
Council Meeting Date: January 7, 2002

Agenda Item: 6(c)

CITY COUNCIL AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

AGENDA TITLE:	Adoption of Ordinance No. 292, Official Zoning and Comprehensive Land Use Maps
DEPARTMENT:	Planning and Development Services
PRESENTED BY:	Tim Stewart, Planning Director Andrea L. Spencer, Planner

PROBLEM/ISSUE STATEMENT: During the past year the Planning Commission recommended and the City Council adopted a number of changes to the Official Zoning and Comprehensive Plan Land Use Maps. These changes include the completion of the 2000-2001 Comprehensive Plan Amendment process (which incorporated changes to several parcels' zoning and land use designations), and the adoption of the City's first Sub-Area Plan, North City. While the adoption of these two items already changed the zoning and comprehensive plan land use maps through ordinances, it is desirable to have "clean" and official copies of these maps for use on a daily basis. Ordinance No. 292 (Attachment A: Exhibit 1- Zoning Map Folio and Exhibit 2 – Land Use Map Folio provided to Council only. Copies of the folios are available from the City Clerk upon request.) proposes adoption of official Zoning and Land Use Maps.

FINANCIAL IMPACT: There are no direct financial impacts to the City associated with this action.

RECOMMENDATION

The Planning Commission and Staff recommend that Council adopt Ordinance No. 292 (Attachment A) thereby adopting Official Zoning and Comprehensive Land Use Maps for the City of Shoreline.

Approved By:

City Manager 

City Attorney 

INTRODUCTION

The maps before your Council (Attachment A, Exhibit 1 *Official Zoning Map Folio* and Attachment A, Exhibit 2 *Official Comprehensive Plan Land Use Map Folio*) are reflective of all the monumental changes that have been incorporated into the previously adopted official maps over the past year. In addition, staff has made some improvements in the way information is illustrated and communicated. The following discussion describes the reasons for official map adoption, the procedural history of this action, and the proposed improvements made to the maps.

BACKGROUND

The last Citywide official zoning map was adopted in conjunction with the new Development Code in June 2000, and the official land use map was adopted as part of the Comprehensive Plan in 1998. In July of this year, your Council adopted all the changes associated with the City's first Comprehensive Plan Amendment process, which included reconciliation of numerous inconsistencies between the zoning and land use map (adopted by Ordinance numbers 276 and 277). That same month, Council adopted the North City Sub-Area Plan, which amended both the zoning and land use maps as well (adopted by Ordinance No. 281). Each time Council adopts an ordinance making changes in zoning or land use designations, the official map is amended. Due to the number of changes to the maps over the past year, staff felt it was an appropriate time to adopt new official maps that are reflective of all the recent changes.

Adoption of an official map is a "Type-L" action that requires a public hearing to be held before the Planning Commission. In addition, the action must also be advertised to the public. The notice serves to advertise the hearing date and to solicit comments on the proposed action. The public comment period began on October 16, 2001 and ended October 31, 2001. No comment was received. The Planning Commission held the requisite hearing on November 1, 2001, and during the hearing no one from the public wished to speak on the item. The Planning Commission then deliberated and unanimously moved to recommend approval of the maps to Council (meeting minutes included in Attachment B).

DISCUSSION

Council Adoption Of Ordinance No. 292 (Attachment A) Official Zoning And Land Use Maps

Ordinance No. 292 proposes adoption of a series of maps that depict the zoning and land use designations for all property within the City of Shoreline. The following discussion summarizes the proposed improvements to the maps and is organized into three categories, *Map Layout*, *Map Illustration*, and *Information Provided*.

Map Layout Improvements:

The previously adopted maps were at a scale of 1"=2000' and the entire city was depicted on one 11" x 17" sheet of paper. For purposes of clarity the official map is now broken into a series of 11" x 17" tiles plotted at a scale of 1"=300'. Each tile depicts a quarter section of the City, and the size, scale, and map labeling makes it easier to discern zoning and land use designations for a particular parcel.

Map Illustration Improvements:

Previously adopted maps illustrated each zoning or land use district in a series of colors. For example, residential districts were shown in a range of shades of yellow, and commercial districts were shown in a range of red shades. Due to the number of zoning districts and the limited numbers of standard colors used to depict different districts, it has been difficult for the map-reader to discern between the different shades. In addition, through the color copying process, often the small nuances between a "light yellow" and a "medium yellow" begins to disappear and the maps begin to look "just yellow." The illustration on the new maps has taken a different approach; they are purely black and white. The districts are labeled directly on the parcels themselves with an abbreviation. The abbreviation is now shown in the legend in place of the color. This new scheme allows the maps to be easily read and reproduced.

Information Provided:

The zoning and land use designations that are illustrated on the proposed official maps are reflective of:

1. The 2000-2001 Comprehensive Plan Amendment Process, which included reconciliation of the Zoning and Land Use maps (adopted by Ordinance Numbers 276 and 277).
2. Adoption of the North City Business District Plan which included the addition of the "NCBD" Zoning and Comprehensive Plan Land Use Designations (adopted by Ordinance Number 281).
3. Adoption of a Contract Zone No. 2001-01, which reconciled the inconsistency between the Comprehensive Plan Land Use designation and the zoning for the parcel located at the southeast corner of Fremont and 182nd (adopted by Ordinance Number 286).
4. Identification of Public Right-of-Way. Shoreline Municipal Code Title 20 (the Development Code) provides for the classification of the public right-of-way. Section 20.40.60.D.1 reads: "Except when such areas are specifically designated on the zoning map as being classified in one of the zones provided in this title, land contained in rights-of-way for streets or alleys, or railroads, shall be considered unclassified." The new official maps are reflective of this provision, and the reader will see a new item in the legend of the map called "Unclassified ROW," this label has never before appeared on an official map.

RECOMMENDATION

The Planning Commission and Staff recommend that Council adopt Ordinance No. 292 (Attachment A) thereby adopting Official Zoning and Comprehensive Land Use Maps for the City of Shoreline.

ATTACHMENTS:

- Attachment A: Ordinance No 292
Exhibit 1: 11" x 17" Zoning Map Folio
Exhibit 2: 11" x 17" Land Use Map Folio
Provided to Council only. Copies are available from the City Clerk upon request.
- Attachment B: Excerpt of Planning Commission Minutes, November 1, 2001 Hearing

ORDINANCE NO. 292

**AN ORDINANCE OF THE CITY OF SHORELINE, WASHINGTON
ADOPTING A FOLIO FORMAT OF THE OFFICIAL CITYWIDE ZONING
AND COMPREHENSIVE PLAN LAND USE MAPS.**

WHEREAS, the Council adopted Ordinances 276 and 277 that amended the Zoning and Comprehensive Plan Land Use maps; and

WHEREAS, there have been adjustments made to map format, graphic presentation, and identification of public right of way since Ordinances 276 and 277 were adopted; and

WHEREAS, it is desirable to adopt Zoning and Comprehensive Plan Land Use map formats which ensure clarity and consistency in regulating future land use; and

WHEREAS, on November 1, 2001, a public hearing was held before the Planning Commission for the City of Shoreline pursuant to notice as required by law to consider comments on the proposed changes to the format of the Zoning and Comprehensive Plan Land Use maps; and

WHEREAS, on November 1, 2001, the Planning Commission recommended approval of the recommended format for the official Zoning and Comprehensive Plan Land Use maps; and

WHEREAS, upon consideration of the materials the City Council has determined that the adoption of a folio version of the official citywide Zoning and Comprehensive Plan Land Use maps is appropriate;

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

Section 1. Format Revision. The Zoning Map folio attached hereto as Exhibit 1 and the Comprehensive Land Use Map folio attached hereto as Exhibit 2 are approved formats for these official maps.

Section 2. 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 JANUARY 7, 2002.

Mayor Scott Jepsen

ATTEST:

Sharon Mattioli, CMC
City Clerk

APPROVED AS TO FORM:

Ian Sievers
City Attorney

Date of Publication:
Effective Date:

Exhibit 1:
11" x 17" Zoning Map Folio

To Attachment A

**(Provided to Council Only - Copies available from City
Clerk's Office upon request)**

Exhibit 2: 11" x 17" Land Use Map Folio

To Attachment A

(Provided to Council Only - Copies available from City
Clerk's Office upon request)

Attachment B

**Excerpt of
Planning Commission Minutes
November 1, 2001 Public Hearing**

CITY OF SHORELINE

SHORELINE PLANNING COMMISSION SUMMARY MINUTES OF REGULAR MEETING

November 1, 2001
7:00 P.M.

Shoreline Conference Center
Board Room

PRESENT

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

STAFF PRESENT

Tim Stewart, Director, Planning & Development Services
Kirk McKinley, Planning Manager, Planning & Development Services
Rachael Markle, Senior Planner, Planning & Development Services
Paul Cohen, Senior Planner, Planning & Development Services
Gabe Snedeker, SEPA Responsible Official, Planning & Development Services
Brian Krueger, Planner, Planning & Development Services
Andrea Spencer, Planner, Planning & Development Services
Lanie Curry, Planning Commission Clerk

ABSENT

Commissioner McAuliffe

1. CALL TO ORDER

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

2. ROLL CALL

Upon roll call by the Commission Clerk, the following Commissioners were present: Chair Gabbert, Vice Chair Doennebrink, Commissioners Doering, Monroe, Marx, McClelland and Harris. Commissioner Maloney arrived at 7:05 p.m. and Commissioner McAuliffe was excused.

3. APPROVAL OF AGENDA

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

anyone would have any objection to his participation. No opposition was voiced. None of the other Commissioners indicated any ex-parte communications.

Edwin Valbert, 1949 South State Street, Tacoma, said that he is a project manager for the Department of Social and Health Services overseeing capital improvements to Fircrest School. He explained that the facility is aging, and they are trying to make improvements. He advised that the proposed generator is designed to be compatible with the residents of special needs who live at the school 24 hours a day. By meeting their needs, they have clearly met the needs of the surrounding neighborhoods. A fully-insulated, block building will be constructed on the inside of the structure, with noise baffling. This was all geared towards being a good caregiver and a good neighbor. He concluded that noise should not be an issue of concern.

Randy Goodrich, 19125 North Creek Parkway #210, the engineer for the project, explained that his expertise is electrical, and he is very experienced with placing generators in residential housing. He said that he recently designed a building on the campus to house a small generator for the swimming pool. While the proposed facility would be larger, it would have more sound insulation. An expert has identified that the noise generated from facility would be 50 to 60 decibels. That would mean that the perceptible noise generation for the nearest off-site residential property would be equivalent to a telephone dial tone. He also noted that the intent is that the generator would only operate during emergencies and periodic testing.

Mr. Valbert used an overhead map to discuss the proposed generator building and the surrounding properties.

Commissioner McClelland inquired why Fircrest was identified in the Comprehensive Plan as a special use institution, and the underlying zoning remained. Fircrest has already started the master plan and that area will become an institutional zone in the near future.

THE PUBLIC PORTION

HEARING WAS CLOSED.

COMMISSIONER M. KEY MOVED TO RECOMMEND THE CITY COUNCIL APPROVE THE SPECIAL USE PERMIT FOR A GENERATOR BUILDING ON THE FIRCREST CAMPUS AS RECOMMENDED BY STAFF. VICE CHAIR DOENNEBRINK SECONDED THE MOTION. MOTION CARRIED UNANIMOUSLY.

b. Type L Public Hearing on Adoption of Official Zoning and Comprehensive Plan Land Use Maps

Chair Gabbert reviewed the rules and procedures for the public hearing and then opened the hearing.

Ms. Spencer briefly presented the staff report. She explained that staff is proposing some changes to the Official Zoning and Comprehensive Plan Land Use Maps that were previously adopted. The new, larger maps are user friendly to clearly indicate the zoning and land use designation of each parcel of property. She noted that all of the information provided on the map encompasses the reconciliation process that was adopted in July and the adoption of the North City Business District. In addition, this is the first time that

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the public rights-of-way have been identified on an official map. Staff recommends that the Commission forward the maps to the City Council for adoption as proposed.

THERE WAS NO ONE IN THE AUDIENCE TO PARTICIPATE IN THE PUBLIC HEARING. THEREFORE, THE PUBLIC PORTION OF THE HEARING WAS CLOSED.

Commissioner Marx inquired why Point Wells was not included on the maps as a possible annexation area. Ms. Spencer said that this area would be added before the maps are forwarded to the City Council

Commissioner McClelland inquired if the zoning and planning titles correspond. Ms. Spencer answered affirmatively. Commissioner McClelland said that the colored maps provide a sense of gradation, which is not available with black and white maps. She inquired if the City would discontinue the use of colored maps. Ms. Spencer said the black and white map is for the official map for the archives, but the City will still provide colored display maps.

COMMISSIONER MONROE MOVED TO RECOMMEND THE CITY COUNCIL ADOPT THE OFFICIAL ZONING AND COMPREHENSIVE PLAN LAND USE MAPS AS PROPOSED BY STAFF, WITH THE ADDITION OF POINT WELLS. COMMISSIONER MALONEY SECONDED THE MOTION. MOTION CARRIED UNANIMOUSLY.

8. PUBLIC COMMENT

There was no one in the audience to address the Commission during this portion of the meeting.

9. UNFINISHED BUSINESS

a. Continued deliberation on Proposed Development Amendments

Ms. Markle introduced Paul Cohen, who specializes in the sign code, who was present to continue deliberations on the amendment (Tab 38).

Mr. Cohen reminded the Commission that at the last meeting he explained the overall reasons for the proposed amendments to the sign code. Most are refinements and clarification of the sign code. The Commission last discussed the topic of prohibited signs such as banners and inflatable signs. The Commission asked staff to research other ways to view these types of signs. He referred to photographs providing examples of some of the types of temporary signs that were discussed at the last meeting. He said the proposed amendment would prohibit temporary signs all together because they are difficult to regulate. Some members of the Commission expressed their desire to allow temporary signs such as inflatable signs. Staff suggests that one option would be to allow inflatable or portable signs if they meet the Uniform Building Code for safety and the Sign Code for height, setbacks, size, etc.

Commissioner Monroe inquired if the Uniform Building Code addresses inflatable signs. Mr. Cohen said that this document does not specifically address inflatable signs, but the Uniform Building Code could regulate how these signs are anchored to make sure that they are safe. He noted that the way the code is currently written, anyone can apply for a temporary sign permit every three months for a total of a year.

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