</sup>, 2005

### 3 Public Comment-

- 3.1 The following individuals participated in Neighborhood Meetings:  
**No individuals attended the neighborhood meeting.**
- 3.2 Written Comments have been received from:  
**The City received one letter from Shoreline Water District stating that improvements will need to be made to existing water lines in order for the site to have appropriate water service.**
- 3.3 Oral testimony has been received from:  
**No oral testimony was given.**

### 4 SEPA Determination-

- 4.1 The optional DNS process for local project review, as specified in WAC 197-11-355, was used. A Notice of Application that stated the lead agency's intent to issue a DNS for this project was issued on February 2<sup>nd</sup>, 2006 and a 14-day comment period followed ending February 16<sup>th</sup>, 2006. City staff determined that the proposal will not have a probable significant adverse impact on the environment and that an environmental impact statement is not required under RCW 43.21C.030 (2) (c). This decision was made after visits to the project site and review of the environmental checklist, and other information on file with the City. A notice of determination of nonsignificance was issued on February 24<sup>th</sup>, 2006. That notice was corrected to properly reflect the appeal period and was re-issued on March 30<sup>th</sup>, 2006.

### 7. Consistency –

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**5.1 Site Specific Comprehensive Plan Amendment:**

The application has been evaluated and found to be consistent with the three criteria listed in Shoreline Municipal Code Section 20.30.340 (B). See proposal staff report for a list of Comprehensive Plan Goals and Policies.

**5.2 Site Rezone:**

The application has been evaluated and found to be consistent with the five criteria listed in Shoreline Municipal Code Section 20.30.320 (B).

**5.3 A recommendation to approve either the Comprehensive Plan Amendment or the Rezone does not constitute approval for any development proposal. Applicable permits shall be obtained prior to construction. Permit applications shall show compliance with the 1998 King County Storm Water Design Manual and Title 20 of the Shoreline Municipal Code (SMC). Applicable sections of the SMC include but are not limited to the following: Dimensional and Density Standards 20.50.010, Tree Conservation 20.50.290, Surface and Stormwater Management 20.60.060, and Streets and Access 20.60.140 and any conditions of the Rezone.**

## **II. CONCLUSIONS**

### **SITE SPECIFIC COMPREHENSIVE PLAN AMMENDMENT:**

Comprehensive Plan Amendments are subject to criteria contained in the Development Code. The proposal must meet the decision criteria listed in Section 20.30.340 of the SMC. The criteria are listed below, with a brief discussion of how the request meets the criteria.

**1. The amendment is consistent with the Growth Management Act and not inconsistent with the Countywide Planning Policies, and the other provisions of the Comprehensive Plan and City policies.**

This amendment is consistent with the Growth Management Act (GMA) in that it will allow for an increase in housing choice, a higher density of housing in an urban area, and an increase in the type of housing needed by seniors and smaller families. Three of the statutory goals identified in the state GMA legislation will be met by this project:

1. Guide urban growth to areas where urban services can be adequately provided.
2. Reduce urban sprawl.
3. Encourage efficient multi-modal transportation systems.

The proposal was analyzed and found to be consistent with the King County Countywide Planning Policies. The following is a discussion of how this proposal promotes countywide planning policies:

***Analysis of June 2004 King County Countywide Planning Policies:***

***FW-11*** The land use pattern for King County shall protect the natural environment by reducing the consumption of land and concentrating development. An Urban Growth Area, Rural Areas, and resource lands shall be designated and the necessary implementing regulations adopted. This includes countywide establishment of a boundary for the Urban Growth Area. Local jurisdictions shall make land use decisions based on the Countywide Planning Policies.

Approval of this proposal promotes the efficient use of land by allowing for a higher density of dwelling units and concentrating development within an urban growth area.

***FW-12*** The Urban Growth Area shall provide enough land to accommodate future urban development. Policies to phase the provision of urban services and to ensure efficient use of the growth capacity within the Urban Growth Area shall be instituted.

This proposal helps the City of Shoreline meet City growth targets as identified in the Shoreline Comprehensive Plan. By allowing the proposed change in density, a parcel that has a high level of urban services can redevelop and not place an additional burden on infrastructure.

***FW-12(a)*** All jurisdictions within King County share the responsibility to accommodate the 20-year population projection and job forecast. The population projection shall be assigned to the four sub areas of King County (Sea-Shore, East, South and the Rural Cities) proportionate with the share of projected employment growth. Anticipated growth shall be allocated pursuant to the following objectives:

- a. To ensure efficient use of land within the UGA by directing growth to Urban Centers and Activity Centers;

Approval of this proposal would allow for an efficient use of land that is currently underdeveloped in an area with a high level of urban services. Although not

officially designated as an activity center, the Ballinger commercial area acts as one.

*b. To limit development in the Rural Areas;*  
N/A

*c. To protect designated resource lands;*  
N/A

*d. To ensure efficient use of infrastructure;*  
Approval of this proposal would allow for the development of this parcel at a higher density in an area with available infrastructure.

*e. To improve the jobs/housing balance on a sub area basis;*  
Approval of this proposal would improve the jobs/housing balance in the Seattle-Shoreline sub area by locating additional units within the City of Shoreline.

*f. To promote a land use pattern that can be served by public transportation and other alternatives to the single occupancy vehicle; and*  
This proposal would allow for the development of a parcel that is located adjacent to a well served transit corridor.

*g. To provide sufficient opportunities for growth within the jurisdictions.*  
Approval of this action would provide opportunity for growth by allowing for the placement of 17 dwelling units (the applicant is proposing 9 units) where only 4 would have been allowed under current zoning.

**LU-28** *Within the Urban Growth Area, growth should be directed as follows: a) first, to Centers and urbanized areas with existing infrastructure capacity; b) second, to areas which are already urbanized such that infrastructure improvements can be easily extended; and c) last, to areas requiring major infrastructure improvements.*

By allowing for the development of this parcel at a higher density, this proposal would allow for a higher density development in an urbanized area with existing infrastructure capacity.

***Analysis of City of Shoreline Comprehensive Plan Land Use Element LU5:***

The most directly applicable policy in the Comprehensive Plan is Land Use Element Policy LU5, which addresses the Comprehensive Plan Amendment process:



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*Ensure that the Shoreline City Council can amend the Comprehensive Plan once a year, as established in the Growth Management Act, through an amendment process that includes:*

- a detailed statement of what is proposed to be changed and why;*
- a statement of anticipated impacts from the change and issues presented;*
- a demonstration of why existing Comprehensive Plan guidance should not continue in effect or why existing criteria no longer apply;*
- a statement of how the amendment complies with GMA goals, Countywide planning policies, City vision, and the State Environmental Policy Act (SEPA);*
- a statement of how functional plans and capital improvement programs support the change;*
- public review of the recommended change, necessary implementation, and alternatives to the change; and*
- Planning Commission review and recommendation based on findings of fact.*

This report, plus application materials submitted by the applicant, contains a detailed statement of the development proposal. The anticipated impacts and issues have also been presented in the findings section of this report.

Existing Comprehensive Plan Guidance for this parcel is not well defined and the Ballinger Special Study Area does not address changing land uses. The Ballinger Special Study Area is referred in the Comprehensive Plan as anticipating that the underlying zoning shall remain the same. However, there is precedent for change in this area. Last year, a Comprehensive Plan Amendment changed the designation of a nearby parcel from BSSA to HDR with a concurrent zone change from R-6 to R-24 approximately 1,500 feet to the south. Higher density development is occurring in this area, and this proposal reflects this change.

The 2005 Shoreline Comprehensive Plan has established a growth target of 2,651 new housing units, and has also anticipated that Shoreline would accommodate 2,618 new jobs by 2022. The 2005 Comprehensive Plan anticipated employment within City limits to reach 19,815 jobs by 2015 with the addition of 1,600 to 2,400 housing units.

The 2005 Comprehensive Plan identified different areas of the City where growth would likely occur and could be accommodated. A Comprehensive Plan Land Use map was adopted, and in some areas of the City allowed densities and intensity of uses to be increased. In many instances this change occurred in areas that had

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previously developed at a much lower intensity. The characteristics of this site lend itself to redevelopment at a higher intensity.

SEPA requirements have been met. Adequate utilities, infrastructure and transit exist in the area with some noted upgrades. Notice of this application was sent to all utilities serving the area and one letter was received from Shoreline Water District. Water and sewer availability certificates were submitted as part of the application requirements. These certificates indicate, with certain modifications, adequate capacity for the proposal. Those modifications will be addressed at the building permit stage of the process.

***Analysis of Framework Goals:***

***FG1: Accommodate anticipated levels of growth and enhance the quality of life within the City of Shoreline.***

Approval of the proposed amendment and concurrent zone change would allow for the construction of a total of 17 dwelling units, adding to the City's housing stock, provides a variety of housing types, and assists the City in meeting its established growth targets.

***FG2: Promote quality building and development that is compatible with the surrounding environment.***

The project on this site will be required to meet the standards of the Shoreline Development Code and other adopted Codes. Designs will be compatible with the existing multifamily buildings in the vicinity and will meet the Shoreline Development Code requirements.

***FG3: Support diverse and affordable housing opportunities which provide for Shoreline's population growth.***

Approval of this amendment would allow for the construction of 17 additional dwelling units on this site. The 9 units the applicant is proposing would be targeting smaller families and singles and priced below the average cost of a new single-family home.

***Analysis of 2005 Adopted Comprehensive Plan Goals and Policies:***

***Land Use Goals:***

***Goal LU I: To assure that the land use pattern of the City encourages needed, diverse, and creative development, protects existing uses, safeguards the***

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*environment, reduces sprawl, promotes efficient use of land, encourages alternative modes of transportation and helps to maintain Shoreline's sense of community.*

Designation of this parcel as High Density Residential (HDR) would allow for the construction of multiple units as an efficient use of land, potentially offering low maintenance construction and targeting smaller families and singles. Due to the site's proximity to well-served public transportation corridors, this amendment would allow for opportunities to use alternative means of transportation and help serve as a transition zone between commercial and lower density uses.

**Goal LU III:** *Encourage a variety of quality housing opportunities and appropriate infrastructure suitable for the needs of Shoreline's present and future residents.*

Approval of this proposal would allow for the creation of nine housing units, as proposed by the applicant, adding to the housing stock in the City of Shoreline. As there is suitable infrastructure in place, this development would not cause an undue burden on the facilities in the area.

#### **Land Use Policies:**

**LU8:** *Ensure land is designated to accommodate a variety of types and styles of housing units adequate to meet the future needs of Shoreline citizens.*

Through approval of this proposal and the re-designation of this parcel as High Density Residential (HDR), the nine dwelling units the applicant is proposing could be placed on this parcel. This would allow for an increase in the housing stock that is more appealing to smaller families and seniors.

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

This proposal is in an area where high density apartments and other multi-family developments exist. The subject parcel is near commercial shopping centers, transit routes and other high intensity uses.

#### **Housing Goals:**

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

Increasing the development potential of this parcel would help increase the housing stock within the City and provide for a better use of an underdeveloped

parcel. The nine potential attached townhomes will be priced less than an average new single-family home, giving more choice for those who want to live in a new unit.

**Goal H III:** *Maintain and enhance single-family and multi-family residential neighborhoods, so that they provide attractive living environments, with housing that is compatible in quality, design and scale within neighborhoods and that provides effective transitions between different uses and scales.*

Approval of this request to change the land use designation of this parcel from Ballinger Special Study Area (BSSA) to High Density Residential (HDR) would enhance the ability of this parcel to serve as a transition zone between areas of commercial uses to the north and east, and allow for construction compatible with the adjacent multiple family buildings to the south and west.

#### **Housing Policies:**

**H1:** *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.*

Changing the land use designation of this parcel from Ballinger Special Study Area (BSSA) to High Density Residential (HDR) will allow for the construction of nine single-family attached homes and add housing stock that is compatible with the adjacent neighboring parcels to the north, south and west while providing a buffer from the commercial uses to the east.

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

Changing the land use designation of this parcel to a higher density would allow for the construction of structures similar to those found on adjacent parcels to the south and would help provide for a transition zone for those parcels found to the north and northeast.

**2. The amendment addresses changing circumstances, changing community values, incorporates a sub area plan consistent with the Comprehensive Plan vision or corrects information contained in the Comprehensive Plan.**

The precedent for this type of development has already been set approximately 1,500 feet to the south. Application #201277, which changed the Comprehensive Plan Land Use Designation from Ballinger Special Study Area (BSSA) to High Density Residential (HDR) and also changed the zoning from R6 to R24, was passed by the City Council on June 13<sup>th</sup>, 2005. Although the Comprehensive Plan states that the Special Study Area is designated for future subarea planning,

watershed planning, special districts or neighborhood planning and it is intended for the underlying zoning to remain; the proposed zone change and Comprehensive Plan Amendment are in accord with changing land use patterns in this neighborhood.

Because of the need for a more diverse housing stock, this proposed amendment directly addresses the changing housing market and will help fill the need for higher density housing designed for smaller families and seniors. This amendment would allow for up to 17 dwelling units if built out to its full development potential. The applicant is proposing nine units. As the nearby commercial properties continue to develop and expand, this amendment would allow this parcel to redevelop and serve as a transition zone between the Regional Business parcels to the north and east and existing residential uses to the south.

**3. The amendment will benefit the community as a whole; will not adversely affect community facilities, the public health, safety or general welfare.**

Because of the proximity to the large Regional Business uses to the north and east of this parcel, and the single and multi-family uses to the south and west, the proposed amendment would serve as a transition area between the zones. Additionally, the proposed amendment would allow for the construction of up to 17 dwelling units, 13 more than currently allowed. The addition of these dwelling units to the area would not place an unreasonable burden on the community facilities, the public health, safety or general welfare. To ensure that any future developments at this site would not impact the surrounding facilities, project permits would be required subject to compliance with the requirements of the Shoreline Municipal Code.

**SITE REZONE:**

Rezoning is subject to criteria contained in the Development Code. The proposal must meet the decision criteria listed in Section 20.30.320(B) of the SMC. The criteria are listed below, with a brief discussion of how the request meets the criteria.

**1. The rezone is consistent with the Comprehensive Plan.**

Upon re-designation of this parcel to High Density Residential (HDR), the rezoning of this parcel from R-12 to R-48 will be consistent with the Comprehensive Plan. The following is a description of allowed uses within this Land Use Designation:

“High Density Residential designation is intended for areas near employment and commercial areas; where high levels of transit service are present or likely; and areas currently zoned high density residential. This designation

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creates a transition between high intensity uses, including commercial uses, to lower intensity residential uses. All residential housing types are permitted. The permitted base density for this designation will not exceed 48 dwelling units per acre unless a neighborhood plan, sub area plan or special district overlay plan has been approved. Appropriate zoning for this designation is R-12, R-18, R-24 or R-48 Residential."

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

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

In order to ensure consistency with the requirements of the Shoreline Water District, the following condition has been added: *Prior to issuance of building permits the applicant shall demonstrate compliance with the provisions for Adequacy of Public Facilities as defined in chapter 20.60 of the Shoreline Municipal Code.*

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

Upon approval of the proposed Comprehensive Plan amendment to change the Land Use designation from Ballinger Special Study Area (BSSA), to High Density Residential (HDR), the concurrent proposal to rezone the parcel from R-12 to R-48 would be consistent with the new Land Use Designation of the parcel. See Site Rezone Criteria #1 above.

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

The rezone and future development of the subject site will not be detrimental to uses in the immediate vicinity. Adequate infrastructure (water, sewer, storm, etc.) exists in the area to support the proposed development with certain modifications. This has been verified through Certificate of Availability provided by the utility purveyors, and review of City storm water infrastructure records.

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

The rezone will help the City achieve the housing targets established by the Comprehensive Plan and required by the GMA. Further, this site is an appropriate place to accommodate development considering the intensity of the adjacent

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Commercial and High Density uses, because it is free of environmentally sensitive features, and because of close proximity to infrastructure, transit and services.

### III. RECOMMENDATION

Based on the Findings, the Planning Commission recommends approval of application #301371; a Site Specific Comprehensive Plan Amendment to change the land use designation for parcel number 7417700031 located at 20060 15<sup>th</sup> Ave NE from Ballinger Special Study Area to High Density Residential (HDR).

Based on the Findings, the Planning Commission recommends approval of application #201492; a rezone from R-12 to R-48, with the addition of the following condition:

*Condition #1: Prior to issuance of building permits the applicant shall demonstrate compliance with the provisions for Adequacy of Public Facilities as defined in chapter 20.60 of the Shoreline Municipal Code*

**City of Shoreline Planning Commission**

\_\_\_\_\_  
Chairperson

Date: \_\_\_\_\_

**PLANNING COMMISSION AGENDA ITEM**  
**CITY OF SHORELINE, WASHINGTON**

**AGENDA TITLE:** Type C Action: Quasi Judicial Public Hearing for a Site-Specific Comprehensive Plan Amendment and Rezone Application – File # 201492 and #301371 Located at 20060 15<sup>th</sup> Ave. NE.

**DEPARTMENT:** Planning and Development Services

**PRESENTED BY:** Steven Szafran, Planner II

**I. PROPOSAL**

The applicant, Eric Sundquist, and his agent, S. Michael Smith, propose to modify the existing Comprehensive Plan and zoning designations for a 15,374 Sq. Ft. parcel located at 20060 15<sup>th</sup> Ave. NE. The application before the Planning Commission is a request to change the Comprehensive Plan Land Use designation from Ballinger Special Study Area (BSSA) to High Density Residential (HDR), and to change the zoning designation from R-12 to R-48. In addition, the applicant is proposing to construct 7 single-family attached townhomes on this site where one duplex (two dwelling units) is currently under construction. The proposal has 9 total dwelling units in three separate buildings for an overall density of 25.5 dwelling units per acre. A site plan showing the site configuration of the proposal is included as **Attachment 1**.

Under the appearance of fairness doctrine, local land use decisions that are not of area wide significance shall be processed as quasi-judicial actions. Because this is an application for a site specific Comprehensive Plan amendment and rezone it shall be processed per RCW 42.36.010 as a Type C quasi-judicial action. A vicinity map showing existing zoning for the project site and adjacent properties is located in **Attachment 2**, and a vicinity map showing current Comprehensive Plan designations is attached as **Attachment 3**.

This report summarizes the issues associated with this project and illustrates how the proposal meets the criteria for site-specific Comprehensive Plan amendment and rezone as outlined in the Shoreline Municipal Code (SMC) section 20.30. Type C Actions are reviewed by the Planning Commission, where an Open Record Public Hearing is held and a recommendation for approval or denial is developed. This recommendation is forwarded to City Council, which is the final decision making authority for Type C Actions.

There is an Administrative Engineering Variance (#108867) associated with this request for a reduction of width for the access drive to the proposed townhomes and to the proposed mixed-use development to the north. The request is for a 24 foot wide drive aisle where a 30 foot drive aisle is normally required. This request was approved on March 7<sup>th</sup>, 2006. With the current designation of Ballinger Special Study Area and a zoning of R-12 there is the potential to build four single-family residences on the site



subject to the Shoreline Development Code Standards. There is currently one duplex (two dwelling units) under construction on the site and one existing single-family home. The proposed amendment and rezone would allow the construction of up to 17 dwelling units but the applicant is only proposing 9 units, also subject to the requirements of the Shoreline Development Code.

## **II. FINDINGS**

### **1. SITE**

The subject site is located at 20060 15<sup>th</sup> Ave. NE and is on the east side of 15<sup>th</sup> Ave. NE, approximately 450 feet south of Ballinger Way N. The site is currently being developed (building permit # 107844) with a duplex oriented towards 15<sup>th</sup> Ave. NE. The site is relatively flat with a small slope on the easternmost area of the site. There are few trees and vegetation. Access to the property is from a 24 foot driveway off of 15<sup>th</sup> Ave. NE that is proposed to serve this development along with the proposed mixed use development to the immediate north.

### **2. NEIGHBORHOOD**

The project site is located in the Ballinger Neighborhood. Access to the property is from 15<sup>th</sup> Ave. NE and the street is classified as a Principal Arterial. The site is surrounded by a variety of zoning and land-uses (see Attachments 1 and 2). To the north are two parcels owned by the applicant, zoned R-48 and proposed for a mixed use development consisting of a 21-unit apartment building and office space for an overall density of 47.5 dwelling units per acre. To the east are commercial uses zoned Community Business (CB) fronting along Ballinger Way N. A duplex zoned R-12 is to the south with higher density apartments to the south of that zoned R-24. Across 15<sup>th</sup> Ave. NE to the west are a mini-warehouse development and townhomes zoned R-24 and single-family residences zoned R-12. Most of the surrounding land uses gain access from 15<sup>th</sup> Ave. NE and the street is wide with full frontage improvements (curb, gutter, and sidewalk). On-street parking is available.

### **3. PUBLIC PROCESS AND COMMENTS**

The application process for this project began on December 16<sup>th</sup>, 2005 when the pre-application meeting was held with the applicant and city staff. The applicant held the required neighborhood meeting on December 23<sup>rd</sup>, 2005. The formal application was submitted to the City on December 30<sup>th</sup>, 2005. The application was determined complete on January 9<sup>th</sup>, 2006. A public notice of application and public hearing was posted at the site, advertisements were placed in the Seattle Times and Shoreline Enterprise, and notices were mailed to property owners within 500 feet of the sites on February 2<sup>nd</sup>, 2006. Notice was also given to the Ballinger Neighborhood Association. The notice asked for public comments on the proposal and advertised a preliminary SEPA Threshold Determination. No letters of public comment regarding this proposal were received. There were also no comments received during the required neighborhood meeting.

On March 2<sup>nd</sup>, 2006 upon expiration of the public comment period, a Notice of Public Hearing and SEPA threshold of determination was mailed to the property owners within

500 feet of the project site, as well as the parties of record. The site was also posted and the notice was published in the Seattle Times and Shoreline Enterprise.

#### 4. ENVIRONMENTAL REVIEW

City staff has reviewed the environmental checklist submitted with the application in conjunction with resources on file with the City. The following is a summary of the findings:

Wildlife: There is no known priority or endangered species found at this site, and this parcel provides little functional value to support wildlife habitat in its current state (It is a mostly flat, cleared site with little vegetation).

Traffic, Infrastructure and Utilities: The *Institute of Transportation Engineers Trip Generation Manual* was used to determine the potential number of p.m. peak hour trips generated. If developed as proposed (9 dwelling units), the site's total estimated p.m. peak hour vehicle would not exceed 9. SMC 20.60.140 (A) identifies that any proposal that would generate 20 or more p.m. peak hour trips requires submittal of a traffic study. No traffic study has been required but the applicant has submitted a traffic assessment comparing the traffic impacts of the current single-family residence on-site and the proposed town home project. The traffic assessment found no significant differences in traffic volume between what exists on site as compared to the proposed increase in density. **Attachment 4** contains the traffic assessment of the existing and proposed development. The attachment is based on 10 units the applicant was originally proposing. The current proposal is for 9 units.

Some utilities will need to be upgraded. The Shoreline Water District currently has a 6 inch water line in the street in front of the property. On May 17<sup>th</sup>, 2005 the District's Engineers ran a fire flow analysis showing 1,410 gpm fire flows. This is less than required by the District and will require water system improvements before water can be delivered to the property. Additionally, sewer lines will need to be upgraded and extended as indicated on the sewer availability certificate.

This site is located within close proximity to a well served public transportation corridor 15<sup>th</sup> Ave. NE and Ballinger Way N. and both of these streets are identified on City transportation maps as a Principal Arterials. There are many bus routes serves along 15<sup>th</sup> Ave. NE and along Ballinger Way N. Frontage improvements currently exist on 15<sup>th</sup> Ave. NE and may need to be upgraded. These upgrades would include sidewalk, curb and gutter and will be discussed at the time of building permit issuance.

Future development of this site will also require that the infrastructure accommodates anticipated storm water increases caused by an increase in impervious surfaces. Storm water improvements would be required as part of the building permit process.

Housing: There is a duplex under construction on the site. There is also an existing single-family home on the site that will be demolished in the near future. The proposed Comprehensive Plan amendment and rezone is to change the land use designation from Ballinger Special Study Area to High Density Residential (HDR) and rezone from R-12 (12 dwelling units per acre) to R-48 (48 dwelling units per acre). The approval of

this action would potentially allow for up to 17 dwelling units (9 total units are proposed) subject to the density and design standards of the Shoreline Development code.

**Aesthetics and Land Use:** The R-48 zoning district has a building height limit of 50 feet, while the R-12 zone has a 35-foot height limit. The height of the proposed townhomes and duplex under construction are 32 feet, well under the allowed maximum height of 50 feet. The townhomes will incorporate required design elements as identified in the Development Code and include such elements as horizontal offsets in ridge lines, gables, porches and balconies. The following table reflects the differences in development standards for R-12 and R-48 residential development as outlined in SMC 20.50.020.

<b>Standard</b>	<b>R-12</b>	<b>R-48</b>
Front Yard Setback	10'	10'
Side yard Setback	5'	5'
Rear yard Setback	5'	5'
*Side and Rear Setback (From R-4 and R-6; to serve as a buffer)	N/A	N/A
Base Height	35'	50'
Maximum Building Coverage	55%	70%
Maximum Impervious Surface	75%	90%

**Tree Removal:** There are seven significant trees (8 inches or greater conifers) located along the eastern and southern boundaries of the subject site. The applicant is allowed to remove up to six significant trees without a permit. If the applicant is intending to remove all seven significant trees, the applicant will need to comply with Section 20.50.320 of the Shoreline Development Code regarding tree protection and replacement.

**SEPA Threshold Determination.** Based on the above analysis, information provided in the checklist and from the public and other agencies, the City has issued a Determination of Non-significance (DNS) for this site specific Comprehensive Plan amendment and rezone, based on the findings that the proposed land use action generally does not exceed impacts that would be permitted under the proposed land use designation and zoning. See **Attachment 5** for the SEPA Threshold Determination.

## **5. CRITERIA**

Comprehensive Plan Amendments and Rezones are subject to criteria contained in the Development Code. The proposal must meet the decision criteria listed in Section

20.30.320(B) and 20.30.340 of the SMC. The criteria are listed below, with a discussion of how the request meets the criteria.

#### **SITE SPECIFIC COMPREHENSIVE PLAN AMENDMENT:**

- 1. The amendment is consistent with the Growth Management Act and not inconsistent with the Countywide Planning Policies, and the other provisions of the Comprehensive Plan and City policies.**

This amendment is consistent with the Growth Management Act (GMA) in that it will allow for an increase in housing choice, a higher density of housing in an urban area, and an increase in the type of housing needed by seniors and smaller families. Three of the statutory goals identified in the state GMA legislation will be met by this project:

1. Guide urban growth to areas where urban services can be adequately provided.
2. Reduce urban sprawl.
3. Encourage efficient multi-modal transportation systems.

The proposal was analyzed and found to be consistent with the King County Countywide Planning Policies. The following is a discussion of how this proposal promotes Countywide planning policies:

#### ***Analysis of June 2004 King County Countywide Planning Policies:***

***FW-11*** The land use pattern for King County shall protect the natural environment by reducing the consumption of land and concentrating development. An Urban Growth Area, Rural Areas, and resource lands shall be designated and the necessary implementing regulations adopted. This includes countywide establishment of a boundary for the Urban Growth Area. Local jurisdictions shall make land use decisions based on the Countywide Planning Policies.

Approval of this proposal promotes the efficient use of land by allowing for a higher density of dwelling units and concentrating development within an urban growth area.

***FW-12*** The Urban Growth Area shall provide enough land to accommodate future urban development. Policies to phase the provision of urban services and to ensure efficient use of the growth capacity within the Urban Growth Area shall be instituted.

This proposal helps the City of Shoreline meet City growth targets as identified in the Shoreline Comprehensive Plan. By allowing the proposed change in density, a parcel that has a high level of urban services can redevelop and not place an additional burden on infrastructure.

**FW-12(a)** *All jurisdictions within King County share the responsibility to accommodate the 20-year population projection and job forecast. The population projection shall be assigned to the four sub areas of King County (Sea-Shore, East, South and the Rural Cities) proportionate with the share of projected employment growth. Anticipated growth shall be allocated pursuant to the following objectives:*

*a. To ensure efficient use of land within the UGA by directing growth to Urban Centers and Activity Centers;*

Approval of this proposal would allow for an efficient use of land that is currently underdeveloped in an area with a high level of urban services. Although not officially designated as an activity center, the Ballinger commercial area acts as one.

*b. To limit development in the Rural Areas;*

N/A

*c. To protect designated resource lands;*

N/A

*d. To ensure efficient use of infrastructure;*

Approval of this proposal would allow for the development of this parcel at a higher density in an area with available infrastructure.

*e. To improve the jobs/housing balance on a sub area basis;*

Approval of this proposal would improve the jobs/housing balance in the Seattle-Shoreline sub area by locating additional units within the City of Shoreline.

*f. To promote a land use pattern that can be served by public transportation and other alternatives to the single occupancy vehicle; and*

This proposal would allow for the development of a parcel that is located adjacent to a well served transit corridor.

*g. To provide sufficient opportunities for growth within the jurisdictions.*

Approval of this action would provide opportunity for growth by allowing for the placement of 9 dwelling units where only 4 would have. been allowed.

**LU-28** *Within the Urban Growth Area, growth should be directed as follows: a) first, to Centers and urbanized areas with existing infrastructure capacity; b) second, to areas which are already urbanized such that infrastructure improvements can be easily extended; and c) last, to areas requiring major infrastructure improvements.*

By allowing for the development of this parcel at a higher density, this proposal would allow for a higher density development in an urbanized area with existing infrastructure capacity.

**Analysis of City of Shoreline Comprehensive Plan Land Use Element LU5:**

The most directly applicable policy in the Comprehensive Plan is Land Use Element Policy LU5, which addresses the Comprehensive Plan Amendment process:

*Ensure that the Shoreline City Council can amend the Comprehensive Plan once a year, as established in the Growth Management Act, through an amendment process that includes:*

- a detailed statement of what is proposed to be changed and why;*
- a statement of anticipated impacts from the change and issues presented;*
- a demonstration of why existing Comprehensive Plan guidance should not continue in effect or why existing criteria no longer apply;*
- a statement of how the amendment complies with GMA goals, Countywide planning policies, City vision, and the State Environmental Policy Act (SEPA);*
- a statement of how functional plans and capital improvement programs support the change;*
- public review of the recommended change, necessary implementation, and alternatives to the change; and*
- Planning Commission review and recommendation based on findings of fact.*

This report, plus application materials submitted by the applicant, contains a detailed statement of the development proposal. The anticipated impacts and issues have also been presented in the findings section of this report.

Existing Comprehensive Plan Guidance for this parcel is not well defined and the Ballinger Special Study Area does not address changing land uses. The Ballinger Special Study Area is referred in the Comprehensive Plan as anticipating that the underlying zoning shall remain the same. However, there is precedent for change in this area. Last year, a Comprehensive Plan Amendment changed the designation of a nearby parcel from BSSA to HDR with a concurrent zone change from R-6 to R-24 approximately 1,500 feet to the south. Higher density development is occurring in this area, and this proposal reflects this change.

The 2005 Shoreline Comprehensive Plan has established a growth target of 2,651 new housing units, and has also anticipated that Shoreline would accommodate 2,618 new jobs by 2022. The 2005 Comprehensive Plan anticipated employment within City limits to reach 19,815 jobs by 2015 with the addition of 1,600 to 2,400 housing units.

The 2005 Comprehensive Plan identified different areas of the City where growth would likely occur and could be accommodated. A Comprehensive Plan Land Use map was adopted, and in some areas of the City allowed densities and intensity of uses to be increased. In many instances this change occurred in areas that had previously developed at a much lower intensity. The characteristics of this site lend itself to redevelopment at a higher intensity.

As discussed on page 4 of this report, SEPA requirements have been met. Adequate utilities, infrastructure and transit exist in the area with some noted upgrades. Notice of this application was sent to all utilities serving the area and no comments were received. Additionally, water and sewer availability certificates were submitted as part of the application requirements. These certificates indicate, with certain modifications, adequate capacity for the proposal. Those modifications will be addressed at the building permit stage of the process.

### ***Analysis of Framework Goals:***

***FG1: Accommodate anticipated levels of growth and enhance the quality of life within the City of Shoreline.***

Approval of the proposed amendment and concurrent zone change would allow for the construction of a total of 9 dwelling units, 5 more than currently permitted, adding to the City's housing stock, provides a variety of housing types, and assists the City in meeting its established growth targets.

***FG2: Promote quality building and development that is compatible with the surrounding environment.***

The project on this site will be required to meet the standards of the Shoreline Development Code and other adopted Codes. Designs will be compatible with the existing multifamily buildings in the vicinity and will meet the Shoreline Development Code requirements.

***FG3: Support diverse and affordable housing opportunities which provide for Shoreline's population growth.***

Approval of this amendment would allow for the construction of 5 additional dwelling units more than currently permitted on this site. The 9 total units would be targeting smaller families and singles and priced below the average cost of a new single-family home.

### ***Analysis of 2005 Adopted Comprehensive Plan Goals and Policies:***

#### **Land Use Goals:**

***Goal LU I: To assure that the land use pattern of the City encourages needed, diverse, and creative development, protects existing uses, safeguards the environment, reduces sprawl, promotes efficient use of land, encourages alternative modes of transportation and helps to maintain Shoreline's sense of community.***

Designation of this parcel as High Density Residential (HDR) would allow for the construction of multiple units as an efficient use of land, potentially offering low maintenance construction and targeting smaller families and singles. Due to the site's proximity to well-served public transportation corridors, this amendment would allow for opportunities to use alternative means of transportation and help serve as a transition zone between commercial and lower density uses.

**Goal LU III:** *Encourage a variety of quality housing opportunities and appropriate infrastructure suitable for the needs of Shoreline's present and future residents.*

Approval of this proposal would allow for the creation of up to nine housing units, as proposed by the applicant, adding to the housing stock in the City of Shoreline. As there is suitable infrastructure in place, this development would not cause an undue burden on the facilities in the area.

#### **Land Use Policies:**

**LU8:** *Ensure land is designated to accommodate a variety of types and styles of housing units adequate to meet the future needs of Shoreline citizens.*

Through approval of this proposal and the re-designation of this parcel as High Density Residential (HDR), the nine dwelling units the applicant is proposing could be placed on this parcel. This would allow for an increase in the housing stock that is more appealing to smaller families and seniors.

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

This proposal is in an area where high density apartments and other multi-family developments exist. The subject parcel is near commercial shopping centers, transit routes and other high intensity uses.

#### **Housing Goals:**

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

Increasing the development potential of this parcel would help increase the housing stock within the City and provide for a better use of an underdeveloped parcel. The nine potential attached townhomes will be priced less than an average new single-family home, giving more choice for those who want to live in a new unit.

**Goal H III:** *Maintain and enhance single-family and multi-family residential neighborhoods, so that they provide attractive living environments, with housing that is compatible in quality, design and scale within neighborhoods and that provides effective transitions between different uses and scales.*

Approval of this request to change the land use designation of this parcel from Ballinger Special Study Area (BSSA) to High Density Residential (HDR) would enhance the ability of this parcel to serve as a transition zone between areas of commercial uses to the north and east, and allow for construction compatible with the adjacent multiple family buildings to the south and west.

#### **Housing Policies:**



*H1: 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.*

Changing the land use designation of this parcel from Ballinger Special Study Area (BSSA) to High Density Residential (HDR) will allow for the construction of nine single-family attached homes and add an increase in housing stock that is compatible with the adjacent neighboring parcels to the north, south and west while providing a buffer from the commercial uses to the east.

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

Changing the land use designation of this parcel to a higher density would allow for the construction of structures similar to those found on adjacent parcels to the south and would help provide for a transition zone for those parcels found to the north and northeast.

**2. The amendment addresses changing circumstances, changing community values, incorporates a sub area plan consistent with the Comprehensive Plan vision or corrects information contained in the Comprehensive Plan.**

The precedent for this type of development has already been set approximately 1,500 feet to the south. Application #201277, which changed the Comprehensive Plan Land Use Designation from Ballinger Special Study Area (BSSA) to High Density Residential (HDR) and also changed the zoning from R6 to R24, was passed by the City Council on June 13<sup>th</sup>, 2005. Although the Comprehensive Plan states that the Special Study Area is designated for future sub area planning, watershed planning, special districts or neighborhood planning and it is intended for the underlying zoning to remain; the zone change and Comprehensive Plan Amendment before the Planning Commission address a changing land use pattern in this neighborhood. Because of the need for a more diverse housing stock, this proposed amendment directly addresses the changing housing market and will help fill the need for higher density housing designed for smaller families and seniors. This amendment would allow for up to nine smaller families to live where only four would have under the current zoning. Additionally, as the commercial properties continue to develop and expand, this amendment would allow this parcel to develop and serve as a transition zone between the Regional Business parcels to the north and east and existing residential uses to the south.

**3. The amendment will benefit the community as a whole; will not adversely affect community facilities, the public health, safety or general welfare.**

Because of the proximity to the large Regional Business uses to the north and east of this parcel, and the single and multi-family uses to the south and west, the proposed amendment would serve as a transition area between the zones. Additionally, the proposed amendment would allow for the construction of up to nine dwelling units, five more than currently allowed. The addition of these five dwelling units to the area would not place an unreasonable burden on the community facilities, the public health, safety or general welfare. To ensure that any

future developments at this site would not impact the surrounding facilities, project permits would be required subject to compliance with the requirements of the Shoreline Municipal Code.

#### **SITE REZONE CRITERIA:**

**1. The rezone is consistent with the Comprehensive Plan.**

Upon re-designation of this parcel to High Density Residential (HDR), the rezoning of this parcel from R-12 to R-48 will be consistent with the Comprehensive Plan. The following is a description of allowed uses within this Land Use Designation:

“High Density Residential designation is intended for areas near employment and commercial areas; where high levels of transit service are present or likely; and areas currently zoned high density residential. This designation creates a transition between high intensity uses, including commercial uses, to lower intensity residential uses. All residential housing types are permitted. The permitted base density for this designation will not exceed 48 dwelling units per acre unless a neighborhood plan, sub area plan or special district overlay plan has been approved. Appropriate zoning for this designation is R-12, R-18, R-24 or R-48 Residential.”

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

The future development of these sites shall show compliance with Title 20 of the Shoreline Municipal Code. Applicable sections of this code include, but are not limited to: Dimensional and Density Standards (20.50.010-20.50.050), Tree Conservation (20.50.290-20.50.370), Parking Access and Circulation (20.50.380-20.50.440), Wastewater, Water Supply and Fire Protection (20.60.030-20.60.050), Surface and Stormwater Management (20.60.060-20.60.130). In order to ensure consistency with the requirements of the Shoreline Water District, staff suggests a condition to the rezone that will be explained as part of the preliminary staff recommendation.

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

Upon approval of the proposed Comprehensive Plan amendment to change the Land Use designation from Ballinger Special Study Area (BSSA), to High Density Residential (HDR), the concurrent proposal to rezone the parcel from R-12 to R-48 would be consistent with the new Land Use Designation of the parcel. See Site Rezone Criteria #1 above.

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

The rezone and future development of the subject site will not be detrimental to uses in the immediate vicinity. Adequate infrastructure (water, sewer, storm, etc.)

exists in the area to support the proposed development. This has been verified through Certificate of Availability provided by the utility purveyor, and review of City storm water infrastructure records.

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

The rezone will help the City achieve the housing targets established by the Comprehensive Plan and required by the GMA. Further, this site is an appropriate place to accommodate development considering the intensity of the adjacent Commercial and High Density uses, because it is free of environmentally sensitive features, and because of close proximity to infrastructure.

**III. CONCLUSIONS**

- 1. Consistency-** The proposed site specific Comprehensive Plan amendment and concurrent rezone is consistent with the Washington State Growth Management Act, King County Countywide Planning Policies, the City of Shoreline 2005 adopted Comprehensive Plan, and the City of Shoreline Development Code.
- 2. Compatibility-** The proposed zoning is consistent with the proposed changes in land use designation as identified in this site specific Comprehensive Plan amendment.
- 3. Housing / Employment Targets-** The project increases the ability for the City of Shoreline to achieve housing targets as established by King County to meet requirements of the Growth Management Act.
- 4. Environmental Review-** The project has satisfied the requirements of the State Environmental Policy Act (SEPA).

**IV. PLANNING COMMISSION ROLE AND OPTIONS**

As this is a Type C action, the Planning Commission is required to conduct a Public Hearing on the proposal. The Commission should consider the application and any public testimony and develop a recommendation for rezone approval or denial. The City Council will then consider this recommendation prior to their final adoption of the application.

Planning Commission has the following options for the application:

1. Recommend approval to re-designate the land use and rezone parcel number 7417700031 based on the findings presented in this staff report.
2. Recommend denial of the re-designation and rezone application based on specific findings made by the Planning Commission.
3. Recommend changes to the proposal based on findings.

**V. PRELIMINARY STAFF RECOMMENDATION**

Based on the Findings and Site Specific Comprehensive Plan Amendment and Concurrent Zone Change Criteria, the City Staff recommend approval of application #201492 and #301371; a Site Specific Comprehensive Plan Amendment to change the

land use designation from Ballinger Special Study Area (BSSA) to High Density Residential (HDR) and rezone from R-12 to R-48 for parcel number 7417700031 (20060 15<sup>th</sup> Avenue NE, Shoreline, WA 98177).

Condition#1- Prior to issuance of building permits, the applicant shall demonstrate compliance with the provisions for Adequacy of Public Facilities as defined in chapter 20.60 of the Shoreline Municipal Code.

## **VI. ATTACHMENTS**

Attachment 1: Site Plan

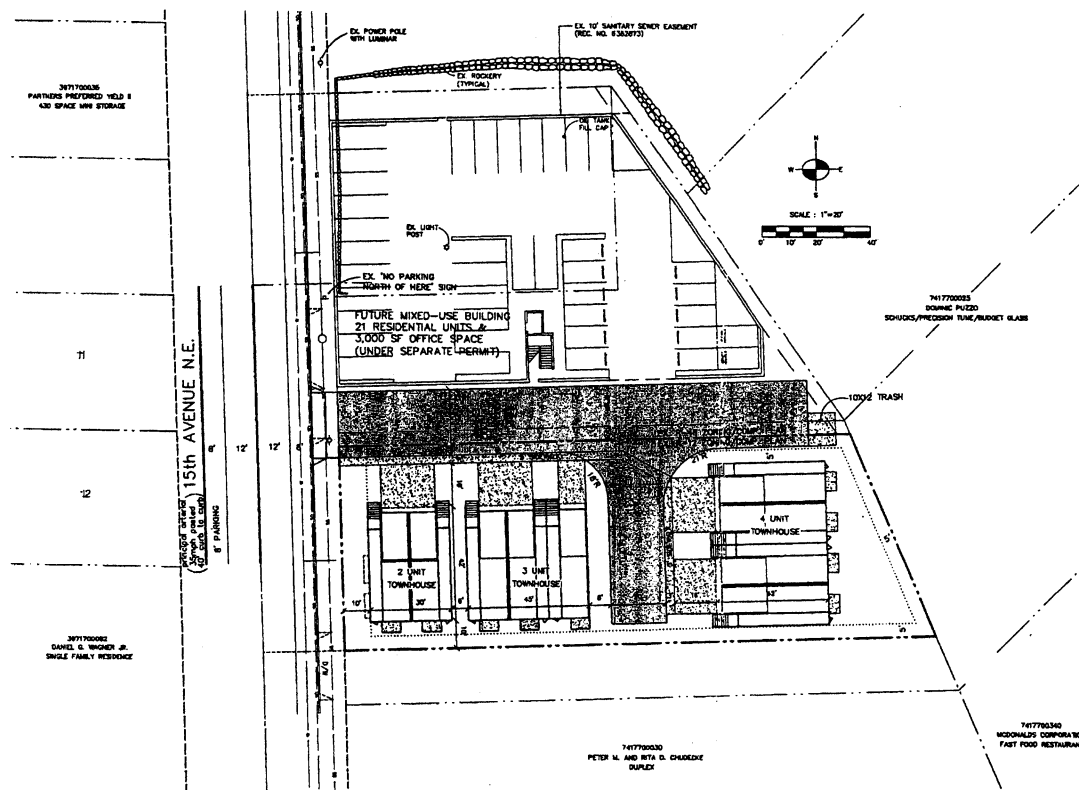
Attachment 2: Vicinity Map with Zoning Designations

Attachment 3: Vicinity Map with Comprehensive Plan Designations

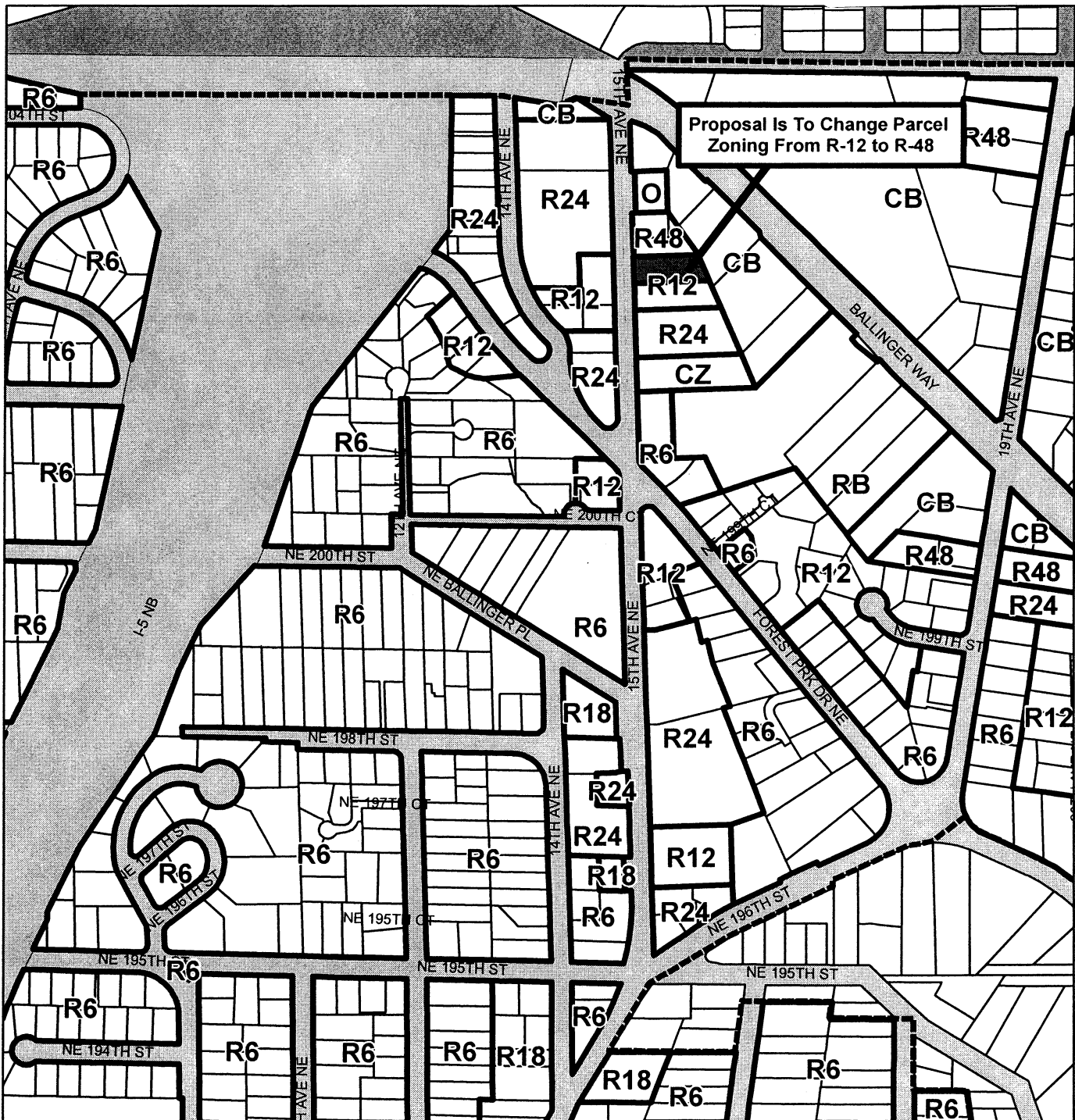
Attachment 4: Traffic Assessment from LSA Engineering

Attachment 5: Corrected SEPA Threshold Determination (with notice of public hearing)

~~ITEM 8.i - ATTACHMENT I~~



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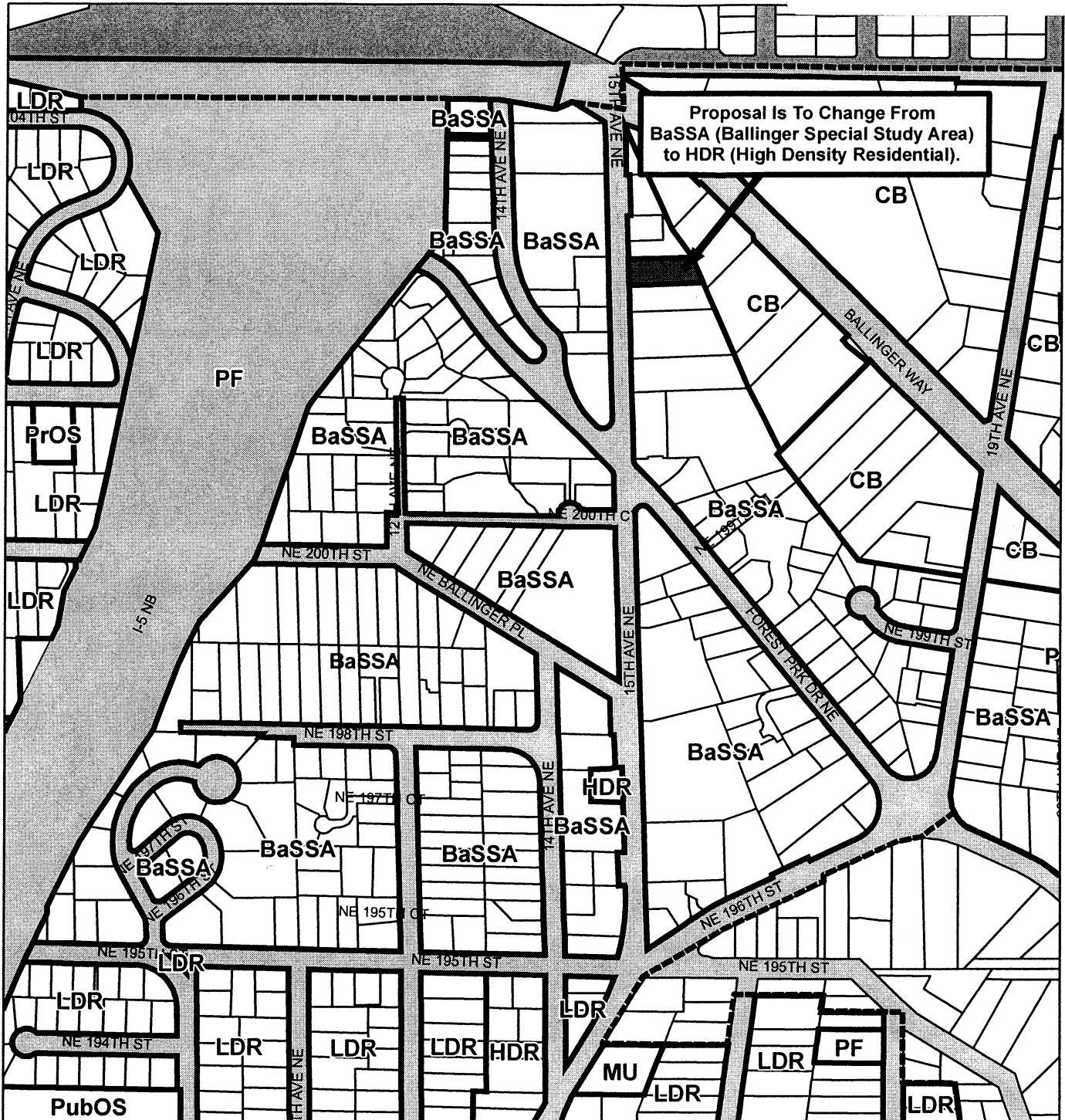


Created on March 1, 2006

**Map Index Locator**



88



# SHORELINE

## Geographic Information System

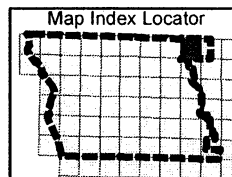
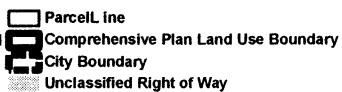
# City of Shoreline Comprehensive Plan

**Representation of Official  
Comprehensive Land Use  
Map Adopted By  
City Ordinance No.2 92.**

Shows amendments through  
July 26, 2001.

### Legend

LDR - Low Density Residential  
MDR - Medium Density Residential  
HDR - High Density Residential  
Mixed Use  
Community Business  
Regional Business  
Public Facilities  
Single Family Institution  
Special Study Area  
Ballinger Special Study Area  
Briarcrest Special Study Area  
North City Business District  
Paramount Special Study Area  
Private Open Space  
Public Open Space



0 125 250 500 Feet



No Warranties of any sort, including accuracy, fitness, or merchantability accompany this product.

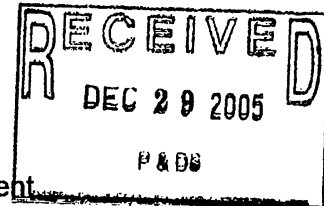
Created on March 1, 2006

**ITEM 8.i . ATTACHMENT C 4**

December 29, 2005

LSA No. 4577

City of Shoreline  
Department of Development Services  
Attn: Steven Szafran  
17544 Midvale Avenue North  
Shoreline, WA 98133



Re: Viking Properties: 15<sup>th</sup> Ave NE 10- Unit Townhome Development  
Traffic Generation and Distribution

Dear Mr. Szafran:

The following letter has been prepared to address the request for traffic impact assessment for a proposed 10 unit townhome development by Viking Properties. This assessment supplements the application for a comprehensive plan amendment and concurrent rezone application for the 10 unit townhome development.

### **Proposed Site Development**

The project is located on 15<sup>th</sup> Avenue NE approximately 1,000 feet east of Interstate Five and 500 feet south of NE 205<sup>th</sup> Street (SR-104). At this location 15<sup>th</sup> Ave NE serves as a arterial street providing north-south access between residential areas and the business and retail areas on SR-104. 15<sup>th</sup> Avenue NE is a two-lane street posted 35 mph in both directions along the projects frontage.

The proposed comprehensive plan amendment and concurrent rezone application seeks to reclassify the 15,000 sf parcel from its existing R-12 designation to R-48. Access to the site will be provided by a shared drive way with the property just north of the site. The neighboring property to the north currently zoned R-48 proposes to replace the current office building with a 3,000 sf office and 21 unit apartment complex in the near future. This report does not evaluate the proposed development of the northern parcel.

### **Trip Generation**

The establishment of residential townhouse units will result in new traffic. The amount of new traffic, trip generation, can be determined using the trip generation rates provided in the *Institute of Transportation Engineers (ITE) Trip Generation Manual, 7th Edition*. One existing single family home currently generates traffic on-site. Thus, net traffic generation will result from an increase of 10 townhome units with credit for the existing single family house (10 townhouse units - 1 existing SFR). The number of trips have been estimated using the average vehicle trip rates for *Land Use Code 210, Single Family Detached Housing*. Due to the relatively small size of the project a conservative approach using the *Single Family*



Detached Housing ITE code 210 was used instead of the Residential Condominium/Townhouse ITE code 230. The following table estimates the average weekday and PM peak hour trips for the project:

Table 1 Traffic Generation - Average Rates 15 <sup>th</sup> Ave NE 10- Unit Townhome Development	
Total Average Weekday Trips (ADT)	
1 Existing single family residences at 9.57 ADT .....	9.6
10 Townhouse Units at 9.57 ADT .....	95.7
	Net = 86.1
PM Peak Hour Trips	
1 Existing single family residences at 1.01 vph .....	1.0
10 Townhouse Units at 1.01 vph .....	10.1
	Net = 9.1
Inbound Trips ( 63%) .....	5.7
Outbound Trips ( 37% ) .....	3.4
1. Trip rates are average trip rates from ITE Trip Generation Manual, 7th Edition. Code 210	

### Trip Distribution

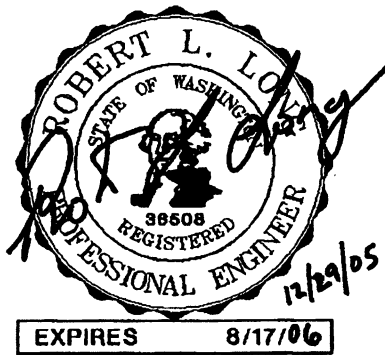
The purpose of the trip distribution is to evaluate the impact of new traffic generated by the proposed development on the surrounding road system. Trip distribution from the proposed development is based on the distribution of peak hour trips. The traffic distribution uses a gravity model and considers the location of employment and retail centers. The distribution of the project's PM peak hour trips is shown in Figure 2.

### Project Access

Along the frontage of the site 15<sup>th</sup> Ave NE is relatively straight and sloped at a constant grade and thus the access location has adequate entering sight distance in both directions. As discussed above, the project proposes to use a shared drive for joint access for the project and the parcel north of the site. The proposed 10 townhomes, the future 21 apartment units, and the 3,000 sf office building is expected to generate between 25 and 35 PM peak hour trips in total. This equates to less than one trip per hour during the peak hour. Thus, the proposed single shared access is expected to adequately serve both the project site and the northern adjacent parcel's future development.

I trust this information is sufficient for your current needs. Please let me know if you have any questions.

Sincerely,



Robert L. Long, P.E.

Attachments:

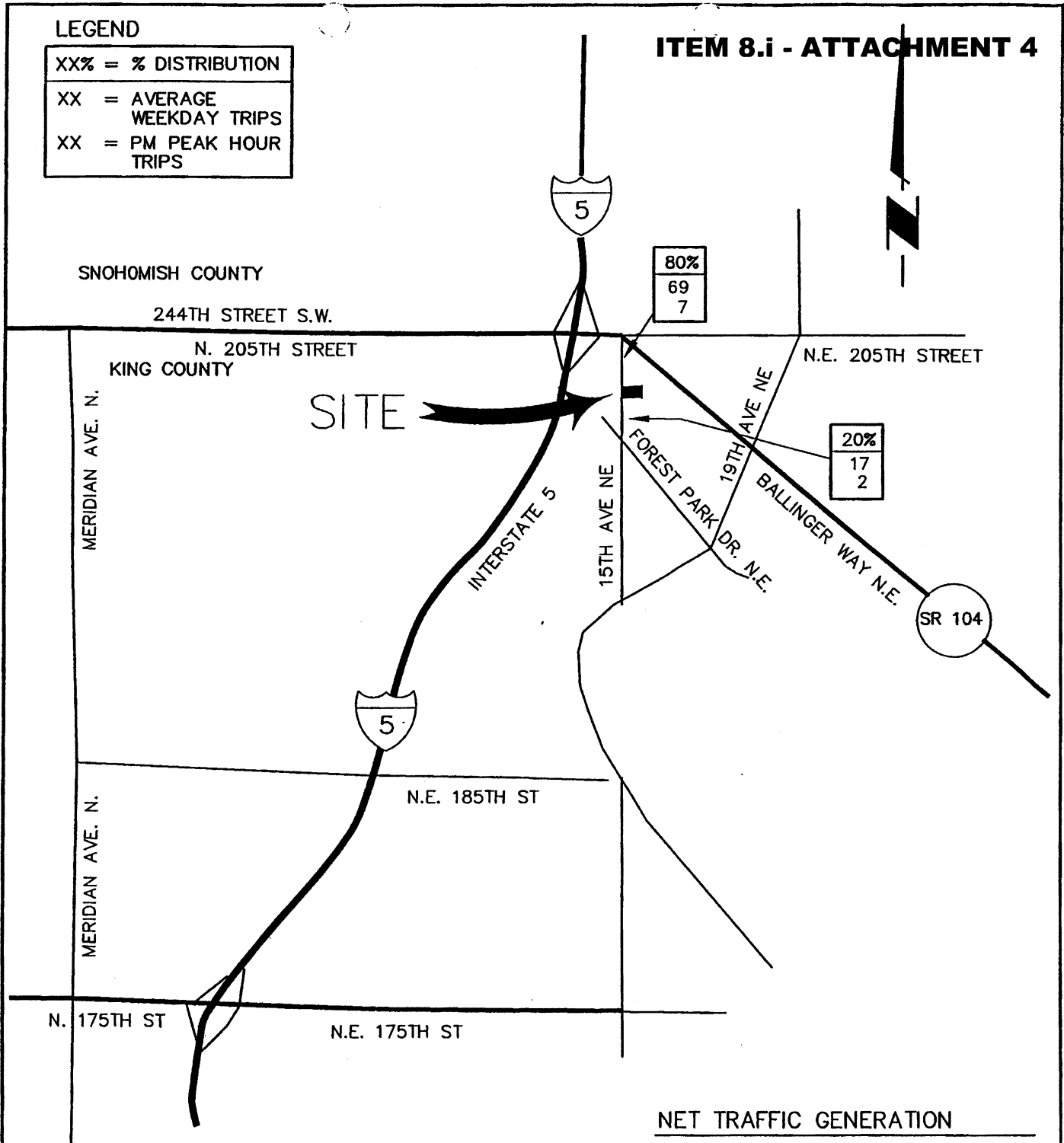
Figure No. 1- 10 Unit Townhome Site Plan  
Figure No. 2- Trip Distribution



# ITEM 8.i - ATTACHMENT 4

## LEGEND

XX%	=	% DISTRIBUTION
XX	=	AVERAGE WEEKDAY TRIPS
XX	=	PM PEAK HOUR TRIPS



## NET TRAFFIC GENERATION

NET WEEKDAY ADT..... 86.1  
NET PM PEAK HOUR.....9.1

VIKING PROPERTIES, INC. (10 UNITS)  
NET TRAFFIC DISTRIBUTION MAP  
FIGURE NO. 2

LSA No. 4577



## Planning and Development Services

17544 Midvale Avenue N., Shoreline, WA 98133-4921  
(206) 546-1811 ♦ Fax (206) 546-8761

# **CORRECTED NOTICE OF PUBLIC HEARING AND SEPA THRESHOLD DETERMINATION OF NONSIGNIFICANCE (DNS)**

## **REZONE APPLICATION**

### **PROJECT INFORMATION**

**PROPOSED ACTION:** Comprehensive Plan Amendment With Concurrent Rezone

**PROPOSED PROJECT DESCRIPTION:** 1. Change the Comprehensive Plan Land Use Designation from Ballinger Special Study Area (BSSA) to High Density Residential (HDR) and concurrently rezone from R-12 to R-48.  
2. Permit 9 total dwelling units (7 proposed attached single-family homes where one duplex is currently under construction) on a 15,374 square foot lot for an overall density of 25.5 units per acre.

**PROJECT NUMBERS:** 201492

**PROPERTY OWNER/  
APPLICANT/AGENT:** Eric Sundquist (Owner)/ S. Michael Smith (Owner's Authorized Agent)

**LOCATION:** 20060 15<sup>th</sup> Avenue NE, Shoreline, WA

**CURRENT ZONING:** R-12 (Residential 12 dwelling units/acre)

**CURRENT COMPREHENSIVE PLAN  
LAND USE DESIGNATION:** Ballinger Special Study Area

**DATE OF APPLICATION:** December 30<sup>th</sup>, 2005

**DETERMINATION OF  
COMPLETENESS:** January 9<sup>th</sup>, 2006

**EFFECTIVE DATE OF NOTICE:** March 16<sup>th</sup>, 2006

**END OF APPEAL PERIOD:** March 30<sup>th</sup>, 2006 5:00 P.M.

**OPEN RECORD HEARING DATE:** April 6<sup>th</sup>, 2006 7:00 P.M.  
Shoreline Center, Board Room, 18560 1<sup>ST</sup> AVE NE, Shoreline WA

### **PROJECT REVIEW**

The Planning and Development Services Department has conducted an initial evaluation of the project proposal in accordance with procedures outlined in the Shoreline Municipal code. Issuance of this notice does not constitute approval of this project proposal for construction; the project will require issuance of a building permit, right-of-way use permit, and ancillary permits. Additional conditions based on further staff review may be required for incorporation into the project proposal.

Information related to this application is available at the Planning and Development Services Department for review. Preliminary determination of the development regulations that will be used for project mitigation and consistency include, but are not limited to: the *Shoreline Municipal Code*, *City of Shoreline Comprehensive Plan*, *International Building Code*, *International Fire Code*, and *King County Surface Water Design Manual*.

### **SEPA THRESHOLD DETERMINATION OF NONSIGNIFICANCE (DNS)**

This Determination of Nonsignificance (DNS) is issued in accordance with WAC 197-11-340. The City of Shoreline has determined that the proposal will not have a probable significant adverse impact(s) on the environment and that an Environmental Impact Statement (EIS) is not required under RCW 43.21C.030 (2) (c). This decision was made after review of the submitted SEPA Environmental Checklist, therezone application, technical information reports and other information on file at the City of Shoreline. This information is available for public review upon request at no charge.

### **PUBLIC COMMENT AND APPEAL INFORMATION**

There is no additional comment period for this DNS. The optional DNS process as specified in WAC 197-11-355 is being used. The Notice of Application issued on February 2<sup>nd</sup>, 2006 stated the intent of the City of Shoreline to issue a DNS for this proposal using the optional process. Appeals of this DNS must comply with the Shoreline Municipal Code (SMC) general provisions for land use hearings and appeals and be received by the City of Shoreline on or before March 30<sup>th</sup>, 2006 at 5:00 p.m. The accompanying appeal fee is \$380.00. For questions, please contact Steven Szafran, Project Manager at 206-546-0786, or write to: *City of Shoreline Planning and Development Services, 17544 Midvale Avenue North, Shoreline, WA 98133*

**DRAFT**

These Minutes Subject to  
May 4<sup>th</sup> Approval

## **CITY OF SHORELINE**

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

April 6, 2006  
7:00 P.M.

Shoreline Conference Center  
Board Room

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#### **COMMISSIONERS PRESENT**

Chair Harris  
Vice Chair Piro  
Commissioner Broili  
Commissioner McClelland  
Commissioner Phisuthikul  
Commissioner Kuboi  
Commissioner Hall  
Commissioner Pyle  
Commissioner Wagner

#### **STAFF PRESENT**

Joe Tovar, Director, Planning & Development Services  
Steve Cohn, Senior Planner, Planning & Development Services  
Steve Szafran, Planner II, Planning & Development Services  
Jessica Simulcik Smith, Planning Commission Clerk

#### **OTHERS PRESENT**

Mayor Ransom

#### **CALL TO ORDER**

Chair Harris called the regular meeting of the Shoreline Planning Commission to order at 7:05 p.m.

#### **ROLL CALL**

Upon roll call by the Commission Clerk, the following Commissioners were present: Chair Harris, Vice Chair Piro, Commissioners Broili, McClelland, Phisuthikul, Kuboi, Hall, Pyle and Wagner.

#### **APPROVAL OF AGENDA**

The Commission added a discussion regarding the upcoming Planning Commission Retreat as Item 11b. The remainder of the agenda was approved as presented.

#### **SEATING OF NEW COMMISSIONERS**

Mayor Ransom swore in the new Commission Members (Commissioners Wagner and Pyle) and the two returning Commissioners (Commissioners Kuboi and Piro). Photographs were taken to provide to the local newspaper and each of the Commissioners briefly introduced themselves.

## **DIRECTOR'S REPORT**

Mr. Tovar reported that a volunteer breakfast has been scheduled for April 28<sup>th</sup>, in honor of all of City volunteers. Each of the Commissioners would receive a formal invitation. In addition, the City Council has scheduled a reception on May 8<sup>th</sup> to honor outgoing Planning Commissioners Sands and MacCully for their years of service. Each would be presented with a plaque and refreshments would be served.

Mr. Tovar reported that he was invited to attend the Highland Terrace Neighborhood Association Meeting on April 18<sup>th</sup>, along with various staff members. Chair Harris and Commissioner Hall would attend the meeting, too. The Association requested that he introduce the Commissioners and invite them to provide comments. At the meeting he would briefly review the role of the Planning Commission, City Council and City staff, with an emphasis on how they all work together. He has also been invited to talk about the general subject of housing. With the decline of the school age population in Shoreline schools, the Association has some concerns about land use and housing supply. In addition, he would provide a brief update on the City's plan to work on a Comprehensive Housing Strategy and invite the Association to provide their suggestions and concerns on the issue.

Mr. Tovar advised that Vice Chair Piro and Commissioner Kuboi would attend the Echo Lake Neighborhood Association meeting on April 18<sup>th</sup>. Mr. Cohen would represent the City staff at the meeting and provide remarks similar to those Mr. Tovar would provide at the Highland Terrace Neighborhood Association Meeting. Mr. Cohen is the project manager for a proposed development at the south end of Echo Lake. When it was adopted by the City Council, there was language allowing the City staff to approve minor amendments to the site plan. The developer now has some different ideas for the site plan, and these changes would be reviewed by the Echo Lake Neighborhood Association on April 18<sup>th</sup>.

Mr. Tovar reported that staff is working with the Ridgecrest Neighborhood Association, developers and property owners regarding the sub area plan for the commercial district in the area. They have discussed options for using students from the University of Washington to conduct design charettes. More details regarding this effort would be provided to the Commission in the near future.

Commissioner Hall requested that staff provide the Commission with a schedule of the regularly scheduled neighborhood association meetings so that Commission representatives could assign themselves to be in attendance. Mr. Tovar agreed to provide a schedule as requested. Commissioner Broili expressed his belief that neighborhood associations provide a rich opportunity for citizen involvement, and it is important for the City to involve them in the Comprehensive Housing Strategy process. Commissioner Pyle reported that he plans to attend the Briarcrest Neighborhood Association Meeting.

Because the public hearing was scheduled to start at 7:30, Mr. Tovar suggested the Commission postpone the remainder of his report, as well as their review and approval of the minutes until after the hearing has been completed. The Commission agreed.

## **APPROVAL OF MINUTES**

Approval of the minutes was postponed until later on the agenda.

## **GENERAL PUBLIC COMMENT**

No one in the audience expressed a desire to address the Commission during this portion of the meeting.

## **PUBLIC HEARING ON SITE SPECIFIC REZONE/COMPREHENSIVE PLAN AMENDMENT FOR PROPERTY LOCATED AT 20060 – 15<sup>TH</sup> AVENUE NORTHEAST (FILE NUMBERS 201492 AND 301371)**

Chair Harris reviewed the rules, procedures and agenda for the public hearing. He invited Commissioners to disclose any ex parte communications they received regarding the subject of the hearing outside of the hearing. None of the Commissioners identified written or oral communications. No one in the audience expressed a concern.

## **Staff Overview and Presentation of Preliminary Staff Recommendation**

Mr. Szafran provided a brief overview of the project, which is a proposal to modify the existing Comprehensive Plan and zoning designations for a 15,374 square foot parcel located at 20060 – 15<sup>th</sup> Avenue Northeast from Ballinger Special Study Area (BSSA) to High-Density Residential (HDR) and to change the zoning designation from R-12 to R-48. He explained that the Ballinger Special Study Area has been designated for future sub area or neighborhood planning and does not currently have a land use designation. The applicant is proposing to construct 7 additional single-family attached townhomes on the site where one duplex is currently under construction. The proposal would include 9 total dwelling units in three separate buildings, for an overall density of 25.5 dwelling units per acre. He explained that the current designation of BSSA and zoning of R-12 would allow up to four single-family residences on the site. He summarized that while the proposed amendment and rezone would allow the construction of up to 17 dwelling units on the site, the applicant is only proposing 9 at this time.

Mr. Szafran reviewed that the subject property is located on the east side of 15<sup>th</sup> Avenue, approximately 450 feet south of Ballinger Way North. The site is currently being developed with a duplex situated close to 15<sup>th</sup> Avenue Northeast and is relatively flat, with a small slope on the easternmost area of the site. There are few trees and vegetation, and access to the property would come from a 24-foot driveway off of 15<sup>th</sup> Avenue Northeast.

Mr. Szafran advised that the site is surrounded by a variety of zoning and land uses. To the north are parcels owned by the applicant, which are zoned R-48 and proposed for a mixed-use development consisting of a 21-unit apartment and office building for an overall density of 47.5 units per acre. To the east are commercial uses that are zoned Community Business and front along Ballinger Way North. A duplex zoned R-12 is to the south and further to the south are higher density apartments zoned R-24.

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Across 15<sup>th</sup> Avenue Northeast to the west is a mini warehouse development and townhomes zoned R-24 and single-family residences zoned R-12.

Mr. Szafran reported that no letters of public comment regarding the proposal were received. In addition, no comments were received during the required neighborhood meeting.

Mr. Szafran advised that staff reviewed the environmental checklist submitted with the application and issued a Determination of Non-Significance. If developed as proposed, the site's total estimated peak hour vehicle trips would not exceed nine, which is below the threshold for requiring a traffic study. Utilities to the site would have to be upgraded, and the Shoreline Water District has identified a 6-inch waterline that must be upgraded in the street in front of the property. In addition, sewer lines must be upgraded to serve the proposed development. The site is located within close proximity to a well-served public transportation corridor along 15<sup>th</sup> Avenue Northeast, as well as Ballinger Way. There is a duplex under construction on the site, as well as an existing single-family home that would be demolished in the near future. The height of the proposed townhomes would be 32 feet, which would be well under the allowed maximum height in the R-48 zone of 50 feet. The townhomes would incorporate required design elements as identified in the Development Code. He provided slides to illustrate the current uses on the surrounding properties.

Next, Mr. Szafran explained that the proposal must meet the criteria listed in Sections 20.30.320(B) and 20.30.340 of the SMC. He briefly reviewed how the site specific Comprehensive Plan Amendment would meet the criteria as follows:

- **The amendment is consistent with the Growth Management Act and not inconsistent with the Countywide Planning Policies and other provisions of the Comprehensive Plan and City policies.** The amendment is consistent with the Growth Management Act in that it would allow for an increase in housing choice, a higher density of housing in the urban area, and an increase in the type of housing needed by possibly senior citizens and smaller families. The following three statutory goals identified in the State Growth Management Act legislation would be met by the project: guide urban growth in areas where urban services can be adequately provided, reduce urban sprawl, and encourage efficient multi-modal transportation systems. The proposal was analyzed and found to be consistent with the King County Countywide Planning Policies. The proposed amendment would also be consistent with the City of Shoreline's Comprehensive Plan, in that it meets a number of framework, land use and housing goals and policies of the plan as discussed in detail in the staff report.
- **The amendment addresses changing circumstances, changing community values and incorporates the sub-area planning consistent with the Comprehensive Plan vision or correct information contained in the Comprehensive Plan.** The precedent for this type of action has already been set. On June 13, 2005, the City Council approved a request to change the Comprehensive Plan for property located approximately 1,500 feet to the south of the subject property from BSSA to HDR. In addition, the zoning was changed from R-6 to R-24. Although the Comprehensive Plan states that the special study area is designated for future sub area, watershed, special districts or neighborhood planning and it is intended for the underlying zoning to remain, the proposed Comprehensive Plan amendment and rezone request addresses a change in land use pattern

in the neighborhood. Because of the need for a more diverse housing stock, the proposed amendment directly addresses the changing housing market and would fill the need for higher-density housing designed for smaller families. In addition, as the commercial properties continue to develop and expand, the proposed amendment would allow the parcel to develop and serve as a transition zone between the commercial uses along Ballinger Way and the lower density residential uses to the south.

- **The amendment will benefit the community as a whole and will not adversely affect community facilities, public health, safety or general welfare.** Because of the properties proximity to the large regional business uses to the north and east and the single and multi-family uses to the south and west, the proposed amendment would serve as a transition area between the zones. In addition, the proposed amendment would allow for the construction of 9 dwelling units, which is 5 more than currently allowed. These additional dwelling units would not place an unreasonable burden on the community facilities or the health, safety or general welfare of the public.

Next, Mr. Szafran reviewed the five site-specific rezone criteria that the rezone application must meet as follows:

- **The rezone is consistent with the Comprehensive Plan.** Upon re-designation of the parcel to HDR, the rezoning of the parcel to R-48 would be consistent with the Comprehensive Plan.
- **The rezone will not adversely affect the public health, safety or general welfare.** Development on the site would be required to comply with all of the development standards found in the Shoreline Municipal Code.
- **The rezone is warranted in order to achieve consistency with the Comprehensive Plan.** Upon approval of the proposed Comprehensive Plan Amendment, the concurrent proposal to rezone the parcel to R-48 would be consistent with the new land use designation.
- **The rezone will not be materially detrimental to uses or property in the immediate vicinity of the subject rezone.** The rezone and future development of the site would not be detrimental to uses in the immediate vicinity. To ensure that adequate infrastructure exists in the area, staff has proposed a condition that would be discussed as part of the preliminary staff recommendations.
- **The rezone has merit and value for the community.** The rezone would help the City achieve the housing targets established by the Comprehensive Plan and required by the Growth Management Act. In addition, the site is an appropriate place to accommodate development considering the intensity of the adjacent commercial and high-density uses because it is free of environmentally sensitive features and because of its close proximity to infrastructure.

Mr. Szafran reviewed the following staff conclusions:

- **Consistency.** The proposed site specific Comprehensive Plan amendment and concurrent rezone is consistent with the Washington State Growth Management Act, the King County Countywide Planning Policies, and the City of Shoreline's 2005 adopted Comprehensive Plan.

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- **Compatibility.** The proposed zoning is consistent with the proposed changes in land use designation as identified in the site specific Comprehensive Plan Amendment.
- **Housing/Employment Targets.** The project increases the ability for the City of Shoreline to achieve housing targets as established by King County to meet requirement of the Growth Management Act.
- **Environmental Review.** The project has satisfied the requirements of the State Environmental Policy Act (SEPA).

Mr. Szafran reviewed that since the proposal is a Type C Action, the Planning Commission is required to hold a public hearing. The Commission should consider the application and public testimony and develop a recommendation to the City Council for either approval or denial. The City Council would consider the Commission's recommendation prior to their final decision. He reviewed the Commission's options as follows: recommend approval to re-designate the land use and rezone based on the findings presented in the staff report, recommend denial of the re-designation and rezone application based on specific findings made by the Planning Commission, or recommend changes to the proposal based on findings.

Mr. Szafran said staff's preliminary recommendation is that the Commission recommend approval of Application Numbers 201492 and 301371, with the addition of the following condition: Prior to issuance of building permits, the applicant shall demonstrate compliance with the provisions for adequacy of public facilities as defined in Chapter 20.60 of the Shoreline Development Code.

#### **Applicant Testimony**

Stephen Michael Smith, the applicant's representative, advised that the applicant agrees with the findings and conclusions of the staff report. The additional condition that the applicant must comply with the utility requirements is something they would have to do anyway and would not add anything substantial to the application, so he finds the proposed condition acceptable. He pointed out that the subject property is an excellent location for added density due to its close proximity to a commercial center, transit opportunities and the freeway. In addition, there should be minimal impact to the surrounding properties. The site plan is compact and the development would not look like a large apartment complex. He noted that most of the surrounding properties have a higher density than single-family residential, and all are identified in the Comprehensive Plan for commercial or multi-family uses. He urged the Commission to recommend approval of the proposal.

#### **Questions by the Commission to Staff and Applicant**

Commissioner Kuboi asked if the Shoreline Water District would be responsible for deciding whether the sewer and water improvements proposed by the applicant would be acceptable or not. Mr. Szafran answered that when the applicant submits a building permit application, they would have to provide verification that the Shoreline Water District and Ronald Wastewater District have approved their plans for water and sewer improvements.

Commissioner Broili asked what percentage of the site would be covered as per the proposal. Mr. Szafran said the applicant is proposing a lot coverage of 67%, and the R-48 zone would allow a maximum lot coverage of 90%. Commissioner Broili inquired if a stormwater management strategy would also be part of staff's proposed condition one. Mr. Szafran answered that staff would address storm water management issues as part of their site development permit review.

Commissioner McClelland pointed out that the duplex currently being constructed on the subject property is actually identified on the map as a townhouse, but it does not front onto 15<sup>th</sup> Avenue Northeast. Mr. Smith explained that the two-unit townhouse development faces towards the new road and is a permitted use in the existing zone. The applicant anticipates that a rezone would follow and the rest of the site plan would fall into place. The applicant is also planning a mixed-use building on the property to the north that is currently zoned R-48. The two sites have been designed to share the 24-foot driveway to consolidate the access points.

Commissioner Hall pointed out that the letter from the Shoreline Water District indicates that the water system would have to be upgraded significantly to the north and south of the project site. Mr. Cohn said his understanding is that negotiations are taking place between the subject property owner, as well as other property owners on 15<sup>th</sup> Avenue Northeast to determine the final outcome for the sewer improvements. Rather than prejudging the final outcome, staff has proposed a condition that the Shoreline Water District must approve the applicant's proposal. Commissioner Hall inquired if the applicant understands that the staff's proposed condition would require them to upgrade the main to a larger pipeline from Forest Park Drive to Ballinger/205<sup>th</sup> Street. Mr. Smith said that the applicant is aware of the Shoreline Water District's requirement and finds it acceptable. The applicant has been negotiating with the water district regarding options over funding this work.

Commissioner Broili requested more details regarding the planned stormwater facility. Mr. Smith answered that rather than an exposed pond with a fence around it, the proposed system would be some type of underground system such as a pipe or detention vault that would not be visible from the surrounding properties. Commissioner Broili said his concerns would be less on aesthetics and more on the additional load placed on an already overloaded system. He questioned where the stormwater from the underground vault would go. Mr. Smith answered that the intent is to feed into the existing stormwater system. Their design would have to meet the requirements of the King County Stormwater Manual, and release volumes would be less after construction than prior to construction.

Commissioner Hall observed that staff's analysis under Criteria 2 for the rezone request (that the rezone would not adversely affect the public health, safety or general welfare) appears to rely solely on compliance with the Development Code. If that is the case, since all development in the City is required to satisfy the Development Code, then this condition is redundant. Therefore, it should either be eliminated or interpreted differently. He suggested that when evaluating whether a rezone is or is not adverse to the public health, safety or welfare, more than the Development Code should come into play. For example, issues such as density and nearby parks, schools and uses should also be considered. While he doesn't have issue with this particular application, the Commission should clarify Criteria 2 for future applications.

Commissioner Broili suggested that stormwater strategy should be a part of the additional condition proposed by staff. Chair Harris expressed his belief that the Commission should not be particularly concerned about the adequacy of public facilities in this case. The proposed condition is redundant since the Shoreline Water District has already issued a water availability certificate as part of the application indicating that an upgrade is necessary, and they have the authority to make sure the improvements are made. In addition, he pointed out that the stormwater design would have to meet the requirements of the King County Stormwater Manual.

Commissioner Pyle expressed his belief that since there is a need for significant infrastructure upgrades on 15<sup>th</sup> Avenue Northeast, perhaps now would be a good time for the City to review the properties identified in the Comprehensive Plan as Ballinger Special Study Area from a larger perspective rather than piecemeal.

Commissioner McClelland suggested that when the Commission reviews future proposals for medium density housing developments, it would be helpful for staff to provide information in the Staff Report to illustrate where schools, bus stops, shopping, sidewalks, etc would be located in relation to the subject property.

Commissioner Kuboi asked if the applicant would be opposed to an additional condition that would bind the rezone and Comprehensive Plan amendment to the proposed site plan and layout dimensions. Mr. Smith said the applicant would not be opposed to this type of contract rezone condition. Their only concern would be that enough flexibility be allowed for the applicant to shift buildings around slightly as final designs are prepared. Mr. Cohn cautioned the Commission against tying their recommendation to a site plan that has not yet been reviewed by the staff. The Commission should focus on the density rather than the site plan.

Commissioner Kuboi expressed that his primary concerns are about density and height. An R-48 zone would allow a much larger envelope for the developer to work with, and he would not want the project to be reconfigured substantially different than what is currently being proposed. Commissioner Hall cautioned that it is not appropriate for the Commission to focus on the site plan as part of their review of the rezone application. Site plan issues would be dealt with as part of the building permit review process. As the Commission reviews the rezone application, they must consider whether or not it is appropriate for the subject property to be zone R-48, recognizing that this would allow the current property owner or any future property owner to build up to the maximum density allowed in an R-48 zone. He expressed his belief that because of the proximity of commercial and higher density residential properties and the City's desire to meet housing goals, an R-48 zoning designation would be consistent with the City's mission and values for the community.

Commissioner Broili said he would support the rezone request to R-48. However, he would like some assurance that the stormwater would be managed on site as much as possible, with little or no overflow into the nearby stream or existing stormwater system.

Commissioner Broili agreed with Commissioner Pyle that the City should move forward with their work on the Ballinger Special Study Area. The City must identify specific Comprehensive Plan land use

designations for these properties so property owners in the area can anticipate how they might be developed in the future.

Commissioner Phisuthikul requested information from staff regarding the logic for granting an administrative variance to allow the applicant to reduce the driveway width from 30 feet to 24 feet. Mr. Szafran answered that the City's Traffic Engineer and Development Review Engineer both reviewed the variance request and determined that it should be approved. They considered the proposed development on the subject property, as well as the applicant's plan to develop the property to the north as a mixed-use building.

Commissioner Kuboi pointed out that the legal notice that was provided for the hearing specifically referenced a 9-unit project on the subject property. While the core issue is density and zoning, the hearing was noticed with a specific project in mind. He questioned if the lack of public comment might have been based on a 9-unit development rather than the maximum number of units that would be allowed on the site if zoned R-48. He suggested that the Commission consider a condition that would limit the number of units to 9 or 10. Mr. Cohn said the City Attorney advised that because a project proposal was submitted as part of the application, the hearing should be noticed as such. However, the SEPA analysis addressed issues such as traffic, water and sewer based on the maximum number of units that could be developed if the property were rezoned to R-48.

If the Commission decides they want to add a condition that would restrict the number of units allowed on the site, Mr. Smith requested that they take a recess to allow him an opportunity to contact the applicant to make sure he would be willing to make this type of commitment. He commented that he has received no indication from the applicant that he is interested in changing the site plan significantly.

After further discussion, the Commission conducted a straw vote on Commissioner Kuboi's proposal to condition the rezone approval to 9 or 10 units. Commissioners Kuboi, Phisuthikul, Wagner and Pyle indicated that they would support the condition. Chair Harris, Vice Chair Piro and Commissioners McClelland, Broili, and Hall indicated that they would be opposed.

Mr. Cohn explained that the application was filed with a SEPA Checklist that addressed the rezone and Comprehensive Plan Amendment from the perspective of the property's highest and best use, or the most number of units (17) that could be placed on the property if zoned R-48.

#### **Public Testimony or Comment**

There was no one in the audience who expressed a desire to participate in the public hearing.

#### **Presentation of Final Staff Recommendation**

Based on the findings and site specific Comprehensive Plan amendment and concurrent rezone change criteria, Mr. Szafran advised that staff recommends approval of Application Numbers 201492 and 301371, a site specific Comprehensive Plan Amendment to change the land use designation from Ballinger Special Study Area to High Density Residential and rezone from R-12 to R-48 for parcel Number 7417700031, with the condition that prior to issuance of building permits the applicant shall

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demonstrate compliance with the provisions for adequacy of public facilities as defined in Chapter 20.60 of the Shoreline Development Code.

### **Final Questions by the Commission and Commission Deliberation**

Commissioner Broili proposed that Condition 1 be changed to add “all but 100-year storm events be managed on site.” He advised that this concept is laid out in the Western Washington Stormwater Manual. Mr. Tovar pointed out that while Shoreline has not adopted this manual yet, they are in the process of doing so.

Commissioner Hall said that while he supports Commissioner Broili’s desire to protect environmentally sensitive areas, he would prefer to change the Development Code to include a standard that could be applied equally to all properties in the City. He expressed his concern that Commissioner Broili’s additional language would hold the applicant to a higher standard than others, which is not fair.

Commissioner Broili pointed out that the staff has already proposed a condition related to water and sewer facilities. Because stormwater is just as important, he suggested that they either add language regarding stormwater management or eliminate the condition entirely. While this may appear to discriminate against one property owner, he said it is time for them to move in a more positive direction that is better for the City.

Mr. Tovar said that regardless of how the Commission deals with the proposal before them, it would be appropriate for them to encourage the City Council to commit the necessary resources to allow staff to move forward with the process of adopting the 2005 Western Washington Stormwater Manual as soon as possible.

Chair Harris said he would be against imposing a higher standard that has not yet been adopted by the City. Commissioner Pyle pointed out that any subsequent permits for the subject property would not be vested until they are deemed complete, so there is still time to adopt the 2005 Western Washington Stormwater Manual prior to the applicant’s submittal of a building permit.

Mr. Smith agreed that the concept of low-impact development is a very good idea, and the applicant tries to do low-impact development whenever possible. However, the soil conditions on the subject property are not permeable. An infiltration system would require that the entire site be excavated and filled with drain rock, and it would still overflow some times. Since detention vaults are expensive, they would prefer to use infiltration for stormwater management, but it would not be a viable engineering alternative in this case. Commissioner Broili pointed out that, in addition to infiltration, there are many options for stormwater management that could be considered for the site.

### **Closure of the Public Hearing**

**VICE CHAIR PIRO MOVED THAT THE PUBLIC HEARING BE CLOSED. COMMISSIONER WAGNER SECONDED THE MOTION. THE MOTION CARRIED UNANIMOUSLY.**

**DRAFT**

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### **Vote by Commission to Recommend Approval, Denial or Modification**

**COMMISSIONER HALL MOVED THAT THE COMMISSION RECOMMEND APPROVAL TO THE CITY COUNCIL OF THE PROPOSED COMPREHENSIVE PLAN AMENDMENT AND REZONE APPLICATION (FILE NUMBERS 301371 AND 201492) AS RECOMMENDED BY STAFF, INCLUDING CONDITION 1. VICE CHAIR PIRO SECONDED THE MOTION. THE MOTION CARRIED UNANIMOUSLY.**

### **APPROVAL OF MINUTES**

The minutes of March 16, 2006 were approved as submitted.

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

Mr. Tovar referred to the Planning Commission Agenda Planner that was provided. He noted that at the April 20<sup>th</sup> meeting, a presentation would be made regarding the Department of Ecology's 2005 Wetland Classification Manual. In addition, the Commission would discuss the Planning Commission Retreat and joint training with the Parks Board and City Council on communication styles.

Mr. Tovar advised that he would not be present at the April 20<sup>th</sup> Meeting, since he would be attending a Planning Conference where the issue of "form-based zoning" would be discussed. He explained that most traditional zoning deals with zoning districts, with a large amount of detail about what uses are permitted. Traditional zoning limits the number of units allowed in a zone. However, with "form-based zoning" the number of uses and the mix of uses on a site are less important than issues such as bulk, configuration of buildings, orientation of building frontages, access to the site, etc. These qualitative aspects matter just as much or more than density. Mr. Tovar said he would provide a report of his attendance at the conference on May 4<sup>th</sup>.

Mr. Tovar advised that also on May 4<sup>th</sup> the Commission would hold a study session on the proposed permanent regulations for hazardous trees and a critical areas stewardship plan in preparation for a public hearing on May 18<sup>th</sup>. Staff would provide a report regarding the City Council's retreat on May 18<sup>th</sup>, as well. On June 1<sup>st</sup>, the Planning Commission would host a joint meeting with the Parks Board. At the meeting the Parks Director would provide a report on the Urban Forest Management Concept, and a representative from the Cascade Land Conservancy would provide a presentation about their 100-Year Conservation Agenda for the region. On June 15<sup>th</sup>, the Commission would hold public hearings on three specific rezone applications. A number of code amendment issues would be presented to the Commission in July and August.

Mr. Tovar recalled that when the City Council repealed the Cottage Housing Regulations, they recognized the need to look at housing more comprehensively, as pointed out by the Commission. At the last City Council Meeting staff provided a report regarding affordable housing and a presentation regarding a comprehensive housing strategy that would be broader than cottage housing, affordable housing, etc. The City Council provided more direction to staff and agreed to discuss the concept more at their retreat later in April.

**DRAFT**

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Mr. Cohn recalled that staff advised the City Council that a series of questions must be answered during their discussion of a Comprehensive Housing Strategy, such as whom the housing should serve in the future. In addition, they must decide what kind of housing might be acceptable in certain parts of the City such as duplexes, carriage houses, zero lot line houses, etc. They must also decide how active the City wants to be in this arena. Should they let the market guide future development, or do they want to be more active?

Mr. Cohn advised that staff presented a preliminary work program and schedule for the Comprehensive Housing Strategy Process. Their intent is to have a preliminary strategy worked out for the City Council to review in January and present to the public in February. Hopefully, a final set of resolutions could be presented to the City Council in March. The City Council appeared to be supportive of the proposed work program and schedule. They specifically encouraged the staff to work more on the public involvement piece of the project to bring in the public early in the process. Mr. Tovar said staff would likely recommend that an ad hoc advisory committee on housing be formed, and some Commissioners might be invited to participate. Staff would keep the Commission apprised of how the process is moving forward. In addition, the Commissioners should feel free to provide comments and suggestions to the City Council.

The Commission requested that staff provide information as soon as possible regarding proposed changes to the approved site plan for the Echo Lake properties. Commissioner Hall noted that the Commission worked extraordinarily hard to balance the community interests and values and the applicant's desires as much as possible. In his opinion, if the developer cannot live by the conditions identified as part of the contract rezone approval, the rezone should be void and the process should start over. Mr. Tovar said the latest site plan is much better, but staff must review it to determine whether or not it still meets the conditions of the approved contract rezone.

## **REPORTS OF COMMITTEES AND COMMISSIONERS**

Commissioner Broili referred to an article in *THE SEATTLE TIMES* on March 26<sup>th</sup> which heralds Seattle as a national leader in "green construction." He recommended the Commissioners review this article, which points out that there is a growing and strong market for well-built, environmentally sensitive, low-impact construction.

## **UNFINISHED BUSINESS**

There was no unfinished business scheduled on the agenda.

## **NEW BUSINESS**

### **Election of Chair and Vice Chair**

Ms. Simulcik Smith reviewed the rules and procedures for electing a new Commission Chair and Vice Chair. She advised that she would conduct the election for the chair and then the newly elected Chair would take over the meeting and conduct the election for Vice Chair.

**DRAFT**

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**COMMISSIONER MCCLELLAND NOMINATED COMMISSIONER PIRO AS CHAIR OF THE COMMISSION.**

No other nominations were offered, so nominations for Chair were closed.

**THE COMMISSION UNANIMOUSLY APPROVED COMMISSIONER PIRO AS CHAIR OF THE COMMISSION. (Commissioner Piro did not vote).**

**COMMISSIONER BROILI NOMINATED COMMISSIONER KUBOI AS VICE CHAIR OF THE COMMISSION.**

No other nominations were offered, so nominations for Vice Chair were closed.

**THE COMMISSION UNANIMOUSLY APPROVED COMMISSIONER KUBOI AS VICE CHAIR OF THE COMMISSION.**

**Discussion on 2006 Planning Commission Retreat**

Mr. Cohn reported that at the request of Vice Chair Kuboi, he asked the Assistant City Manager, Ms. Modrzejewski, to be a facilitator at the Commission Retreat. She suggested that the retreat be scheduled for an evening sometime in July. Mr. Cohn asked the Commissioners to check their schedules and inform the staff of their vacation plans.

**ANNOUNCEMENTS**

Ms. Simulcik Smith announced that the remaining 2006 Commission Meetings would be located in the Rainier Room rather than the Board Room.

Mr. Tovar advised that Bob Olander was recently appointed as the new City Manager.

**AGENDA FOR NEXT MEETING**

The Commissioners had no additional comments to make regarding the agenda for the next meeting.

**ADJOURNMENT**

**COMMISSIONER HALL MOVED TO ADJOURN THE MEETING AT 9:40 P.M. COMMISSIONER BROILI SECONDED THE MOTION. THE MOTION CARRIED UNANIMOUSLY.**

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David Harris  
Chair, Planning Commission

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Jessica Simulcik Smith  
Clerk, Planning Commission

**DRAFT**

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

<b>AGENDA TITLE:</b>	Building & Inspections Team Report
<b>DEPARTMENT:</b>	Planning and Development Services
<b>PRESENTED BY:</b>	Ray Allshouse, Building Official Joe Tovar, Director of Planning and Development Services

**ISSUE STATEMENT:**

This is one of a series of informational and discussion reports to the City Council on our various City programs. Each program briefing generally aligns with a program budget in the adopted 2006 budget. The intent is to provide Council an opportunity to review and discuss these areas in more depth than is usually available during the annual budget review process. It's an opportunity to discuss program staffing, activities, challenges, costs, performance measures, and future directions. The Building & Inspections staff of plans examiners and combination inspectors is responsible for technical plan review and construction inspection of all new construction, additions and/or alteration projects within the City, that require building permits. In 2004, the City expanded coverage to include plumbing permits, leaving electrical as the only construction trade not embraced under the City's permitting program.

To achieve published performance measures, the Team must work closely with other Planning and Development staff, Public Works, the Shoreline Fire Department, and utility purveyors as part of the overall development review team. This year, we expect to locally adopt the electric code and contract for electrical permitting with the Washington State Department of Labor and Industries as a major additional step towards "One-Stop" shop status. The team scores high on customer service measures. Another applicable technical quality measure is the WSRB's Building Code Effectiveness Grading Schedule past rating of "2", placing Shoreline in the top ten percent of municipalities across the State of Washington.

**FINANCIAL IMPACT:**

The 2006 budget for the Building & Inspections Team is \$625,714. In 2006, anticipated user fee revenue for plan review and inspection services is \$611,985 with the difference of \$13,729 from General Support.

**RECOMMENDATION**

This is informational only and no action is required.

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

# BUILDING AND INSPECTION TEAM

## PROGRAM PURPOSE:

The Building & Inspections Team perform reviews and make decisions on more complex building permits; to provide comprehensive inspections and approval of conditions for all permitted work ; and to provide enforcement and education of the adopted codes and ordinances

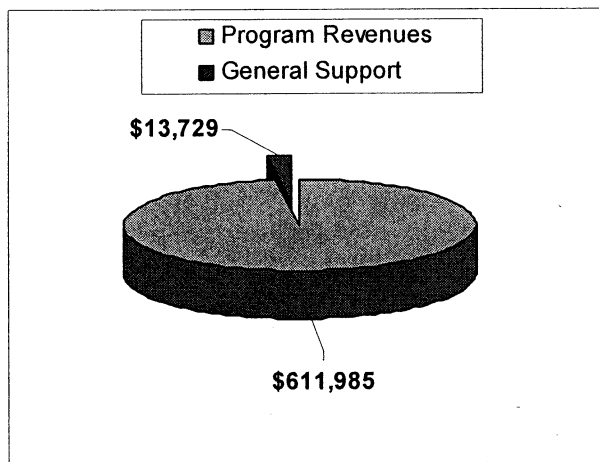
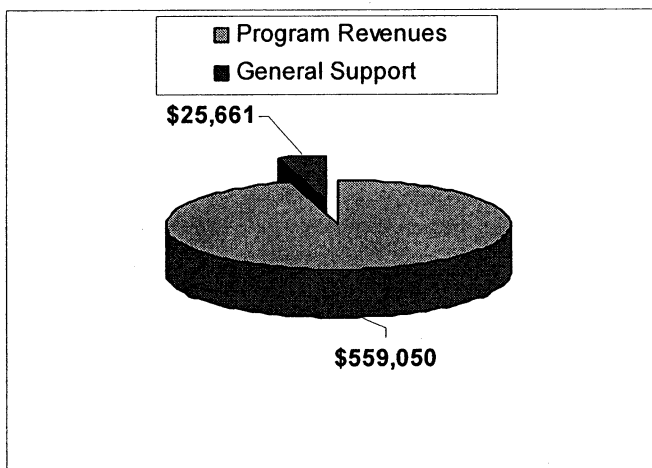
## CRITICAL SUCCESS FACTOR

Quality Services and Facilities

Program Performance				
Effectiveness	2003	2004	2005	2006
Percentage of building permits issued on or before the target dates identified in SMC 20.30.040 (data includes days waiting for information)	93.80%	92.30%	93.60%	
Workload	2003	2004	2005	2006
Number of Addition/Remodel Commercial Permits submitted	66	55	79	75
Number of Demolition Permits submitted	34	36	67	42
Number of Fire Systems Permits submitted	271	105	152	119
Number of inspections completed annually	1,014	3,969	4,222	4,149
Number of Mechanical Permits submitted	200	208	286	215
Number of Miscellaneous Structures - Complex Permits submitted (retaining walls/rockeries, wireless facilities)	18	14	12	15
Number of New Construction Commercial Permits submitted	23	15	41	25

2005 Budget	
Program Expenditures	\$584,711
Program Revenues	\$559,050
General Support	\$25,661
Program Revenue v. General Support	

2006 Budget	
Program Expenditures	\$625,714
Program Revenues	\$611,985
General Support	\$13,729
Program Revenue v. General Support	



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

<b>AGENDA TITLE:</b>	<b>Aurora Corridor Improvement Project (N 145<sup>th</sup> – N 165<sup>th</sup>) and Interurban Trail Pedestrian Bridges Project, request for authority to increase construction and design contingencies, and Council direction on sidewalk and paving along Westminster Way N</b>
<b>DEPARTMENT:</b>	<b>Public Works</b>
<b>PRESENTED BY:</b>	<b>Paul Haines, Public Works Director Jill Marilley, City Engineer</b>

**PROBLEM/ISSUE STATEMENT:**

The purpose of this agenda item is to request additional spending and contract authority on the Aurora construction project and CH2M Hill design contract to accommodate a request from the Seattle Public Utilities (SPU) and to add contingency to the CH2M Hill contract. The item also requests an increase to the Harris & Associates construction inspection contract and approval of contract authority and funds to install a sidewalk on Westminster Way N not previously scoped in this project.

**Seattle Public Utilities Water Line**

During construction it was discovered that SPU's 24" force water main on the east side of Aurora in the vicinity of Parkwood Plaza would need to be lowered and relocated.

SPU performed a risk and cost benefit analysis to determine if the pipe should be lowered and/or replaced or if we could successfully work around the pipe. SPU determined that the best way to proceed was to install a new pipe parallel to the existing pipe but at the recommended depth and reconnect to the existing pipe where it reaches the minimally acceptable depth of coverage. The existing pipe would then be removed. Shoreline staff also performed their analysis on the problem and agrees that this is the best course of action.

The relocation of the water main must be designed as quickly as possible in order to accommodate the current construction contract schedule. To accomplish this timeline SPU has asked for our help in designing the solution and constructing the new line. SPU is unable to secure a design services team nor perform the design in house in a timely manner that would not delay construction on our project. SPU does not currently have a contract open with CH2M Hill, and they could not get a contract executed in time to meet our construction schedule. Another design agency was not considered, as CH2M Hill is already familiar with the site conditions and project requirements.

CH2M Hill has indicated they can perform the required design services to maintain our schedule. Therefore, an amendment is required to the Services During Construction

(SDC) contract for CH2M Hill to design the changes required in an amount not to exceed \$50,000. This amendment will be fully reimbursable by SPU.

Once the design is complete, a change order to the construction contract will be negotiated and signed. To accomplish this work, Staff is requesting that construction contract contingency be increased from \$1,392,771 to \$1,742,771 an amount not to exceed \$350,000.00. Similar to the design services amendment request, this change order will be fully reimbursable by Seattle Public Utilities (SPU). Per our agreement, any additional inspection charges will also be assessed to SPU.

### **Harris and Associates**

As you are aware, Harris and Associates is the consulting firm providing construction inspection services for this project, acting as an extension of City staff. Staff is requesting approval of an amendment to the Harris and Associates (Harris) contract for construction management services in an amount not to exceed \$340,000. The original approved amount of this contract was \$1,700,742.

This increase is related to four key items. These include a significant increase in night construction, contractor organization of the working crews, and contractor overtime efforts and SPU work (addressed in section above).

In order to expedite construction and avoid heavy traffic congestion during the day, staff has approved a much higher percentage of night work for the construction contract than was originally anticipated. The original contract for Harris assumed minimal night work. This requires an additional inspector to be brought on to the team as staff cannot be reassigned from the daytime work as there is no relational reduction in work being performed during the day.

The construction contractor, Gary Merlino Construction (Merlino) has also consistently had up to nine crews working simultaneously on different tasks, such as joint utility trenching, laying conduits, storm water system installation, relocation of sanitary sewer, traffic signal relocation, Interurban Bridge column and wall construction, property restoration, curb/gutter/sidewalk/driveway pours, etc. It is extremely difficult for the current inspection staff to adequately inspect all tasks simultaneously and consistently require an additional inspector on site, as staff recommends that an inspector be present during each task.

Finally, the contractor has regularly worked longer days to achieve the work schedule. This is not an indication of contractor skill but more acknowledgement of the difficult construction of this project. The City requires that inspection staff must be present at all times that the contractor is working on the site.

Staff has analyzed the impact of reducing construction inspection hours. Although some reduction in hours may be realized in the very latter part of the construction contract, the additional hours required now and in the next few months to adequately cover the inspection service requirements, still results in a substantial net increase in overall inspection hours. Staff feels that the benefits realized by more complete inspection outweigh the additional costs incurred.

Please note that the services Harris provides are a "level of service" contract and not a scope related delivery contract and this increase to their services contract will ensure a continued high level of inspections services. It is also anticipated that a percentage of this amount will be reimbursed by SPU as we inspect the construction of their water line. This amount will be determined based on the final design.

### **Westminster Way North**

A couple of councilmembers have expressed interest in adding pedestrian access along the west (Sears/Central Market) side of Westminster Way N as well as paving along Westminster Way N in the area between the driveway at Pier 1 and N 155<sup>th</sup> Street. Both of these items were removed as part of cost savings measures early in the design process. Any improvements in this area would likely be removed when private redevelopment of the area occurs.

Regarding walkways in this area, there is an existing asphalt path along the east side of Westminster extending from N 155<sup>th</sup> to the driveway near Sherwin Williams. Staff believes that the walkway on the east side is adequate for the low volume of pedestrians in that area. There is existing curb and gutter along the west side of Westminster extending from the driveway at N 155<sup>th</sup> Street, to the north driveway of Aurora Square.

Staff has estimated that approximately \$60,000 in additional contract contingency will be required to add an asphalt pedestrian walkway along the west side of Westminster Way N in this area. The actual design will be complete after the Council authorizes this scope change. To eliminate any potential delay, staff is seeking approval from Council at this time for this "not to exceed amount". The least cost solution available with this budget for adding walkways in this area will be the scope approach.

Westminster Way between the area of the north driveway to Aurora Square (Pier 1) and the Intersection with N 155<sup>th</sup> Street has been used for construction material storage. This leaves the asphalt looking somewhat distressed in appearance but has not affected its structural integrity. Merlino's estimated cost for a scope change to overlay this area is \$85,000. Although overlaying this segment of road would be an aesthetic enhancement for the overall appearance of Westminster Way, staff does not feel that this expense should be undertaken at this point, due to the uncertainty and timing of redevelopment potential in the area. Instead, staff will recommend working within the existing contingency and providing other measures to improve the aesthetic appearance of this area at the end of construction. By contract, Merlino is required to restore any paving that is damaged during construction.

### **Engineering Services During Construction (ESDC)**

The services during design contract with CH2M Hill is currently proceeding on pace with anticipated expenditures. However, there was no Council authorization in this contract for any contingencies. There have been instances during construction where property owners have decided to redevelop, and staff has accommodated their plans by adapting our design to meet their future configuration. Several more redevelopments during construction are now anticipated, and were not budgeted for in the original contract. We also currently anticipate the possibility of additional utility conflicts requiring engineering services as we prepare to shift construction to the east side of Aurora. Additionally, the

bridges engineering services have undergone substantial engineering consultations due to requests from the fabricator to alter construction methods.

While most of these scope items were anticipated and budgeted for, the frequency and potential magnitude of remaining construction effort would exceed our current authority. In order to preclude the possibility depleting our contract authority and delaying design by returning to Council for additional approvals, staff recommends that a contingency not to exceed \$50,000 be added to the current contract.

### **FINANCIAL IMPACT:**

The construction change order and CH2M Hill design change order for the SPU work will not have any net financial impact. These funds will be completely reimbursed by SPU per the existing agreement.

The estimated cost for additional construction management services of \$340,000 for the Harris contract and the \$50,000 additional contingency for the CH2M Hill contract are available in the current Aurora Phase I budget. Only amendment signature authority is required from City Council.

The estimated cost for an asphalt walkway along the west side of Westminster way is \$60,000. This amount is for additional contract contingency and both budget and contract authority is required.

If all changes are approved, the respective contracts would be amended as follows through our contract amendment and change order process:

Contract	Original Amount	Change Order/Amendment	Revised Amount
<b>Merlino</b>	\$23,606,287	\$60,000 (sidewalk) \$350,000 (SPU)	<b>\$24,016,287</b>
<b>Harris</b>	\$1,700,742	\$340,000	<b>\$2,040,742</b>
<b>CH2MHill</b>	\$308,026	\$50,000 (DSDC) \$50,000 (SPU)	<b>\$408,026</b>

The existing budget amounts are sufficient to cover these expenses. Staff will prepare a detailed memo outlining overall project budget details prior to the Council meeting.

### **RECOMMENDATION**

Regarding the SPU Water Line relocation changes:

Staff recommends that Council increase the construction contingency in an amount not to exceed \$350,000.



Staff further recommends that Council approve an amendment to the CH2M Hill services during construction contract in an amount not to exceed \$50,000. All of the costs will be fully reimbursable by SPU.

Regarding Harris & Associates:

Staff recommends that the Harris Construction Management Services Contract be increased by an amount not to exceed \$340,000. A percentage of these costs will be reimbursable from SPU.

Regarding asphalt sidewalks along Westminster:

Staff recommends scope modification approval and increased change order authority to the Merlino contract to install an asphalt pedestrian walkway on the west side of Westminster Way from N 155<sup>th</sup> to the north driveway of the Aurora Square in an amount not to exceed \$60,000.

Finally, regarding Aurora Ave North and the Interurban Trail Bridges:

Staff recommends that Council approve an amendment to the CH2M Hill services during construction contract in an amount not to exceed \$50,000 for use by the Aurora Corridor and Interurban Trail Bridges project.

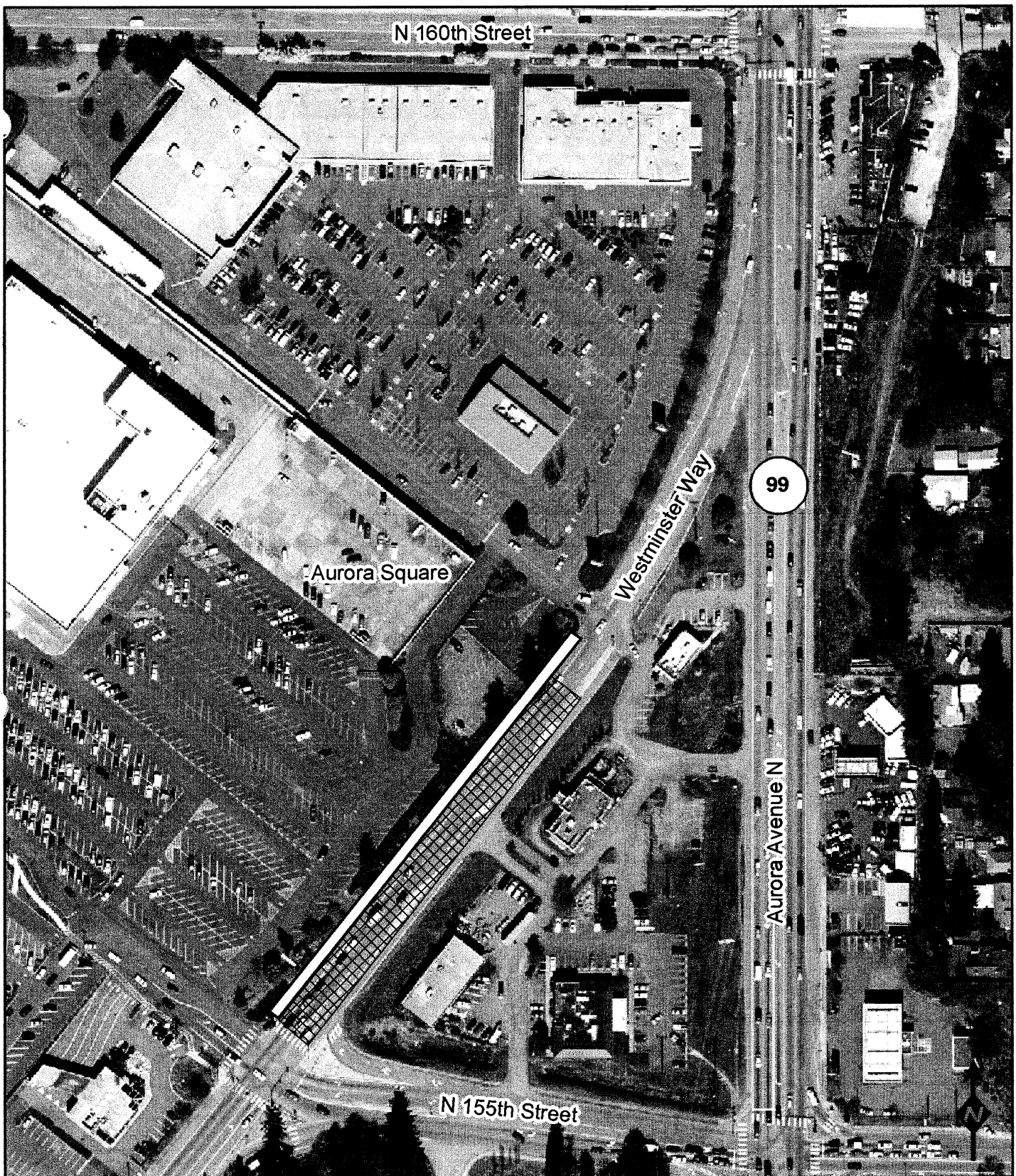
Approved By:

City Manager



City Attorney \_\_\_\_\_

Attachment: Westminster Proposal



# Aurora Avenue North - N 145th Street to N 155th Street

Westminster Proposal - May 2006

- Proposed Pedestrian Facility
- Proposed Overlay (approximate location)

