

CITY COUNCIL AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

AGENDA TITLE: Adoption of the Major Update to the Comprehensive Plan & the 2004-2005 Annual Review Docket

DEPARTMENTS: P&DS

PRESENTED BY: Tim Stewart, Director P&DS

PROBLEM/ISSUE STATEMENT:

The City Council public hearing process for the Comprehensive Plan Update and associated master plans started on December 13, 2004 and was continued to January 10, 2005. Public comments were also taken at the January 18th workshop meeting. Deliberations began on the plans on January 31, 2005. At the January 31st meeting Council decided to conduct an additional hearing on the plans on February 14, 2005.

Council has continued to deliberate on the plans during meetings in February, March, April, and May.

Staff recommends that Council now adopt the updated Comprehensive Plan.

RECOMMENDATION

Staff recommends that Council adopt Ordinance No. 388, thereby adopting the 2003-2004 Major Update and 2004-2005 Annual Review.

ATTACHMENTS:

Attachment a: Ordinance No. 388

Approved By:

City Manager  City Attorney 

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ORDINANCE NO. 388

AN ORDINANCE OF THE CITY OF SHORELINE, WASHINGTON, ADOPTING A MAJOR UPDATE TO THE COMPREHENSIVE PLAN TEXT TO MEET THE REQUIREMENTS SET FORTH IN RCW 36.70A.130(4)(a), ADOPTING THE 2004-2005 ANNUAL REVIEW AMENDMENTS TO THE COMPREHENSIVE PLAN, AND REPEALING SECTION 1 OF ORDINANCE NO. 178.

WHEREAS, the Growth Management Act of 1990 ("the GMA") mandates that the City of Shoreline adopt a comprehensive plan containing certain required elements; and

WHEREAS, the City of Shoreline's first Comprehensive Plan was adopted by Ordinance No. 178 on November 23, 1998; and

WHEREAS, the City has developed an annual Comprehensive Plan review process in accordance with the Washington State Growth Management Act (GMA) RCW36.70A.130 which states "Each comprehensive land use plan and development regulations shall be subject to continuing review and evaluation by the county or city that adopted them"; and

WHEREAS, cities and counties fully planning under the GMA are to review their comprehensive plans and land use ordinances at least every seven years to see if their plans and regulations comply with the GMA, as established by RCW 36.70A.130 (4) (a), this has been called the "Major Update"; and

WHEREAS, in 2003 City Council directed staff to undertake the Major Update of the Comprehensive Plan, and in conjunction with this also directed staff to develop master plans for Parks, Recreation and Open Space (PROS), Transportation, and Surface Water to take advantage of coordinated process and review; and

WHEREAS, an extensive public participation process was conducted to develop and review the Major Update; and

WHEREAS, a SEPA Determination of Non-significance was issued on September 14, 2004 for the adoption of the Major Update to the Comprehensive Plan; and

WHEREAS, the Planning Commission conducted a public hearing on the Major Update of the Comprehensive Plan, PROS Plan, Transportation Master Plan, and Surface Water Master Plan on September 28, 29, 30, 2004; and

WHEREAS, the Planning Commission unanimously recommended approval of the Major Update of the Comprehensive Plan, PROS Plan, Transportation Master Plan, and Surface Water Master Plan on November 4, 2004; and

WHEREAS, the City Council conducted public hearings on the Major Update of the Comprehensive Plan, PROS Plan, Transportation Master Plan, and Surface Water Master Plan on December 13, 2004, January 10, 2005, and February 14, 2005; and

WHEREAS, during the period from January to May 2005 the City Council has considered all public testimony and written comments on the plans and thoroughly reviewed each policy update to the Comprehensive Plan; and

WHEREAS, on March 28, 2005 the Council adopted Resolution No. 229 that combined the schedule for the 2003-2004 Comprehensive Plan Major Update with the 2004-2005 Annual Review of the Comprehensive Plan; and

WHEREAS, the Planning Commission conducted a public hearing on the 2004-2005 Annual Review Docket, which is comprised only of four site-specific land-use change requests, on March 3, 2005, and April 14, 2005; and

WHEREAS, the Planning Commission recommended approval of three of the four site specific land-use change requests in the 2004-2005 Annual Review Docket on April 21, 2005; and

WHEREAS, the City Council conducted a public hearing on the 2004-2005 Annual Review Docket on June 6, 2005; and

WHEREAS, on June 3, 2005 an addendum to the SEPA Determination of Non-significance, that was issued on September 14, 2004 for the adoption of the Major Update, was issued to reflect that the Major Update now includes the 2004-2005 Comprehensive Plan Annual Review docket of amendments of four site-specific land use change requests; and

WHEREAS, the proposed plan amendments were submitted to the State Department of Community, Trade and Economic Development (CTED) for comment in August 2003 and April 2005 pursuant WAC 365-195-820 and its comments have been received and are favorable; and

WHEREAS, the Council finds that this ordinance complies with the adoption requirements of the Growth Management Act, Chapter 36.70A. RCW;

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

Section 1. Adoption of Findings and Conclusions. In support of adoption of the Comprehensive Plan, as provided in Section 2 below, the City Council adopts the Findings and Conclusions set forth in Exhibit I attached hereto and incorporated herein by this reference as if set forth in full.

Section 2. Comprehensive Plan. That certain document entitled: "Comprehensive Plan - City Council Recommendation – June 3, 2005," as amended with exhibits and filed with the City Clerk and given Clerk's Receiving Number 3457, is hereby adopted and incorporated herein by reference as if set forth in full. Said Plan and amendments shall constitute the City of Shoreline's Comprehensive Plan for purposes of the Growth Management Act, Chapter 36.70A RCW.

Section 3. Repealer. Ordinance No. 178, Section 1 establishes the November 23, 1998 Comprehensive Plan, as the City's official Comprehensive Plan. Upon the effective date of this ordinance, that version of the Comprehensive Plan will no longer be necessary. Therefore, the November 23, 1998 Comprehensive Plan is hereby repealed in its entirety.

Section 4. Severability. Should any section, paragraph, sentence, clause or phrase of this ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this ordinance be pre-empted by state or federal law or regulation, such decision or preemption shall not affect the validity of the remaining portions of this ordinance or its application to other persons or circumstances.

Section 5. Effective Date and Publication. A summary of this ordinance consisting of the title shall be published in the official newspaper and the ordinance shall take effect five days after publication.

PASSED BY THE CITY COUNCIL ON JUNE 13, 2005.

Mayor Ronald B. Hansen

ATTEST:

APPROVED AS TO FORM:

Sharon Mattioli, MMC
City Clerk

Ian Sievers
City Attorney

Date of publication: June 16, 2005
Effective date: June 21, 2005

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**FINDINGS AND CONCLUSIONS
OF THE CITY COUNCIL**

The Shoreline City Council hereby makes the following Findings of Fact and conclusions of law to support adoption of the 2004-2005 Major Update to the Comprehensive Plan

FINDINGS OF FACT

1. Section 20.30.340 of the Shoreline Municipal Code outlines the review criteria for amendment and review of the Comprehensive Plan. A Comprehensive Plan amendment or review is a mechanism by which the City may modify the text or map of the Comprehensive Plan in accordance with the provisions of the Growth Management Act (GMA), in order to respond to changing circumstances or needs of the City, and to review the Comprehensive Plan on a regular basis.

The Planning Commission may recommend and the City Council may approve, or approve with modifications an amendment to the Comprehensive Plan if:

1. The amendment is consistent with the GMA and not inconsistent with the Countywide Planning Policies, and the other provisions of the Comprehensive Plan and City policies; or
 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; or
 3. The amendment will benefit the community as a whole, will not adversely affect community facilities, the public health, safety or general welfare. (Ord. 238 Ch. III § 7(f), 2000).
2. The GMA includes thirteen goals that local governments must consider in preparing and adopting comprehensive plans. The Growth Management Act goals are included as Exhibit 1 to these findings. This Exhibit also describes how the adopted comprehensive plan meets these requirements, and is hereby adopted as a Finding of Fact.
 3. The Growth Management Act also includes specific requirements for elements that shall be discussed in comprehensive plans. Exhibit 2 to these Findings includes the excerpt from the RCW that lists these requirements and also describes how the adopted comprehensive plan meets these requirements. This Exhibit is hereby adopted as a Finding of Fact.
 4. The Growth Management Act also requires public participation in the update of Comprehensive Plans. Exhibit 3 to these Findings summarizes the process used to gather

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FINDINGS & CONCLUSIONS

input in the Comprehensive Plan Major Update. This Exhibit is hereby adopted as a Finding of Fact.

5. In preparing and adopting comprehensive plans, local governments must consider the GMA Goals. The GMA did not give any goal priority. To some extent, the GMA Goals may conflict. Each local government must resolve these conflicts through its comprehensive plan. Shoreline recognized these conflicts and resolved them in a way that meets the community's needs and vision consistent with the GMA, State Environmental Policy Act, and other applicable rules.
6. The Washington State Department of Community, Trade and Economic Development has developed advisory guidelines on the process and content of comprehensive plans. Staff considered these guidelines in developing the Major Update to the Comprehensive Plan.
7. The cities and King County have prepared and ratified the Countywide Planning Policies (CPPs). Staff considered CPPs when drafting the Plan. Periodically the City of Shoreline ratifies any amendments to the CPP's acknowledging that the City concurs with the amendments. The amendments proposed as part of the City's Major update to its Comprehensive Plan are not in conflict with the CPP's.
8. Staff has completed a thorough SEPA analysis for the Major Update and 2004-2005 Annual Review through the preparation of a SEPA checklist and addendum.

CONCLUSIONS OF LAW

1. Any Finding of Fact, or part of a Finding of Fact, which should be a conclusion is hereby adopted as a conclusion.
2. Exhibits 1 and 2 to these Findings documents how the adopted Comprehensive Plan complies with the Growth Management Act requirements, and also demonstrates consistency with the King County CPP's. These Exhibits are hereby adopted as a conclusion. Council therefore concludes that the major update is consistent with the requirements of the GMA and the CPP's.
3. As is documented in the Findings of Fact Exhibit 3 to these Findings, Shoreline has encouraged early and continuous public participation in the development and adoption of this Comprehensive Plan. Council therefore concludes that the Major Update has met the requirements of the GMA for public participation.
4. SEPA review for the Major Update and 2004-2005 Annual Review has been completed by staff. Council therefore concludes that SEPA requirements have been met.

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FINDINGS & CONCLUSIONS EXHIBIT 1.A – 1
GMA GOALS & CITY OF SHORELINE COMPLIANCE

WASHINGTON STATE GMA GOALS RCW 36.70A.020

The following goals are adopted to guide the development and adoption of comprehensive plans and development regulations of those counties and cities that are required or choose to plan under RCW 36.70A.040. The following goals are not listed in order of priority and shall be used exclusively for the purpose of guiding the development of comprehensive plans and development regulations:

- (1) Urban growth. Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.
- (2) Reduce sprawl. Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.
- (3) Transportation. Encourage efficient multimodal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans.
- (4) Housing. Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.
- (5) Economic development. Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, promote the retention and expansion of existing businesses and recruitment of new businesses, recognize regional differences impacting economic development opportunities, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.
- (6) Property rights. Private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.
- (7) Permits. Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.
- (8) Natural resource industries. Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forest lands and productive agricultural lands, and discourage incompatible uses.
- (9) Open space and recreation. Retain open space, enhance recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks and recreation facilities.
- (10) Environment. Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.
- (11) Citizen participation and coordination. Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.
- (12) Public facilities and services. Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.
- (13) Historic preservation. Identify and encourage the preservation of lands, sites, and structures, that have historical or archaeological significance. [2002 c 154 § 1; 1990 1st ex.s. c 17 § 2.]

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GMA GOALS & CITY OF SHORELINE COMPLIANCE

CITY OF SHORELINE COMPLIANCE WITH GMA GOALS

In reviewing and adopting the Comprehensive Plan the Planning Commission and City Council gave extensive weight to the Growth Management Act goals and resolved conflicts inherent in these goals. The conclusions below summarize each goal and describe how the adopted comprehensive plan addresses that goal.

1. **Urban Growth (RCW 36.70A.020[1]) Encourage development in urban areas.** The draft Comprehensive Plan accommodates the anticipated growth targets of 2,651 housing units and 2,618 additional jobs by 2022. The Land Use Chapter identifies areas that are appropriate for urban uses, taking into account existing and planned public facilities and services. The densities and intensities proposed in the Plan can accommodate Shoreline's housing and meet employment growth target ranges contained in the Countywide Planning Policies. Housing densities are consistent with the existing intensities of existing neighborhoods, protecting existing residential character.
2. **Reduced Sprawl (RCW 36.70A.020[2]) Reduce conversion of undeveloped land to low density development.** The proposed minimum density requirements and the overall residential density target policy will reduce sprawl. The densities and intensities proposed in the plan will also help reduce sprawl by accommodating Shoreline's housing target and employment target range. The proposed plan does concur with the King County urban Growth Area and the Urban Growth Area will also help to reduce sprawl by focusing urban development. The land use designations in the Land Use Chapter are consistent with the intent of King County's Urban Growth Area.
3. **Efficient Multi-Modal Transportation (RCW 36.70A.020[3])** The Transportation Element guides the development and funding of a transportation network that provides mobility for residents and employees within the City in a way that preserves citizens' quality of life. The City's transportation system will be designed around safe and friendly streets that can accommodate pedestrians and bicycles as well as automobiles and buses. Because of Shoreline's location between the City of Seattle and Snohomish County, the city should pursue a strategic plan to coordinate transportation improvements with neighboring jurisdictions and transit providers. The Transportation Element establishes policies on how to prioritize the City's transportation system improvements and how to identify the City's strategic interests in regional investments, adjacent transportation facilities and funding alternatives.
4. **Housing (RCW 36.70.020 [4]).** The Comprehensive Plan provides for Shoreline to accommodate a housing growth target of 2,651 units in the planning period. This target was established in the CPP's on May 19, 2003, and was ratified by the City of Shoreline by Resolution 209 on July 14, 2003. This rate of growth is similar to the rate of growth occurring over the last 20 years, in an area which is substantially developed. The housing target in the plan represents a balance between providing for the housing demands created by our children and by those new to our community and protecting existing neighborhoods and the environment. The target will protect the vitality and quality of existing neighborhoods as required by the Growth Management Act (see RCW 36.70A.070[2]) and the Countywide Planning Policies. Stretching the capacity too far will violate the Growth Management Act requirements for protection of the

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GMA GOALS & CITY OF SHORELINE COMPLIANCE

character of existing neighborhoods and the natural environment, and for meeting community preferences for meeting the needs of new households.

Policies in the Housing Element provides for increases in affordable housing units while protecting the quality of existing neighborhoods. Aside from the four applications for site-specific land use change, there are no changes to the land use designations as part of the Major Update. As it did 1998, the plan allows opportunities for multi-family housing in areas convenient to shopping, transit, and other services. Accessory dwelling units are allowed in all parts of the city. Mixed use housing is encouraged. The Draft Comprehensive Plan meets GMA requirements for housing existing and new families. The Plan supports the housing targets in the Countywide Planning Policies.

The Plan encourages the preservation of existing housing stock by preserving Shoreline's neighborhoods, through density limitation, by encouraging housing rehabilitation where appropriate and by protecting residential neighborhoods from incompatible uses.

The three residential designations in the Plan provide for a variety of housing types: large lot single family, typical single-family, duplexes, townhouses, multi-family structures and mixed use housing. They also provide for a range of densities up to 48 units per acre, in suitable locations. Housing policies illustrate Shoreline's continuing commitment to affordable housing.

The housing target is also proportionate to the availability of employment opportunities, goods, services, infrastructure, and environmentally sensitive areas.

5. **Economic Development (RCW 36.70A.020[5]). Encourage appropriate economic development.** The intent of the Economic Development Element is to improve the quality of life by encouraging a greater number and variety of thriving commercial businesses that provide services and create employment opportunities for Shoreline residents, and allow the City to achieve its employment target of 2,618 jobs during the planning period. The policies in the Economic Development element address five aspects of creating a healthy economic climate for Shoreline, including: Quality of Life, Sustainable Revenue Sources, Job Base, Opportunities for Economic Development and the City's Role. The policies presented in this element will guide future City actions that, together with private sector actions, will produce a strong economy. The results, in turn, will preserve and improve the quality of life that Shoreline's residents and workers currently enjoy.

6. **Protecting Property Rights (RCW 36.70.020[6]).** As it did in the 1998 version, the updated Comprehensive Plan Policies and Framework Goals (which were unchanged during the major update) provide for reasonable uses for properties. The Land Use, Community Design, and Economic Development Elements carry out these goals and policies by establishing guidelines for a range of appropriate and compatible uses, and establish guidelines to ensure compatibility between land uses and the natural environment.

While the policies provide for the protection of neighboring uses and the environment, care was taken not to unfairly burden land owners. The Comprehensive Plan policies define the duties of land use decision makers and the requirements for development. These written standards protect property owners from arbitrary and discriminatory actions.

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GMA GOALS & CITY OF SHORELINE COMPLIANCE

7. **Permitting (RCW 36.70A.020[7]) Process permits in a timely and fair manner.** The policies in the Comprehensive Plan define the responsibilities and duties of land use decision makers and the requirements for development. These policies are implemented through strategies and regulations that are clearly identified. The designation criteria, preferred uses and development standards for the various land use designations are defined for the purpose of creating predictability and facilitating the permitting process.

8. **Natural Resource Industries (RCW 36.70A.020[8]).** This requirement of the GMA mandates that natural resource-based industries such as productive timber, agricultural, and fisheries industries be maintained and enhanced. Shoreline does not have any of these industry types within its jurisdiction.

9. **Open Space and Recreation (RCW 36.70A[9]) Retain open space and develop parks.** The Parks, Recreation, and Open Space Element is intended to meet the community's parks, recreation and open space goals. The element contains goals and policies which show that the City will steward a coordinated system of public and private open spaces that preserves the City's natural character, sustains its resources, and protects its natural systems, vegetation and wildlife habitat as a legacy for future generations. The goals and policies of this element are built on by the Parks Recreation and Open Space (PROS) Master Plan that was developed in conjunction with the Major Update to the Comprehensive Plan. The PROS Plan was adopted by the City Council on May 23, 2005 by Resolution 231.

10. **Environment (RCW 36.70A [10]) Protect the environment and enhance the quality of life.** The Land Use Element includes policies to protect and has been developed in accordance with the requirements of the GMA and is also consistent with the CPP's. It has been developed to support and comply with federal clean water and clean air requirements, the Endangered Species Act, the state hydraulic code and other state and federal regulations aimed at protecting the natural environment and maintaining and enhancing the quality of life in Shoreline. The established Land Use Designations in this Element will help to protect the environment by directing development away from undeveloped critical areas. Land use policies, such as those for impervious surface requirements, addresses impacts on critical areas. Other Land Use Chapter policies and Community Design policies also help to enhance quality of life, including preservation of open spaces, privacy, defensible space and public safety.

11. **Citizen Participation and Coordination (RCW 36.70A [11]) Encourage citizen participation and ensure coordination between jurisdictions to reconcile conflicts.** As these findings and various technical reports extensively document, the Comprehensive Plan is based, together with other factors, on an extensive citizen participation process that occurred during the Plan's initial development in 1998 and during the Major Update. Citizens had many opportunities to be heard. Some people were satisfied; other people will continue to seek changes to the Plan. Framework Goals and the Policies in the Citizen Participation Chapter and Land Use Chapter provide for appropriate levels of public involvement in comprehensive planning and permitting. Policies in the Goals and Visions Chapter and Land Use Chapter provide for continuing coordination.

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12. **Public Facilities and Services (RCW 36.70A [12]) Ensure public facilities and services are available when development is occupied.** The Transportation, Capital Facilities and Utilities Chapters set achievable level of service standards, and require that the improvements needed to meet these standards be in place at the time of development. These chapters and their technical reports document how these standards will be maintained. The Capital Facilities Element includes an inventory of current capital facilities, a forecast of future needs, proposed locations and capacities of expanded or proposed capital facilities, and a six and 20-year plan for capital facilities and projections of funding sources.

13. **Historic and Archaeological Preservation (RCW 36.70A [13]) Preserve historic and archaeological resources.** This goal requires that jurisdictions identify and encourage the preservation of lands, sites, and structures that have historical or archaeological significance. During the development of the Draft and Final Environmental Impact Statement that was prepared for the 1998 Comprehensive Plan, Shoreline staff researched historic and archaeological issues, and was assisted by King County. This information was taken into account in designating historic sites and in making land use designations in the 1998 plan. Aside from the four site-specific land use change requests that are part of the 2004-2005 Annual review update docket there are no land use changes proposed as part of the Major Update to the Plan, and therefore no anticipated increased impact on historic or archaeological resources. The Community Design Element includes goals and policies to protect known and discovered historic and archaeological resources.

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GMA MANDATORY ELEMENTS & CITY OF SHORELINE COMPLIANCE

GMA COMPREHENSIVE PLAN MANDATORY ELEMENTS, RCW 36.70A.070

The comprehensive plan of a county or city that is required or chooses to plan under RCW 36.70A.040 shall consist of a map or maps, and descriptive text covering objectives, principles, and standards used to develop the comprehensive plan. The plan shall be an internally consistent document and all elements shall be consistent with the future land use map. A comprehensive plan shall be adopted and amended with public participation as provided in RCW 36.70A.140.

Each comprehensive plan shall include a plan, scheme, or design for each of the following:

- (1) A land use element designating the proposed general distribution and general location and extent of the uses of land, where appropriate, for agriculture, timber production, housing, commerce, industry, recreation, open spaces, general aviation airports, public utilities, public facilities, and other land uses. The land use element shall include population densities, building intensities, and estimates of future population growth. The land use element shall provide for protection of the quality and quantity of ground water used for public water supplies. Where applicable, the land use element shall review drainage, flooding, and storm water run-off in the area and nearby jurisdictions and provide guidance for corrective actions to mitigate or cleanse those discharges that pollute waters of the state, including Puget Sound or waters entering Puget Sound.
- (2) A housing element ensuring the vitality and character of established residential neighborhoods that:
(a) Includes an inventory and analysis of existing and projected housing needs that identifies the number of housing units necessary to manage projected growth; (b) includes a statement of goals, policies, objectives, and mandatory provisions for the preservation, improvement, and development of housing, including single-family residences; (c) identifies sufficient land for housing, including, but not limited to, government-assisted housing, housing for low-income families, manufactured housing, multifamily housing, and group homes and foster care facilities; and (d) makes adequate provisions for existing and projected needs of all economic segments of the community.
- (3) A capital facilities plan element consisting of: (a) An inventory of existing capital facilities owned by public entities, showing the locations and capacities of the capital facilities; (b) a forecast of the future needs for such capital facilities; (c) the proposed locations and capacities of expanded or new capital facilities; (d) at least a six-year plan that will finance such capital facilities within projected funding capacities and clearly identifies sources of public money for such purposes; and (e) a requirement to reassess the land use element if probable funding falls short of meeting existing needs and to ensure that the land use element, capital facilities plan element, and financing plan within the capital facilities plan element are coordinated and consistent. Park and recreation facilities shall be included in the capital facilities plan element.
- (4) A utilities element consisting of the general location, proposed location, and capacity of all existing and proposed utilities, including, but not limited to, electrical lines, telecommunication lines, and natural gas lines.
- (5) Rural element. Counties shall include a rural element including lands that are not designated for urban growth, agriculture, forest, or mineral resources. The following provisions shall apply to the rural element ***[LIST NOT INCLUDED BECAUSE THIS SECTION DOES NOT APPLY TO CITIES]***:
- (6) A transportation element that implements, and is consistent with, the land use element.
 - (a) The transportation element shall include the following subelements:
 - (i) Land use assumptions used in estimating travel;
 - (ii) Estimated traffic impacts to state-owned transportation facilities resulting from land use assumptions to assist the department of transportation in monitoring the performance

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of state facilities, to plan improvements for the facilities, and to assess the impact of land-use decisions on state-owned transportation facilities;

(iii) Facilities and services needs, including:

(A) An inventory of air, water, and ground transportation facilities and services, including transit alignments and general aviation airport facilities, to define existing capital facilities and travel levels as a basis for future planning. This inventory must include state-owned transportation facilities within the city or county's jurisdictional boundaries;

(B) Level of service standards for all locally owned arterials and transit routes to serve as a gauge to judge performance of the system. These standards should be regionally coordinated;

(C) For state-owned transportation facilities, level of service standards for highways, as prescribed in chapters 47.06 and 47.80 RCW, to gauge the performance of the system. The purposes of reflecting level of service standards for state highways in the local comprehensive plan are to monitor the performance of the system, to evaluate improvement strategies, and to facilitate coordination between the county's or city's six-year street, road, or transit program and the department of transportation's six-year investment program. The concurrency requirements of (b) of this subsection do not apply to transportation facilities and services of statewide significance except for counties consisting of islands whose only connection to the mainland are state highways or ferry routes. In these island counties, state highways and ferry route capacity must be a factor in meeting the concurrency requirements in (b) of this subsection; **[NOTE THAT THE CITY CANNOT ESTABLISH LOS STANDARDS FOR STATE FACILITIES]**

(D) Specific actions and requirements for bringing into compliance locally owned transportation facilities or services that are below an established level of service standard;

(E) Forecasts of traffic for at least ten years based on the adopted land use plan to provide information on the location, timing, and capacity needs of future growth;

(F) Identification of state and local system needs to meet current and future demands. Identified needs on state-owned transportation facilities must be consistent with the statewide multimodal transportation plan required under chapter 47.06 RCW;

(iv) Finance, including:

(A) An analysis of funding capability to judge needs against probable funding resources;

(B) A multiyear financing plan based on the needs identified in the comprehensive plan, the appropriate parts of which shall serve as the basis for the six-year street, road, or transit program required by RCW 35.77.010 for cities, RCW 36.81.121 for counties, and RCW 35.58.2795 for public transportation systems. The multiyear financing plan should be coordinated with the six-year improvement program developed by the department of transportation as required by RCW 47.05.030;

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GMA MANDATORY ELEMENTS & CITY OF SHORELINE COMPLIANCE

- (C) If probable funding falls short of meeting identified needs, a discussion of how additional funding will be raised, or how land use assumptions will be reassessed to ensure that level of service standards will be met;
- (v) Intergovernmental coordination efforts, including an assessment of the impacts of the transportation plan and land use assumptions on the transportation systems of adjacent jurisdictions;
- (vi) Demand-management strategies.
- (b) After adoption of the comprehensive plan by jurisdictions required to plan or who choose to plan under RCW 36.70A.040, local jurisdictions must adopt and enforce ordinances which prohibit development approval if the development causes the level of service on a locally owned transportation facility to decline below the standards adopted in the transportation element of the comprehensive plan, unless transportation improvements or strategies to accommodate the impacts of development are made concurrent with the development. These strategies may include increased public transportation service, ride sharing programs, demand management, and other transportation systems management strategies. For the purposes of this subsection (6) "concurrent with the development" shall mean that improvements or strategies are in place at the time of development, or that a financial commitment is in place to complete the improvements or strategies within six years.
- (c) The transportation element described in this subsection (6), and the six-year plans required by RCW 35.77.010 for cities, RCW 36.81.121 for counties, RCW 35.58.2795 for public transportation systems, and RCW 47.05.030 for the state, must be consistent.
- (7) An economic development element establishing local goals, policies, objectives, and provisions for economic growth and vitality and a high quality of life. The element shall include: (a) A summary of the local economy such as population, employment, payroll, sectors, businesses, sales, and other information as appropriate; (b) a summary of the strengths and weaknesses of the local economy defined as the commercial and industrial sectors and supporting factors such as land use, transportation, utilities, education, work force, housing, and natural/cultural resources; and (c) an identification of policies, programs, and projects to foster economic growth and development and to address future needs. A city that has chosen to be a residential community is exempt from the economic development element requirement of this subsection.
- (8) A park and recreation element that implements, and is consistent with, the capital facilities plan element as it relates to park and recreation facilities. The element shall include: (a) Estimates of park and recreation demand for at least a ten-year period; (b) an evaluation of facilities and service needs; and (c) an evaluation of intergovernmental coordination opportunities to provide regional approaches for meeting park and recreational demand.
- (9) It is the intent that new or amended elements required after January 1, 2002, be adopted concurrent with the scheduled update provided in RCW 36.70A.130. Requirements to incorporate any such new or amended elements shall be null and void until funds sufficient to cover applicable local government costs are appropriated and distributed by the state at least two years before local government must update comprehensive plans as required in RCW 36.70A.130.

[2004 c 196 § 1; 2003 c 152 § 1. Prior: 2002 c 212 § 2; 2002 c 154 § 2; 1998 c 171 § 2; 1997 c 429 § 7; 1996 c 239 § 1; prior: 1995 c 400 § 3; 1995 c 377 § 1; 1990 1st ex.s. c 17 § 7.]

ORDINANCE NO. 388
FINDINGS & CONCLUSIONS EXHIBIT I.A – 2
GMA MANDATORY ELEMENTS & CITY OF SHORELINE COMPLIANCE

CITY OF SHORELINE COMPLIANCE WITH MANDATORY PLAN ELEMENTS

MANDATORY GROWTH MANAGEMENT ACT REQUIREMENTS	HOW THE SHORELINE COMPREHENSIVE PLAN MEETS THE REQUIREMENTS
A Map or Maps & Specifically A Land Use Map	Maps are included in several Elements to meet this requirement. For example, maps are provided in the Vision and Goals Chapter; Land Use Element (Land Use Map Figure LU-1); Transportation Element, Capital Facilities Element, and Utilities Element. Further, the City has adopted its Official Land Use Map by ordinance (Ord. No. 292) on January 7, 2002. These official maps will be amended by this ordinance to include the site-specific land use amendments as detailed in the findings in Exhibits I.B, I.C, & I.D
Descriptive text including • Objectives • Principles • Standards	Narrative is included in several elements to meet this requirement. For example: material is provided in the Vision and Goals Element, and in the Introduction section of each Element (e.g., Land Use, Housing, Transportation, Utilities, Capital Facilities, etc.) and throughout the body of each Element.
Public Participation in adoption process	Narrative is included in the Introduction and shows previous citizen activities for the 1998 Plan development and the Major Update. Also see: Findings of Fact in Comprehensive Plan Adoption Ordinance Exhibit I.A.3 Future public opportunities in comprehensive planning are provided as well. For examples, see: Framework Goals (FG9), Citizen Participation Goals & Policies (CP1, CP2, CP3, CP4, CP5, CP6, CP7), Land Use Element (LU11, LU19, LU39, LU40, EN4); Housing Element (H10, H21), Transportation Element (T42, Th).
(1) Land Use Element -containing • Proposed general distribution, general location and extent of uses of land	Narrative is included in several Elements to meet this requirement. For example: material is provided in the Vision and Goals Element; Introduction, and in Framework Goals and policies in the Land Use Element, such as LU9, LU15, LU24, LU28, LU31, LU35, LU38, LU38.1, LU67-71.

ORDINANCE NO. 388

FINDINGS & CONCLUSIONS EXHIBIT 1.A – 2

GMA MANDATORY ELEMENTS & CITY OF SHORELINE COMPLIANCE

(1) Land Use Element -containing Population densities	Narrative is included in several Elements to meet this requirement. For example: material is provided in the Vision and Goals Element; Introduction, and in Framework Goals and maps and policies in the Land Use Element, such as Land Use Map (Figure LU-1); Goal LUI, LU1, LU9, LU11, LU 21, LU23, LU24, LU28, LU31. Other Elements, such as the Housing Element (e.g., H5) also address population densities.
(1) Land Use Element -containing Building densities	Narrative is included in several Elements to meet this requirement. For example: material is provided in the Vision and Goals Element; Introduction, and in Framework Goals. Policies in the Land Use Element, such as LU 23, LU24, LU25 - LU40. The Housing Element (H11) and Community Design Element also address building density related issues, such as CD1 – CD5.
(1) Land Use Element -containing Estimates of future population growth	Future population growth is included in the supporting analysis sections for the Land Use and Housing Elements.
(1) Land Use Element -containing Protection of ground water quality/quantity in public water supply	Narrative is included in several chapters to meet this requirement, in the supporting analysis sections of the Land Use and Capital Facilities element. Specific policies include: Framework Goal FG 5, Land Use Element (ENa, ENg, EN1-11, EN35-46, EN 68, U14), Capital Facilities Chapter (U12); and Parks/Open Space (PR9).
(1) Land Use Element -containing Review of drainage, flooding and stormwater run-off in area and nearby jurisdictions	Narrative regarding drainage is included in the Supporting Analysis sections of the Land Use and Capital Facilities Elements. Policies include Capital Facilities Element (CFm, CFn, CFp), and Land Use Element (U15, EN1, EN6, EN7, EN1-10, EN13-19, EN35 – 46, EN58, EN62, LU12).
(1) Land Use Element -containing Guidance for correction actions to mitigate or cleanse discharges that pollute waters of the state	Narrative regarding corrective actions for pollution o waters of the state is included in the Supporting Analysis section of the Land Use and Capital Facilities Elements. Policies include Land Use Element (EN1-3, EN 45, EN 62), and Parks/Open Space Element (PR9)
(1) Land Use Element -containing Designating natural resource lands and critical areas	Narrative about the designation of natural resource lands and critical areas is found in the Supporting Analysis section of the Land Use and Capital Facilities Elements. Policies include Land Use Element (LU30, LU32, ENa, EN1, EN5, EN8, EN25, EN55, EN57) and Parks/Recreation (PR2)

ORDINANCE NO. 388

FINDINGS & CONCLUSIONS EXHIBIT 1.A – 2

GMA MANDATORY ELEMENTS & CITY OF SHORELINE COMPLIANCE

(2) Housing Element - containing a. Inventory and analysis of existing and projected housing needs that identifies the number of housing units necessary for projected growth.	Narrative about housing needs is included in the Supporting Analysis sections for Land Use and Housing Elements. The text of the plan indicates a need to plan for 2,651 additional housing units by 2022. Housing Goal HI supports this target. This target is consistent with that which is identified in the King County CPP's.
(2) Housing Element - containing b. Statement of goals, policies and objectives for preservation, improvement and development of housing	Narrative about housing preservation, improvement and development is included in the Supporting Analysis chapter for the Housing Element. Policies include Housing Element (Goals H1 - HV, H4, H5, H9, H17, H18, H21, H24, H26, H28, H36)
(2) Housing Element - containing c. Identification of sufficient land for a variety of housing types	Narrative about land for a variety of housing types is included in the Introduction, Framework Goals and Supporting Analysis section for the Housing and Land Use Elements. Policies include Housing Chapter (H1-H3, H6, H14, H16, H26) and in the Land Use Chapter (LU23-35)
(2) Housing Element - containing d. Adequate provisions for existing and projected needs of all economic segments of the community	Narrative about the provisions for housing for all economic segments of the community is in the Introduction, Framework Goals and Supporting Analysis section for the Housing and Land Use Elements. Policies include Housing Element (H1-9, H12-20, H23-24, H26, H29-H32)
(3) Capital Facilities Plan Element - containing a. Inventory of existing capital facilities owned by public entities, showing the locations and capacities of the capital facilities	Inventory of capital facilities is provided in the Supporting Analysis sections for the Parks, Transportation, Capital Facilities, and Utilities Element. The plan also references where information can be found regarding non city-managed facilities (such as water and sewer).
(3) Capital Facilities Plan Element - containing b. Forecast of future needs for such capital facilities	Future needs projections for Transportation, Surface Water, Parks, and General capital facilities needs are identified in the Capital Facilities element.
(3) Capital Facilities Plan Element - containing c. Proposed locations and capacities of expanded or new capital facilities	Future needs projections for Transportation, Surface Water, Parks, and General capital facilities needs are identified in the Capital Facilities element.
(3) Capital Facilities Plan Element - containing d. Six year plan that will finance such capital facilities within projected funding capacities that includes sources of public money	Future needs projections for Transportation, Surface Water, Parks, and General capital facilities needs are identified in the Capital Facilities element. The project lists include a financing plan for 6 (2005-2010) and 20 years (2005-2024).

ORDINANCE NO. 388

FINDINGS & CONCLUSIONS EXHIBIT 1.A – 2

GMA MANDATORY ELEMENTS & CITY OF SHORELINE COMPLIANCE

(3) Capital Facilities Plan Element - containing e. Reassessment of land use element if probable funding falls short of meeting existing needs. e. Parks and recreation facilities shall be included in Capital Facilities Element.	Narrative about funding and the ability to meet capital facilities needs is provided in the Supporting Analysis sections of the Capital Facilities Element and Transportation Element. Policies include Capital Facilities Element (CF1-CF3), Land Use (LU4, LU13), and Transportation (T61). Parks facilities are included in the Capital Facilities Element.
(4) Utilities Element - containing • General location, proposed location and capacity of all existing and proposed utilities, including but not limited to electrical lines, telecommunication lines, and natural gas lines.	Narrative regarding the location and capacity of utilities is included in both the Utilities Element and its Supporting Analysis Section.
(5) Rural Element [Counties Only]	Does Not Apply to Shoreline
(6) Transportation Element - containing a(i). Land use assumptions used in estimating travel	Material related to the land use assumptions for the travel estimates is included in the Transportation Element Supporting Analysis section (See section labeled "Future Conditions").
(6) Transportation Element - containing a(ii). Estimated traffic impacts to state-owned transportation facilities	Material related to the state facilities is included in the Transportation Element Supporting Analysis section
(6) Transportation Element - containing a(iii)(A). Inventory of air, water and land transportation facilities and services	Material related to the inventory of transportation facilities is included in the Transportation Element Supporting Analysis section both in text description and map form.
(6) Transportation Element - containing a(iii)(B). Level of service standards for all arterial and transit routes	Material related to the LOS standards for arterials and transit routes is included in the Transportation Element Supporting Analysis section both in text description and map form. Policies in the Transportation related to LOS standards (T3, T13, T44, T45), and Capital Facilities Chapter (CF1-CF3).
(6) Transportation Element - containing a(iii)(D). Actions and requirements to bring facilities and services into compliance that fall below established level of service standards	Material related to actions needed to bring facilities into compliance are included in the Transportation Element and its Supporting Analysis section. Goals include Transportation Element (TI, TII, TV, TVI, T3) and Capital Facilities Element policies (CF1-CF3).

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FINDINGS & CONCLUSIONS EXHIBIT 1.A – 2

GMA MANDATORY ELEMENTS & CITY OF SHORELINE COMPLIANCE

(6) Transportation Element - containing a(iii)(E). Traffic forecasts for at least 10 years	Material related to traffic forecasts is included in the Supporting Analysis section for the Transportation Element.
(6) Transportation Element - containing a(iii)(F). Identification of system expansion needs and transportation system management needs;	Material related to system expansion needs and system management needs is included in the Supporting Analysis section for the Transportation Element.
(6) Transportation Element - containing a(iv)(A). Financing: analysis of funding capabilities	The analysis of transportation funding capabilities is included in the Supporting Analysis section for Transportation and in the Capital Facilities Element.
(6) Transportation Element - containing a(iv)(B). Multi-year financing plan	The multi-year financing plan is included in the Capital Facilities Element.
(6) Transportation Element - containing a(iv)(C). Discussion of how to obtain additional funding, if probable funding falls short, or how land use assumptions will be reassessed to ensure that level of service standards are met	The analysis of transportation funding and how reassessment may occur is included in the Supporting Analysis section for Transportation and in the Capital Facilities Element. Transportation Policy T61 details what is to occur in the event that the City is unable to fund projects needed to maintain LOS.
(6) Transportation Element - containing a(v). Intergovernmental coordination efforts	Narrative is included in several chapters to meet this requirement. For example material is included in the Supporting analysis section for Transportation, Capital Facilities, and Land Use Elements. Policies that support intergovernmental coordination include Transportation Element Chapter (Goal TIX, Tn, T62, T65, Tt, T68) Land Use Element (LU17-LU18), and the Capital Facilities Element (CFc).
(6) Transportation Element - containing a(vi). Demand management strategies	Policies that support transportation demand management include (T44, T46, Tj, Tk, Tl, Tv).
(6) Transportation Element - containing b. Policy guidance for adoption and enforcement of ordinances that prohibit development approval if the development causes the level of service on a transportation facility to decline below the standards adopted in the Transportation Element.	Policies that provide policy guidance for prohibition of development approval include: Transportation Element (T11.i, T61), Capital Facilities Element (CFb, CF1) See Also Technical Reports, including Transportation Studies, Capital Facilities, Land Use Analyses, and analyses in the Environmental Impact Statement adopted in conjunction with this Comprehensive Plan.

ORDINANCE NO. 388

FINDINGS & CONCLUSIONS EXHIBIT 1.A – 2

GMA MANDATORY ELEMENTS & CITY OF SHORELINE COMPLIANCE

(6) Transportation Element - containing c. Transportation Element and Six-year CIP must be consistent	The CIP is reviewed annually and it will be reviewed in concert with the projects listed in the Capital Facilities Element.
(7) Econ Development Element - containing a. A summary of the local economy such as population, employment, and other information as appropriate	The Economic Development Supporting Analysis section contains all the background information summarizing the local conditions.
(7) Econ Development Element - containing b. A summary of strengths and weaknesses of local economy such as land use, transportation, utilities, etc.	The Economic Development Supporting Analysis section contains all the background information summarizing the local conditions.
(7) Econ Development Element – containing c. An identification of policies, programs and projects to foster economic growth	The Economic Development Element includes goals and policies for economic growth.
(8) Parks & Recreation Element – containing a. Estimate of park and recreation demand for at least a 10-year period	The Parks and Recreation Supporting Analysis section contains an inventory of existing facilities and the Capital Facilities Element contains the list of anticipated projects for the next 20 years. This information is expanded on in the Parks Recreation and Open Space Master Plan
(8) Parks & Recreation Element – containing b. Evaluation of facility and service needs	The Parks and Recreation Supporting Analysis section and the Capital Facilities Element contains an analysis and list of anticipated facility needs. This information is expanded on in the Parks Recreation and Open Space Master Plan
(8) Parks & Recreation Element – containing c. Evaluation of intergovernmental coordination opportunities	Parks policies that support intergovernmental coordination opportunities include Goal 3, Goal 4, and policies PR7, PR8, PR18, PR19, PR21, PR22, and PR42.

ORDINANCE NO. 388
FINDINGS & CONCLUSIONS EXHIBIT 1.A - 3
PUBLIC PARTICIPATION PROCESS

An extensive public participation process was conducted to develop and review the Major Update, which included four phases:

1. Listen and Learn, September 2003 to December 2003 – Purpose of phase was public input on technical information and staff listens to community values. Public outreach included a column in Currents, postcard mailed to all city addresses, column in City Source in the Shoreline Enterprise, establishment of the project website (and updated throughout project), presentation to Council of Neighborhoods, public access channel advertisements, and two open houses.
2. Writing, October 2003 to April 2004 – Purpose of phase was for staff to work with Planning Commission workgroups to draft plans and identify needed revisions based on updated data and current community values. Phase included column in Currents, 19 Planning Commission workgroup meetings that the public was invited to attend and submit written comment during.
3. Public Review, May 2004 to November 2004 – Purpose of phase was to provide multiple opportunities for public review and input on the draft plans, and opportunities for the Planning Commission to hear and respond to public comment. Phase included column in the Currents, display advertisement in Shoreline Enterprise, postcard mailed to all city addresses announcing a public open house and the availability of draft plans for review and comment, four evenings of Planning Commission workshops, and three evenings of Planning Commission public hearings at three different locations in the city. The Planning Commission considered each of the 146 public comment letters that were submitted to them prior to their deliberation and recommendation on the plans.
4. Adoption, December 2004 to June 2005 – Purpose of the phase was for continued public input opportunities and Council review and adoption of the plans. City Council conducted multiple hearings and accepted public comment at other regular, workshop, and special meetings. The Council received 100 public comment letters through its last public hearing on February 14, 2005 which were considered during deliberation and formation of the City Council recommended plan.

**PLANNING COMMISSION FINDINGS & CONCLUSIONS
FOR SITE SPECIFIC LAND USE AMENDMENT REQUEST
FILE NO. 301275 – JAMES ALAN SALON**

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

Site Specific Comprehensive Plan Amendment
18511 Linden AVE N
File #301275

Summary-

Following the public hearing and deliberation on the request to change the Comprehensive Plan Land Use designation for a 6,648 SF parcel located at 18511 Linden AVE N from High Density Residential (HDR) to Mixed Use (MU), 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 Change the Comprehensive Plan land use designation for the subject parcel from High Density Residential (HDR) to Mixed Use (MU). The zoning of the site will remain as R-48.
- 1.2 Location: 18511 Linden AVE N
- 1.3 Parcel Number: 7283900303
- 1.4
 - a.) The subject property has a current land use designation of High Density Residential (HDR) identified on the City of Shoreline's Comprehensive Plan Land Use Map. Consistent zoning with this designation ranges from R-12 to R-48.
 - b.) The proposal would change the land use designation to Mixed Use (MU). Consistent zoning for the MU land use designation ranges from R-8 to R-48, Neighborhood Business, Community Business, Regional Business, or Industrial. The existing zoning of the parcel is consistent with the proposed change in land use designation, and there is no proposal to change this zoning at this time.

2. Procedural History-

- 2.1 Public hearing held by the Planning Commission: March 3, 2005
- 2.2 Notice of Public Hearing: February 10, 2005
- 2.3 End of 14 day Public Comment Period: February 4, 2005
- 2.4 Notice of Application with SEPA Exemption Identified: January 20, 2005

- 2.5 Complete Application Date: January 14, 2005
- 2.6 Application Date: December 30, 2004
- 2.7 Neighborhood meeting Date: December 28, 2004
- 2.8 Notification of Neighborhood Meeting: December 14, 2004
- 2.9 Pre-Application Meeting Date: July 12, 2004

3 Public Comment-

- 3.1 The following individuals participated in Neighborhood Meeting:

Francis Massart, 19203 Whitman N

Janet Massart, 19203 Whitman N

Dale Wright, 18546 Burke N (neighborhood rep for Echo Lake)

Evan Voltsis, 18411 Aurora AVE N (neighboring business owner)

- 3.2 No written public comments have been received

- 3.3 Public Hearing Testimony provided by the following individuals:

Janet Way- 940 NE 147th St.

4 SEPA Determination-

- 4.1 Per WAC 197.11.800(11)(b) the proposed action is categorically exempt from SEPA review. If there is an application in the future to rezone the parcel, it will be subject to SEPA review at that time.

5. Consistency-

- 5.1 The application has been evaluated and found to be consistent with the three Site Specific Comprehensive Plan Amendment criteria listed in Shoreline Municipal Code Section 20.30.340 (B).
- 5.2 This Comprehensive Plan amendment does not constitute approval for any development proposal. Applicable permits shall be obtained prior to construction. Permit applications shall show compliance with the regulations that are in place at the time of permit submittal. This may include compliance with but not limited to 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.

II. CONCLUSIONS

Policies from both the Adopted 1998 Comp Plan and the updated November 2004 Planning Commission Recommended Comprehensive Plan Draft were used when considering this proposal for Comprehensive Plan land use change.

- 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.**

The amendment to the Comprehensive Plan land use designation has been applied for this site in anticipation of future expansion of the James Alan Salon, which is located on the adjacent parcel to the south of the subject property.

The current Land Use Designation of High Density Residential will not allow rezoning to a commercial designation such as Office or Community Business, and expansion of the salon could not occur into residentially zoned property. It is anticipated that the property owner will apply for a rezone to a commercial designation in the future as expansion of the Salon becomes necessary.

The proposal is consistent with Comprehensive Plan Land Use Element Policy LU7 (this policy is the same in both the 1998 Adopted Comprehensive Plan & November 2004 Planning Commission Recommended Comprehensive Plan Draft) that establishes the process for Comprehensive Plan amendments as follows:

LU 7: 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.

The application for site-specific Comprehensive Plan amendment was advertised to the public in January 2005, and in this advertisement the proposal was clearly identified. The staff report produced for the March 3, 2005 Planning Commission Public Hearing, plus application materials submitted, each contain detailed statement of the proposal and information related to how the proposal is in compliance with applicable planning regulations. The anticipated impacts and issues have also been presented therein. The current Comprehensive Plan guidance will not be substantially changed by this proposal. The public was invited to review and comment on the proposed changes and the Planning Commission considered all testimony and input regarding the proposed Land Use Designation change. The proposal is consistent with the goals of the GMA, specifically meeting the goal to "encourage sustainable economic development." The proposal is also consistent with the King County Countywide Planning Policies (CPP's) in that it specifically meets the following goals of the plan:

CPP - 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 subareas 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;
- b. To limit development in the Rural Areas;
- c. To protect designated resource lands;
- d. To ensure efficient use of infrastructure;
- e. **To improve the jobs/housing balance on a subarea basis;**
- f. To promote a land use pattern that can be served by public transportation and other alternatives to the single occupancy vehicle; and
- g. To provide sufficient opportunities for growth within the jurisdictions.

(emphasis added)

CPP - ED-6 Local jurisdictions plans shall include policies that actively support the retention and expansion of the economic base of the multi-County region. Local jurisdictions and the County shall work cooperatively on a regional basis and invite private sector participation to evaluate the trends, opportunities and weaknesses of the existing economy and to analyze the economic needs of key industries. Local jurisdictions comprehensive plans shall include policies intended to foster:

a. The development and retention of those businesses and industries which export their goods and services outside the region. These businesses and industries are critical to the economic strength and diversification of the economy; and

b. A business climate which is supportive of business formation, expansion, and retention and recognizes the importance of small businesses in creating new jobs.

(emphasis added)

Furthermore, the proposal also meets the vision statements and framework goals that are part of the adopted 1998 Comprehensive Plan (and subsequently included unedited in the November 2004 Planning Commission recommended Comprehensive Plan Update). The Framework Goals that support this proposal include:

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

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

FG4: Pursue a strong and diverse economy and assure economic development that complements neighborhood character.

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 Comprehensive Plan Land Use map was adopted shortly after the City's incorporation in 1995, where the city accepted the land use designations that King County had adopted. The subject property's current designation of High Density Residential is what was inherited from King County at the City's incorporation.

In 1998 the land use map was amended to include some revisions. In 2001 the city undertook a reconciliation process to bring into alignment the Zoning Map with the 1998 Comprehensive Plan Land Use Map. During this reconciliation process, parcels in the immediate vicinity to the north of the subject site underwent land use designation changes because of inconsistencies between the Land Use and Zoning. These inconsistencies were resolved by modifying the land use designations from a

combination of residential and commercial land uses to mixed use. Upon reexamination of this area, it has been determined that a mixed use designation for this subject parcel is more appropriate and it could have been incorporated as part of the reconciliation process in 2001.

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

The amendment to the plan will benefit the community as a whole in that it will potentially allow future commercial expansion and the addition of new jobs, thereby helping the City achieve its job target growth of 2,618 new jobs by 2022.

The area is also surrounded by other commercial and multifamily uses, and the change of this designation would be compatible with them and not impact the surrounding uses in any way.

Furthermore, the proposal supports several of the economic goals identified in the Comprehensive Plan including:

ED 2 (1998 & 2004 PC Rec Draft): Improve economic vitality by:

- Encouraging existing businesses
- Recruiting new businesses
- Encouraging economic services for the community
- Cooperating with businesses to create strategies and action plans
- Assuring increased housing density around commercial districts
- Developing design guidelines to enhance commercial areas.

ED 5 (1998 & 2004 PC Rec Draft): Increase and improve the City's job base allowing people to work and shop in the community.

ED 9 (1998): Emphasize attraction of living wage jobs to the community. 1998 with 2004 edits to make the policy read:

ED 9 (2004 PC Rec Draft): Emphasize attracting living wage jobs to the community.

ED 12 (1998): Recognize the potential for other, smaller commercial districts for improvement and revitalization.

ED 14 (1998 & 2004 PC Rec Draft): Support and retain small businesses for their jobs and services that they provide to the community.

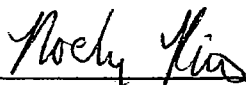
ED 20 (1998 & 2004 PC Rec Draft): Encourage land use which increases the city's tax base.

ED 26 (1998 & 2004 PC Rec Draft): Ensure that sufficient land use and zoning provisions supports businesses.

III. RECOMMENDATION

Based on the Findings, the Planning Commission recommends approval of application #301275; a site specific Comprehensive Plan amendment to change the land use designation from High Density Residential (HDR) to Mixed Use (MU) for parcel number 7283900303, located at 18511 Linden Ave N.

City of Shoreline Planning Commission



Chairperson

Date: 5 May 2005

**PLANNING COMMISSION FINDINGS & CONCLUSIONS
FOR SITE SPECIFIC LAND USE AMENDMENT REQUEST
FILE NO. 201277 – HARPER**

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

John Harper Site Specific Comprehensive Plan Amendment Request
File #201277

Summary-

Following the public hearing and deliberation on the request to change the Comprehensive Plan land use designation of a 9,307 Sq. Ft. parcel located at 19671 15th 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 Action: Change the Comprehensive Plan land use designation for the subject parcel from Ballinger Special Study Area to High Density Residential (HDR)
- 1.2 Vicinity: 19671 15th Ave NE
- 1.3 Parcel Number: 3971701190
- 1.4
 - 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 and would allow for the property owner to rezone the parcel.

2. Procedural History-

- 2.1 Public hearing held by the Planning Commission: March 3, 2005
- 2.2 Corrected Notice of Public Hearing and SEPA Determination of Nonsignificance: February 16, 2005
- 2.3 Notice of Public Hearing and SEPA Determination of Nonsignificance: February 10, 2005
- 2.4 End of 14 day Public Comment Period: February 4, 2005
- 2.5 Notice of Application with Optional DNS: January 20, 2005
- 2.6 Complete Application Date: January 14, 2005
- 2.7 Application Date: December 13, 2004
- 2.8 Neighborhood meeting Date: April 28, 2004
- 2.9 Pre-Application Meeting Date: April 8, 2004

2.10 Notification of Neighborhood Meeting: April 14, 2004

3 Public Comment-

3.1 The following individuals participated in Neighborhood Meetings:

Urban J. Volil -19643 15th Ave NE

3.2 Written Comments have been received from:

No public comment letters have been received.

3.3 Oral testimony at public hearing has been received from:

Janet Way- 940 NE 147th St.

4 SEPA Determination-

4.1 The SEPA determination for the 2004-2005 Annual Comprehensive Plan Amendment Docket (of which this action is a part) will be combined with the SEPA determination for the 2003-2004 Comprehensive Plan Major Update. This SEPA determination will be complete prior to Council adoption of the two dockets.

5. Consistency-

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). Due to the recent proposed changes in the Comprehensive Plan as part of the planned update process, both the adopted 1998 Comprehensive Plan Goals and Policies and the November 2004 Comprehensive Plan Planning Commission Recommended Draft Goals and Policies were used when analyzing this proposal for consistency. See proposal staff report for a detailed analysis of Comprehensive Plan Goals and Policies.

5.2 This Comprehensive Plan amendment and concurrent rezone action does not constitute approval for any development proposal. A site rezone is also required and to change the zoning of this parcel to a higher density. 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.

II. CONCLUSIONS

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. Due to the recent proposed changes in the Comprehensive Plan as part of the planned update process, both the adopted 1998 Comprehensive Plan Goals and Policies and the November 2004 Comprehensive Plan Planning Commission Recommended Draft Goals and Policies were used when analyzing this proposal for consistency.

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 affordable housing, a higher density of housing in an urban area, and an increase in the type of housing needed by seniors and smaller families. Four 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.
4. Encourage the availability of affordable housing to all economic segments of the population.

**These goals are identical between the 1998 Comprehensive Plan and the November 2004 Comprehensive Plan Planning Commission Recommended Draft.*

The proposal was analyzed and found to be consistent with the King County Countywide Planning Policies. The following is a brief discussion of how this proposal promotes County wide 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 this change in density, a parcel that has a high level of urban services will be allowed to redevelop not placing 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 subareas 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 undeveloped in an area with a high level of urban services.

b. To limit development in the Rural Areas;

c. To protect designated resource lands;

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 subarea basis;

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 4 dwelling units where only one 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 area with existing infrastructure capacity.

Analysis of City of Shoreline Comprehensive Plan Land Use Element LU7:

Of special interest under the Comprehensive Plan is Land Use Element Policy LU7. This proposal was evaluated for compliance with LU7. LU7 remains identical in the 1998 Comprehensive Plan and the November 2004 Planning Commission Recommended Draft. This policy lists the following processes for Comprehensive Plan amendments as follows:

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, contain a detailed statement of the proposal. The anticipated impacts and issues have also been presented here. Past, current, and future Comprehensive Plan guidance will not be substantially changed by this proposal.

The 2004 Planning Commission Recommended Draft of the 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 1998 adopted 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 1998 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.

Ballinger Special Study Area:

The subject parcel has been placed under the designation of Ballinger Special Study Area. The Comprehensive Plan defines special study areas as:

**The definition of Ballinger Special Study Area remains identical in the adopted 1998 Comprehensive Plan and the November 2004 Comprehensive Plan Planning Commission Recommended Draft.*

"The Special Study Area designation applies to some areas of the community which might be appropriate for further study. These areas are designated for future subarea planning, watershed planning, special districts, neighborhood planning, or other study. It is anticipated that the underlying zoning for this designation shall remain."

While the intent of this designation is to "Lock" the zoning in this area as it stands, the subject parcel has been identified as one that should be allowed to re-zone. The appeal of this 9,703 Sq. Ft. lot as a single family residence is diminished as it is surrounded on all sides by high density multi family developments. The owner has a hard time renting this dwelling, and consequently the owner's ability to make improvements to the home are inhibited. If the property were to be rezoned to the R-24 density, the owners would redevelop the site to be consistent with its surroundings. Because of the intensity of the surrounding developments, sufficient infrastructure exists to support redevelopment of this parcel at this time. Additionally, as this site is surrounded by high density uses, re-zoning this parcel would not lead to a further growth (outward) of the high density zone.

Upon Annexation of the Ballinger Neighborhood from King County by the City of Shoreline in 1995, this parcel was designated as a high density parcel and adopted as such in the 1998 Comprehensive Plan. In 2001 the Ballinger neighborhood was changed to the designation of Ballinger Special Study area as part of the Zoning and Land Use Reconciliation project. The zoning of this parcel as R-6 was frozen at this time, as the Ballinger Special Study Area was intended to stop the change in land use designation for this area it has been kept as a "Low Density" parcel. Approval of this proposal would allow this parcel to be designated as "High Density Residential" ultimately allowing it to rezone to a higher density making it consistent with the surrounding parcels.

SEPA Requirements:

As discussed on page 4 of the staff report, SEPA requirements have been met. Adequate utilities, infrastructure and transit exist in the immediate area. 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 adequate capacity for the proposal. Additional water (fire flow) and sewer certificates are required for individual building permits, however, there has been no project proposal made at this time. Frontage improvements may also be required for any future projects subsequent to the approval of this action, although the site already is fronted by a curb, gutter, and sidewalk.

Analysis of Framework Goals:

**Framework Goals remain identical within the Adopted 1998 Comprehensive Plan and the November 2004 Comprehensive Plan Planning Commission Recommended Draft.*

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

Approval of the proposed amendment would allow for a rezone and ultimately the construction of an additional 4 dwelling units where only 1 would have been previously allowed. This will add to the City's housing stock, provide for a wide variety of housing types, and assist the City in meeting its established growth targets.

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

Future projects on this site will be required to meet the standards of the Shoreline Development Code and other adopted Codes. A rezone may be required. Designs will be compatible with the existing multi-family buildings in the vicinity. By not approving this proposed amendment, this site will remain incompatible with the surrounding uses.

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

Approval of this amendment would allow for a rezone and ultimately the construction of 4 additional dwelling units on this site where only one would have previously been allowed. The 5 units would be targeting smaller families and seniors and priced below the average cost of a single family home.

Analysis of 1998 City of Shoreline Adopted Comprehensive Plan Goals and Policies:**Land Use Goals:**

Goal LU 1: *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 seniors. Due to the sites characteristics and proximity to a well served public transportation corridor, this amendment would allow for alternative means of transportation and would allow the site to develop at a level that is consistent with the surrounding uses.

Goal LU III: *To have adequate residential land and 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 a rezone and the creation of up to five higher density housing units, adding to the housing stock and diversity of housing types in the City of Shoreline.

Land Use Policies:

LU2: *Encourage attractive, stable, high quality residential and commercial neighborhoods with an appropriate variety of housing, shopping, employment and services...*

Increasing the density of this parcel increases the ability to provide for a variety of types and styles of housing units to meet the future needs of Shoreline citizens and increase the available housing stock. Because of this parcels proximity to a well served transit corridor residential units on this parcel would provide for a variety of transportation opportunities.

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

Through approval of this proposal and the re-designation of this parcel as High Density Residential (HDR), a rezone may be requested and up to five dwelling units 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.

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.*

Allowing for an increase in the density of this parcel would help increase the housing stock within the City and provide for a better use of an underdeveloped parcel.

Goal H II: *Pursue opportunities to preserve and develop housing throughout the City to address the needs of all economic segments of the community.*

Changing the land use designation of this parcel from Low Density Residential (LDR) to High Density Residential (HDR) would help provide an increase in density allowing for a rezone and ultimately the construction of up to five dwelling units where previously only one would have been allowed.

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 Low Density Residential (LDR) to High Density Residential (HDR) would enhance the ability of this parcel to develop at a higher density and allow for construction compatible with the adjacent multiple family buildings.

Goal H IV: Encourage and support a variety of housing opportunities for those with special needs, particularly relating to age, health or disability.

Increasing the density of this parcel improves the ability to provide for a variety of types and styles of housing units to meet the future needs of Shoreline citizens and increase the available housing stock. This type of housing development would appeal to seniors and smaller families who are unable to meet the maintenance needs of a single family home.

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 Low Density Residential (LDR) to High Density Residential (HDR) will allow for a greater variety of design alternatives and an increase in housing stock that is compatible with the adjacent neighboring parcels of high density development.

H5: Require new residential development to achieve a minimum density as allowed in each zone.

Approval of this request to increase the density of this parcel would allow for a rezone and the construction of up to five dwelling units, equivalent to development at 24 dwelling units per acre meeting the minimum standard of the R-24 zone.

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 redevelopment of this parcel and the construction of structures similar to those found on adjacent parcels.

H15: Encourage the dispersal of affordable housing opportunities throughout the City.

Allowing for an increase in density of this parcel will allow for the construction of attached or higher density dwelling units adding to the affordable housing stock found within the City.

H23: Promote additional opportunities for home ownership.

Condominiums or townhomes are becoming more attractive to individuals and families looking to purchase their first home. Approval of this proposal would allow for a rezone and the placement of up to five higher density housing units.

Analysis of November 2004 City of Shoreline Planning Commission Draft Comprehensive Plan Goals and Policies:

Land Use Goals:

Goal LU I: Ensure 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, offering low maintenance construction and targeting smaller families and seniors. Due to the sites proximity to well served public transportation corridors, this amendment would also allow for alternative means of transportation.

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 amendment would allow for an increase in the density of this parcel that is within proximity of appropriate infrastructure and would help provide housing in the middle income level.

Goal LU2: Encourage attractive, stable, high quality residential and commercial neighborhoods that provide a variety of housing, shopping, employment and services.

Any future developments would be subject to compliance with the City's Development code and would be consistent with the adjacent high density multiple family housing.

Land Use Policies:

LU23: *Ensure that land is designated to accommodate a variety of types and styles of housing units adequate to meet the future needs of Shoreline citizens.*

Increasing the density of this parcel increases the ability to provide for a variety of types and styles of housing units to meet the future needs of Shoreline citizens and increase the available housing stock.

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.*

Allowing for an increase in the density of this parcel would help increase the housing stock within the City and provide for a better use of an underdeveloped parcel.

Goal H II: *Pursue opportunities to preserve and develop housing throughout the city to address the needs of all economic segments of the community.*

Changing the land use designation of this parcel from Low Density Residential (LDR) to High Density Residential (HDR) would help provide an increase in density allowing for a rezone and ultimately the construction of up to five dwelling units where previously only one would have been allowed.

Goal H III: *Maintain and enhance single-family and multi-family residential neighborhoods, so that new development within the neighborhood is compatible in quality, design and scale and provides effective transitions between different uses and scales.*

Approval of this request to change the land use designation of this parcel from Low Density Residential (LDR) to High Density Residential (HDR) would enhance the ability of this parcel to be developed to a similar density and allow for construction compatible with the surrounding high density multiple family buildings.

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 Low Density Residential (LDR) to High Density Residential (HDR) will allow for a greater variety of design alternatives and an increase in housing stock that is compatible with the surrounding parcels.

H5: *Require new residential development to meet or make provisions for the minimum density as allowed in each zone.*

Approval of this request to increase the density of this parcel would allow for a rezone and the construction of up to five dwelling units, equivalent to development

at 24 dwelling units per acre meeting the minimum standard of the R-24 zone under HDR designation.

H6: Encourage infill development on vacant or underutilized sites to be compatible with existing housing types.

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.

H16: Encourage the dispersal of affordable housing opportunities throughout the City.

Allowing for an increase in density of this parcel will provide for the construction of attached dwelling units adding to the affordable housing stock found within the City.

H23: Promote additional opportunities for first time home ownership.

Condominiums or townhomes are becoming more attractive to individuals and families looking to purchase their first home.

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.**

As the City of Shoreline continues to develop, many of the parcels that are underutilized have been identified for development. 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. The amendment would allow for up to five smaller families to live where previously only one would have. Within this application there is no proposal for a sub area plan.

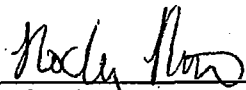
3. **The amendment will benefit the community as a whole, will not adversely affect community facilities, the public health, safety or general welfare.**

Approval of this proposal would allow for the site to be rezoned and developed to a level consistent with the surrounding uses. The addition of these four 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.

III. RECOMMENDATION

Based on the Findings, the Planning Commission recommends approval of application #201277; a site specific Comprehensive Plan amendment to change the land use designation for parcel number 3971701190 located at 19671 15th Ave NE from Ballinger Special Study Area to High Density Residential (HDR).

City of Shoreline Planning Commission

 _____ Date: 5 May 2005
Chairperson

**PLANNING COMMISSION FINDINGS & CONCLUSIONS
FOR SITE SPECIFIC LAND USE AMENDMENT REQUEST
FILE NO. 201372 – ECHO LAKE**

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

Site Specific Comprehensive Plan Amendment
19250 Aurora Ave N
File # 201372

Summary-

Following the public hearing and deliberation on the request to change the Comprehensive Plan Land Use designation for a parcel located at 19250 Aurora Ave. N., at the south end of Echo Lake, from High Density Residential (HDR), Public Open Space (PubOS), and Mixed Use (MU) to Mixed Use (MU), the City of Shoreline Planning Commission recommends approval of changing that portion of the parcel designated High Density Residential to Mixed Use, and leaving the portion currently designated Public Open Space unchanged. The Planning Commission has determined that this action, based on the following findings, is in compliance with City codes and is not detrimental to the health, safety, or welfare of the City of Shoreline.

I. FINDINGS OF FACT

1. Project Description-

- 1.1 The site-specific Comprehensive Plan amendment requested is to change the land use designation of portions of the Echo Lake property, from High Density Residential (HDR) and Public Open Space (PubOS), so that the entire parcel is designated Mixed Use (MU).
- 1.2 Location: 19250 Aurora Ave. N.
- 1.3 Parcel Number: 2222900040
- 1.4 a.) The existing Comprehensive Plan designations for the parcel are as follows: the western portion of the site (approximately 1.85 acres) is designated as Mixed Use (MU), the eastern portion (approximately 6.1 acres) is designated as High Density Residential (HDR). There is a 50-foot wide strip (approximately 34,773 square feet) along the northern border from Aurora to the interurban trail that is designated Public Open Space (PubOS).

b) The recommended proposal would change that portion of the property designated High Density Residential to Mixed Use (MU), and leave that portion of the property designated Public Open Space as is. Consistent zoning for the MU land use designation ranges from R-8 to R-48, Neighborhood Business, Community Business, Regional Business, or Industrial. The existing zoning of the parcel is consistent with the proposed change in land use designation. All zoning districts are consistent with a Public Open Space land use designation.

2. Procedural History-

- 2.1 Planning Commission deliberated on the proposal at a meeting on April 21, 2005.
- 2.2 Public hearing held on the site-specific Comprehensive Plan amendment by the Planning Commission: April 14, 2005
- 2.3 SEPA Determination for the rezone appealed March 2, 2005

- 2.4 Notice of Public Hearing and SEPA Threshold Determination: February 15, 2005.
- 2.5 End of 14 day Public Comment Period: February 4, 2005
- 2.6 Notice of Application & Preliminary SEPA Threshold Determination for combined action:* January 20, 2005
- 2.7 Complete Application Date: January 14, 2005
- 2.8 Application Date: December 30, 2004
- 2.9 Neighborhood meeting Date: December 8, 2004
- 2.10 Pre-Application Meeting Date: August 20, 2004

*Original application was for a combined site-specific Comprehensive Plan Amendment and Re-zone. The actions were separated after an appeal of the SEPA determination and scheduling conflicts, and agreed to by all parties. There is no administrative appeal of a legislative action (SMC 20.30.070).

3 Public Comment-

A great deal of public comment was received for this project. Many of the letters were in support of having a public park at the site. Although the site is private property, and there are currently no plans for acquiring land for a public park, the Planning Commission did not wish to change the existing designation of Public Open Space, which would preclude the possibility of the City one day acquiring that portion of the site for public use. This action demonstrates a commitment by the City to keep and acquire open space. Although at this time the City has no program in place for acquisition, this action signals the City's intent to keep open the opportunity for such a program in the future.

4 SEPA Determination-

The SEPA determination for the 2004-2005 Annual Comprehensive Plan Amendment Docket (of which this action is a part) will be combined with the SEPA determination for the 2003-2004 Comprehensive Plan Major Update. This SEPA determination will be complete prior to Council adoption of the two dockets.

5. Consistency-

- 5.1 The application has been evaluated and found to be consistent with the three Site Specific Comprehensive Plan Amendment criteria listed in Shoreline Municipal Code Section 20.30.340 (B).
- 5.2 This Comprehensive Plan amendment does not constitute approval for any development proposal. Applicable permits shall be obtained prior to construction. Permit applications shall show compliance with the regulations that are in place at the time of permit submittal. This may include compliance with but not limited to 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.

II. CONCLUSIONS

Criteria for Amendment and Review of the Comprehensive Plan (SMC 20.30.340.B)

Criterion #1

- 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.**

The proposed amendment is consistent with the Growth Management Act (GMA), which envisions increased commercial and residential densities on properties within established urban areas that already have adequate public facilities. Existing utilities and infrastructure are available for redevelopment of the site. It is served by Aurora Ave. N., a regional transit center, and the Interurban Trail. The site is currently underdeveloped with respect to its high-density residential zoning designation (current development is at a density of only 15 units per acre).

There are numerous Comprehensive Plan goals and policies that provide support for the recommended amendment. Both the adopted 1998 goals and policies and the proposed Planning Commission recommended 2004 updates were analyzed. These are listed below. Land Use Policy #LU 7 requires additional analysis, which follows here.

LU7

The proposal is consistent with Comprehensive Plan Land Use Element Policy LU7 (this policy is the same in both the 1998 Adopted Comprehensive Plan & November 2004 Planning Commission Recommended Comprehensive Plan Draft) that establishes the process for Comprehensive Plan amendments as follows:

LU 7 (1998 & 2004 PC Recommended Draft): *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.*

The application for site-specific Comprehensive Plan amendment was advertised to the public in January 2005, and in this advertisement the proposal was clearly identified. The staff report produced for the March 3, 2005 Planning Commission Public Hearing, plus application materials submitted, contain detailed statement of the proposal and information related to how the proposal is in compliance with applicable planning regulations. The anticipated impacts and issues have also been presented therein.

The current Comprehensive Plan guidance will not be substantially changed by this proposal. The reason for the change is to allow a more unified development without having to "step around" different zoning lines on a single site. A Mixed Use designation is consistent for high density residential zoning as well as commercial zoning that allows for high density residential development. This is in keeping with the housing goals and economic development policies in the Comprehensive Plan.

The Comprehensive Plan identifies 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 (as is the case of the subject parcel) and more dense development was anticipated in the future when the underutilized parcels were redeveloped.

The proposal is consistent with both Growth Management Act and County-wide planning policies, in that it seeks to create an infill, mixed use development within urban growth limits that has access to regional transportation facilities (in accordance with Countywide Planning Policies LU28 and LU69). The Mixed Use designation allows for zoning of commercial districts that allow high density residential development, thus it would not have a negative effect on the City's ability to meet housing or employment targets set by the Comprehensive Plan, GMA and County planning policies. Promoting redevelopment of the site will improve water quality to the critical area by treating and detaining run-off into the lake, and by cleaning up existing soil contamination on the site (Countywide Planning Policies CA9 and CA10).

Adequate utilities, infrastructure and transit exist in the area. 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 adequate capacity that would support the change in designation. Frontage improvements will also be required for redevelopment of the site, both along Aurora Ave. N. and N. 192nd Street as part of the site development permit. These improvements will include sidewalk, curb and gutter. Public review and comment are discussed above.

Additional Countywide Planning Policies (CCP's) that relate to the proposal:

CPP - 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 subareas 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;*
- b. *To limit development in the Rural Areas;*
- c. *To protect designated resource lands;*
- d. *To ensure efficient use of infrastructure;*

- e. *To improve the jobs/housing balance on a subarea basis;*
- f. *To promote a land use pattern that can be served by public transportation and other alternatives to the single occupancy vehicle; and*
- g. *To provide sufficient opportunities for growth within the jurisdictions.*

CPP - ED-6 *Local jurisdictions plans shall include policies that actively support the retention and expansion of the economic base of the multi-County region. Local jurisdictions and the County shall work cooperatively on a regional basis and invite private sector participation to evaluate the trends, opportunities and weaknesses of the existing economy and to analyze the economic needs of key industries. Local jurisdictions comprehensive plans shall include policies intended to foster:*

- a. *The development and retention of those businesses and industries which export their goods and services outside the region. These businesses and industries are critical to the economic strength and diversification of the economy; and*
- b. *A business climate which is supportive of business formation, expansion, and retention and recognizes the importance of small businesses in creating new jobs.*

Furthermore, the proposal also meets the vision statements and framework goals that are part of the adopted 1998 Comprehensive Plan (and subsequently included unedited in the November 2004 Planning Commission recommended Comprehensive Plan Update). The Framework Goals that support this proposal include:

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

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

FG4: *Pursue a strong and diverse economy and assure economic development that complements neighborhood character.*

Listing of additional Comprehensive Plan Goals and Policies:

The goals and policies are listed in *italics*. Any additional analysis and findings by the Planning Commission are indented beneath the listing in normal type.

Parks Element

GoalPR 1 (1998 & 2004 PC Recommended Plan) : *Enrich quality of life for all Shoreline residents by ensuring that a broad range of high quality parks, recreation and cultural opportunities are readily available, by preserving open spaces and maintaining a quality parks and recreation system.*

The Interurban Trail provides an excellent recreation opportunity that is in proximity to the south end of Echo Lake. The 50 foot strip across the northern boundary of the site that is currently designated Public Open Space stretches from Aurora to the new Interurban Trail. Public access to the lake could be considered desirable if the area currently designated Public Open Space were obtained and developed as such by the City. Recreation opportunities in the wetland buffer would be limited to passive uses allowed by the Critical Areas Ordinance, such as wildlife viewing platforms, permeable trails, picnic tables, etc.

Policy PR2 (1998): *Preserve, protect and enhance areas (where practical) with critical or unique natural features – such as stream corridors, wildlife habitats, shorelines and wetlands – especially if endangered by development.*

Policy PR2 (2004 PC Recommended Plan): *Preserve, protect and enhance areas with critical or unique natural features – such as stream corridors, wildlife habitats, shorelines and wetlands – especially if endangered by development, and educate the public on the importance of stewardship through a variety of mechanisms.*

Echo Lake is a critical and unique natural feature. The current Comprehensive Plan designation of High Density Residential restricts the zoning from being changed to anything but high density residential. The R-48 zoning district allows intensive development with up to 90% impervious surface and 48 units per acre.

The Mixed Use designation provides for zoning districts that allow more as well as less intensive development. Compatible zoning designations for Mixed use include the range from R-8 to R-48, Neighborhood Business, Community Business, Regional Business, or Industrial. The Regional Business zone allows commercial and residential development of up to 95% impervious surface and up to 60 feet in height.

Having a Comprehensive Plan designation of Public or Private Open Space near the lake would signal the City's intent to address this policy. However, neither of these designations controls the underlying zoning or allowable development. The Critical Areas Ordinance governs development near the lake.

Goal PR IV (1998): *Seek to develop a diverse City-wide trail system that provides linkages between parks, greenways, open spaces, regional trail systems, residential neighborhoods, and community businesses.*

Goal PR IV (2004 PC Recommended Plan): *Seek to develop a diverse City-wide trail system linking key community elements such as parks, greenways, open spaces, regional trail systems, residential neighborhoods, and community businesses.*

The area currently designated public open space would, if it were publicly owned and developed as such, provide a link between Aurora Avenue and the Interurban trail.

Policy PR24 (1998): *Seek opportunities to develop pedestrian and bicycle connections in and around the City to connect neighborhoods with parks.*

Policy PR24 (2004 PC Recommended Draft): *Identify opportunities to develop pedestrian and bicycle connections in and around the City to expand connectivity of community amenities with a specific focus on linking neighborhoods with parks.*

The designated strip would provide excellent connections between Aurora Avenue and the Interurban trail, if it were acquired and developed for public access. Removing the open space designation could serve as a negative policy signal that the City is no longer interested in acquiring this area for public access.

Land Use Element

Goal LU I (1998 & 2004 PC Recommended Draft): *Preserve environmental quality by taking into account the land's suitability for development and directing intense development away from natural hazards and important natural resources.*

Intensive development on this site would result in the loss of a large number of significant trees, many of which provide habitat for the waterfowl and other animals that use the lake. Having a designation of open space near the lake, while not governing the underlying zoning, would signal the City's intention to preserve open space designations, especially near critical areas.

Goal LU II (1998) *To have adequate residential land and encourage a variety of quality housing opportunities and appropriate infrastructure suitable for the needs of Shoreline's present and future residents.*

(2004 PC Recommended Draft): *Encourage attractive, stable, high quality residential and commercial neighborhoods that provide a variety of housing, shopping, employment and services.*

Goal LU IV (1998): *To assure that a mix of uses, such as service, office, retail, and residential, are allowed either in low intensity buildings placed side by side or within the same building in designated areas, on arterials, or within close walking distance of transit, serving a neighborhood commercial and residential function.*

(2004 PC Recommended Draft): *Ensure that mixed use development is encouraged in designated areas on arterials, or within close walking distance of transit.*

Goal LU V (1998) *Ensure that adequate land is designated for community-serving, and regional-serving commercial areas and that these areas are aesthetically pleasing and have long term economic vitality.*

(2004 PC Recommended Draft): *Ensure that adequate land is designated for commercial areas that serve community and regional based markets and that these areas are aesthetically pleasing and have long term economic vitality.*

Goal LU VII: (1998) *To increase the vitality and economic development in the North City and Aurora business areas through a public/private effort.*

(2004 PC Recommended Draft): *Increase the vitality and economic development in the North City and Aurora Corridor business areas through a public/private effort.*

Goal LU VIII (1998) *To redirect the changes in the Aurora Corridor from a commercial strip to distinct centers with variety, activity, and interest by:*

- *balancing vehicular, transit, and pedestrian needs*
- *creating a "sense of place" and improving image*
- *protecting neighborhoods*
- *encouraging businesses to thrive*
- *using a strategy based on sound market principles*

(2004 PC Recommended Draft) *Change the Aurora Corridor from a commercial strip to distinct centers with variety, activity, and interest by:*

- *balancing vehicular, transit, and pedestrian needs*
- *creating a "sense of place" and improving image for each center*
- *protecting neighborhoods*
- *encouraging thriving businesses*
- *using sound market principles*

Goal LU IX (2004 PC Recommended Draft): *Increase the City's role in economic development for the Aurora Corridor.*

Policies

LU2 (1998): *Encourage attractive, stable, high quality residential and commercial neighborhoods with an appropriate variety of housing, shopping, employment and services...*

(2004 PC Recommended Draft): *Encourage attractive, stable, high quality residential and commercial neighborhoods that provide a variety of housing, shopping, employment and services.*

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

(2004 PC Recommended Draft): *Ensure that land is designated to accommodate a variety of types and styles of housing units adequate to meet the future needs of Shoreline citizens.*

LU30 (1998): *Encourage the integration of open spaces into residential neighborhoods, including identification and protection of existing stands of trees and vegetation which serve as a greenbelt buffer, and small pocket parks when adopted and maintained to City park standards by private organizations.*

LU30 (2004 PC Recommended Draft): *Encourage the integration of public open spaces into residential neighborhoods (including small pocket parks) and protection of existing stands of trees and vegetation which serve as buffers.*

Removing the Public Open Space designation from the strip of property that connects Aurora to the Interurban Trail decreases the integration of the open space with other neighborhoods, in conflict with this policy.

LU35 (1998 & 2004 PC Recommended Draft): *The Mixed Use designation applies to a number of stable or developing areas... This designation is intended to encourage the development of pedestrian oriented places, with architectural interest, that integrate a wide variety of retail, office and service uses with residential uses.*

LU45 (1998 & 2004 PC Recommended Draft): *Pursue opportunities to improve the City's image by creating a sense of place on the Aurora Corridor for doing business and attracting retail activity.*

LU47 (1998): *Include parks in the Aurora Corridor at Echo Lake and at N. 160th Street.*

LU47 (2004 PC Recommended Plan): *Include parks and open space in the Aurora Corridor Plan.*

During deliberations of the 2004 Major Update of the Comprehensive Plan Commission heard testimony regarding this policy. Those who commented suggested that the policy should not specifically call out locations for parks and open space along the Aurora Corridor, and that the policy should be more generalized to allow additional locations for parks and open space. The Planning Commission heard this testimony and recommended removal of the site specific locations in the policy.

The policy however does not preclude the inclusion of parks and open space at the subject site, and would support city ownership and creation of a public open space at this location.

LU 50 (1998 & 2004 PC Recommended Draft): *Encourage the redevelopment of key, underused parcels through incentives and public/private partnerships.*

LU51: *Initiate opportunities to build a showcase development as an example and template for future development.*

(2004 PC Recommended Draft): *Create opportunities to stimulate development of a "showcase" example and template for future development.*

LU52 (1998) *Encourage a mix of residential and commercial development throughout the Corridor.*

(2004 PC Recommended Draft): *Encourage a mix of residential and commercial development in close proximity to create retail synergy and activity.*

LU53 (1998): *Encourage a broad mix of uses in close proximity to create retail synergy and activity.*

LU57 (1998 & 2004 PC Recommended Draft): *The Interurban Trail should provide cross-town access, enhance the Corridor, connect to other trails, walkways, and sidewalks, accommodate and consider other public facilities and civic improvements, and buffer private property.*

LU59 (1998 & 2004 PC Recommended Draft): *Provide opportunities and amenities for higher density residential communities to form within or adjacent to the Aurora Corridor in harmony with the surrounding neighborhoods.*

LU60 (1998 & 2004 PC Recommended Draft): *Assist with land assembly, redesign rights-of-way to improve intersections and assemble property for redevelopment.*

LU66 (1998 & 2004 PC Recommended Draft): *Pursue methods to consolidate developable lands in order to facilitate economic revitalization.*

LU 69 (1998): "Public open space": *"This designation has been applied to all publicly owned open space and to some privately owned open space that might be appropriate for public acquisition. It is anticipated that the underlying zoning for this designation shall remain."*

LU 69 (2004 PC Recommended Plan): "Public open space": *"This designation applies to all publicly owned open space and to some privately owned open space that might be appropriate for public acquisition. It is anticipated that the underlying zoning for this designation shall remain."*

A land use designation of Open Space (either Public or Private) could come into play in the instance of an application for a land use action that had to be compatible with the Comprehensive Plan. For instance, an application for a zoning variance or a conditional use permit are reviewed under a set of approval criteria that includes compatibility with the Comprehensive Plan.

The existing strip is already developed except in the grassy area south of the lake. The land use designation would not prohibit development that was in keeping with the zoning designation and the development code. The applicant could build an access road, parking, or structures, whatever was allowed by the underlying zoning in this land use designation. If, however, an applicant requested a variance to the underlying zoning standards, or a conditional use permit, there could be grounds for denying such variance or conditional use if such variance or use would be incompatible with the open space designation.

Housing Element

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.*

Policies

H2: (1998 & 2004 PC Recommended Draft): *Provide incentives to encourage residential development in commercial zones as a support to commercial areas.*

H6 (1998) *Encourage compatible infill development on vacant or underutilized sites.*

(2004 PC Recommended Draft): *Encourage infill development on vacant or underutilized sites to be compatible with existing housing types.*

Economic Development Element

Goal ED IV (1998 & 2004 PC Recommended Draft): *To improve the City's role to facilitate and initiate economic development opportunities.*

Policies

ED5: (1998 & 2004 PC Recommended Draft): *Increase and improve the City's job base allowing people to work and shop in the community.*

ED10 (1998 & 2004 PC Recommended Draft): *Recognize the Aurora Corridor as the economic core of the City with potential for revitalization, providing services, jobs, opportunities, and becoming an activity center for Shoreline.*

ED16 (1998 & 2004 PC Recommended Draft): *Promote optimum development of commercial property.*

ED18 (1998 & 2004 PC Recommended Draft): *Encourage a mix of businesses that complement each other and provide variety to the community to create activity and economic momentum.*

ED26 (1998 & 2004 PC Recommended Draft): *Ensure that sufficient land use and zoning provisions support businesses.*

Environmental Element

Policy EN8 (1998 & 2004 PC Recommended Draft): *Environmentally critical areas may be designated as open space and should be conserved and protected from loss or degradation wherever practicable.*

Criterion #2:

- 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 Comprehensive Plan Land Use map was adopted shortly after the City's incorporation in 1995, where the city accepted the land use designations that King County had adopted. The subject property was designated HDR, High Density Residential under King County and at the City's incorporation. It was split-zoned as it currently is (R-48 and RB). During the 2001 Comprehensive Plan/Zoning Reconciliation process, that portion of the lot that was zoned Regional Business was changed to a MU, Mixed Use designation to reflect the zoning and the use of the property. Since the remainder of the property contained housing (a trailer park) and was zoned residential (R-48), the High Density Residential designation was not changed.

The existing split-designations and zoning of the property discourages it to be developed in a cohesive and well-planned manner. This is inconsistent with the overall policy objective of the Comprehensive Plan. The amendment will allow an under-utilized property to be redeveloped according to the City's current development regulations and in keeping with the goals and policies of the Comprehensive Plan.

Criterion #3

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

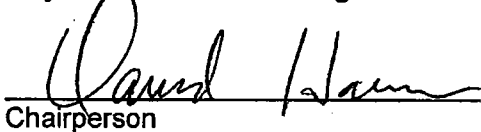
The amendment to the plan will benefit the community as a whole in that it will potentially allow future housing units and commercial expansion and the addition of new jobs, thereby helping the City achieve its job target growth of 2,618 new jobs by 2022. Furthermore, the proposal supports several of the economic development goals identified in the Comprehensive Plan.

The proposed amendment allows for a better, more effective, diverse and creative development of the property than would currently be possible under the High Density Residential land use designation. The redevelopment of a parcel that is in transition and in declining, blighted condition, and additional housing, employment, and commercial opportunities will benefit the entire community while not adversely affecting public health, safety, or general welfare.

III. RECOMMENDATION

Based on the Findings, the Planning Commission recommends approval of application #201372; a site specific Comprehensive Plan amendment to change that portion of the land use designated **High Density Residential (HDR) to Mixed Use (MU)**.

City of Shoreline Planning Commission


Chairperson

Date: 5/13/2005