

Council Meeting Date: December 10, 2001

Agenda Item: 7(d)

CITY COUNCIL AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

AGENDA TITLE:	Adoption Of Ordinance No. 291, A Special Use Permit For The Construction Of An Emergency Generator Building On The Fircrest Campus Located At 15230 15 th AVE NE. File No. 2001-201073
DEPARTMENT:	Planning and Development Services
PRESENTED BY:	Tim Stewart, Planning Director Andrea L. Spencer, Planner

PROBLEM/ISSUE STATEMENT: The issue before Council is a Special Use Permit (SUP) to allow construction of an emergency generator building, that is approximately 1,700 square feet in size, at the Fircrest Campus, located at 15230 15th AVE NE (vicinity map shown in Attachment A-1).

A SUP is a Quasi-Judicial decision of the Council. An open record public hearing was conducted before the Planning Commission on November 1, 2001. After public testimony was complete the Commission voted unanimously (8 to 0) to approve this SUP. Council's review of the application must be based on the written record and no new testimony may be heard. The Shoreline Municipal Code Title 20 (the Development Code) establishes a 120-day target for this application type. In order to meet this target, staff has scheduled this item with Council at this time.

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

1. The Council could approve the Special Use Permit as requested by the applicant and recommended by Planning Commission and Staff by adopting Ordinance No. 291 (Attachment B).
2. The Council could deny the Special Use Permit if it finds that the criteria established in the Development Code have not been met.

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

RECOMMENDATION

The Planning Commission and Staff recommend that Council adopt Ordinance No. 291 (Attachment B) thereby approving the Special Use Permit to allow construction of an emergency generator building at the Fircrest Campus located at 15230 15th AVE NE.

Approved By:

City Manager



City Attorney



INTRODUCTION

The Special Use Permit (SUP) application before Council is a request to allow construction of a new emergency generator building on the Fircrest Campus, located at 15230 15th AVE NE. The proposed structure will be approximately 1,700 square feet in size.

A public hearing before the Planning Commission was opened and closed on November 1, 2001. The Planning Commission recommended the approval of the SUP by a unanimous vote. The Commission's Findings and Recommendation are included in Attachment B, Exhibit 1, and the minutes from this hearing are included in Attachment C.

BACKGROUND

The SUP application under consideration is proposed for the Fircrest facility. The Washington State Department of Social and Health Services (DSHS) operates the campus as a home to developmentally disabled persons. The facility provides housing, sheltered workshops, recreation facilities, cafeteria, chapel, and skilled nursing care facilities.

The Fircrest campus is currently zoned Residential 6-dwelling units per acre (R-6), and has a Comprehensive Plan Land Use designation of Single Family Institution (please see Attachment A-1 for site vicinity and zoning). In addition, the 1998 Comprehensive Plan describes the campus as an "Essential Regional Facility." The campus is regarded as a "legal non-conformance" because the zoning of the site does not permit the currently established uses. The Development Code requires approval of a Conditional Use Permit or SUP prior to any expansion of a legal non-conformance. SUP's are the mechanism used for approval of the expansion of regional land uses, and because of this facility's classification as an Essential Regional Facility in the Comprehensive Plan it is therefore subject to SUP approval prior to any expansion.

ALTERNATIVES ANALYSIS

PROCESS

The application process for this SUP began on July 11, 2001, when a pre-application meeting was held with City staff. The applicant then held the requisite neighborhood meeting on August 15, 2001. During this neighborhood meeting the applicant explained the details of the project to area residents, and those who attended expressed no concerns about the SUP application. Formal application was submitted to the city on August 30, 2001, and was determined complete on September 14, 2001. The public comment period for the project was from September 27, 2001 to October 11, 2001, and no comments were received.

A public hearing was held before the Planning Commission on November 1, 2001 and no public comments were made on the proposal. The Planning Commission made a recommendation and formulated Findings and Determination (included in Attachment B, Exhibit 1) on the night of the public hearing (meeting minutes included in Attachment C).

OPTION 1: APPROVAL OF THE SPECIAL USE PERMIT

Planning Commission in their Findings and Determination (see Attachment B, Exhibit 1) found that the SUP application was consistent with the decision criteria, listed below, provided in Section 20.30.330.B of the Development Code.

1. The use will provide a public benefit or satisfy a public need of the neighborhood, district or City.
2. The characteristics of the special use will be compatible with the types of uses permitted in surrounding areas.
3. The special use will not materially endanger the health, safety and welfare of the community.
4. The proposed location shall not result in either the detrimental over-concentration of a particular use within the City or within the immediate area of the proposed use, unless the proposed use is deemed a public necessity.
5. The special use is such that pedestrian and vehicular traffic associated with the use will not be hazardous or conflict with existing and anticipated traffic in the neighborhood.
6. The special use will be supported by adequate public facilities or services and will not adversely affect public services to the surrounding area or conditions can be established to mitigate adverse impacts.
7. The location, size and height of buildings, structures, walls and fences, and screening vegetation for the special use shall not hinder or discourage the appropriate development or use of neighboring properties.
8. The special use is not in conflict with the policies of the Comprehensive Plan or the basic purposes of this title.
9. The special use is not in conflict with the standards of the critical areas overlay.

Staff and Planning Commission found that each of these criteria can be met. An expanded discussion of the criteria and analysis can be found in the Planning Commission staff report included in Attachment A.

OPTION 2: DENIAL OF THE SPECIAL USE PERMIT

The Council may find and determine from the written record that the proposal does not meet the Development Code decision criteria outlined in Section 20.30.330.B, and therefore the application would be denied. The effect of the denial would be that the applicant might have to postpone the construction of the new generator building until a Master Plan is approved for the Campus (see Master Plan discussion in Planning Commission Staff Report in Attachment A).

RECOMMENDATION

The Planning Commission and Staff recommend that Council adopt Ordinance No. 291 (Attachment B) thereby approving the Special Use Permit to allow construction of an emergency generator building at the Fircrest Campus located at 15230 15th AVE NE.

ATTACHMENTS

Attachment A: Planning Commission Staff Report, November 1, 2001 Hearing

1. Vicinity Map
2. Fircrest Campus
3. Fircrest Campus Aerial Photograph
4. Generator Building Elevations
5. Neighborhood Meeting Summary and Comment

Attachment B: Ordinance No 291

Exhibit 1: Planning Commission Findings and Conclusions

Attachment C: Excerpt of Planning Commission Minutes, November 1, 2001 Hearing

Attachment A

**Planning Commission Staff Report
November 1, 2001**

Planning Commission Meeting Date:

Agenda Item:

PLANNING COMMISSION AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

AGENDA TITLE: Type C Public Hearing on a Special Use Permit (File # 201073) for an emergency generator building on the Fircrest Campus located at 15230 15th Avenue Northeast.
DEPARTMENT: Planning and Development Services
PRESENTED BY: Andrea L. Spencer, Planner *als*

SUMMARY

The Type C Special Use Permit (SUP) application before Planning Commission is a request to allow construction of a new 1,725 square foot emergency generator building at the Fircrest campus, located at 15230 15th AVE NE. Staff has reviewed and analyzed the criteria for approval of a SUP and recommends that Planning Commission hold a Public Hearing, consider testimony and then move to recommend approval of the SUP to City Council.

PROJECT DETAILS AND REVIEW CRITERIA

Site

The SUP permit application under consideration is proposed for the Fircrest facility. The campus is located on State of Washington Trust Lands and is currently operated by the Washington State Department of Social and Health Services (DSHS) as a home to developmentally disabled persons. It provides housing, sheltered workshops, recreation facilities, cafeteria, chapel, and skilled nursing care facilities. The 1998 Comprehensive Plan classifies the campus as an Essential Regional Facility.

The Fircrest Campus covers approximately 80 acres and is generally located at the northeast corner of the intersection of 15th AVE NE and NE 150th ST. Hamlin Park is located to the north of the site and Shoreline School District's Shorecrest High School is to the east. The parcel has a Comprehensive Plan Land Use Designation of **Single Family Institution** and is zoned **R-6** (Residential, 6 dwelling units per acre). Please see Attachment A: "Vicinity Map" for site location, and surrounding zoning.

Proposal

The proposal is to build a new building on the Fircrest Campus to house a diesel generator to provide emergency back-up power for the site. This building is part of the State of Washington's upgrade to the existing emergency power system on the campus, and it will be a replacement for the existing boiler facilities on the site. The new building will be located generally in the center of the site, directly south of the existing boiler building (please see Attachment B for a map of the Fircrest Campus and the location of the new building and Attachment C for an aerial photo of the project area). The closest property line to the new construction will be the eastern boundary of the site at 235 feet away.

The proposed building will have a footprint of approximately 1,725 square feet (1,605 square feet of floor area), and will be approximately 28 feet tall. The elevations for the generator building are shown in Attachment D. The new construction will take place where portion of a parking lot was previously located.

Why Special Use Permit?

The permitted uses allowed at the Fircrest campus are governed by the zoning of the site, which is R-6. The current use of the property is not allowed by the R-6 district, however the use was legally established and is therefore regarded as a "legal non-conformance."

It has been determined that the addition of a new building to the site would be an expansion of the use on the site. Expansion of legal non-conforming uses are governed by SMC 20.30.280.C.4 *Expansion of Nonconforming Use*. This section of the code reads: "A nonconforming use may be expanded subject to approval of a conditional use permit or special use permit, whichever permit is required under the Code."

In order to determine which permit type applies to this project, a Conditional Use Permit (CUP) or SUP, the 1998 Comprehensive Plan and the 2000 Development Code were consulted. The Comprehensive Plan classifies the subject site as an "Essential Regional Facility." Further, SMC 20.30.330.A describes the purpose of an SUP (emphasis added):

The purpose of a special use permit is to allow a permit granted by the City to locate a regional land use, not specifically allowed by the zoning of the location, but that provides a benefit to the community and is compatible with other uses in the zone in which it is proposed. The special use permit is granted subject to conditions placed on the proposed use to ensure compatibility with adjacent land uses.

It was therefore determined that a SUP was required for the addition of a new generator building at the Fircrest Campus.

Couldn't This Issue Be Solved By A Campus Master Plan?

Fircrest is currently in the beginning stages of developing a Master Plan for the campus. The creation of a master plan will include an analysis of current and anticipated uses at the site and a strategy for accommodating those uses. Once the master plan is approved (with review by Planning Commission and approval by City Council a variety

of uses could be permitted if they meet the standards outlined in the plan without any further public review.

The master plan for the campus will not be completed in time to satisfy the immediate needs for an emergency power generator at the site. Therefore the applicant chose to apply for this SUP in order to complete construction in the near future.

Procedural History and Requirements

The Shoreline Municipal Code (SMC) classifies SUP applications as a "Type C." These application types require a series of actions, each of which are summarized in the table that follows.

REQUIRED ACTION	DATE COMPLETED
Pre-Application Meeting Held	July 11, 2001
Neighborhood Meeting Held Participants: Stacy Agar, 1540 NE 148 th ST, Shoreline J. Shaw, PO BOX 25474, Seattle WA 98125 Virginia King, 15548 14 th ST NE, Shoreline The Mize's, 1219 NE 155 th ST, Shoreline (submitted only written comments) Comment Summary: Once applicant explained scope of project at meeting no concerns from the public were expressed. Please see Attachment E for a summary of the neighborhood meeting and a copy of a written comment DSHS received in response to their meeting notice.	August 15, 2001
Application Date	August 30, 2001
Complete Application	September 14, 2001
Public Notice of Complete Application and Public Hearing Notices Mailed 2 Signs Posted at Site Advertisements In Paper	September 27, 2001
End of Public Comment Period No comments were received.	October 11, 2001
Planning Commission Public Hearing Planning Commission formulates recommendation on project and this recommendation is forwarded to City Council to utilize in their final determination for approval or denial of project.	November 1, 2001
City Council Public Meeting Adoption of ordinance for project approval or denial.	Anticipated December 10, 2001
Submittal and Approval of Building Permit Applicant can submit a building permit application at any time. Approval of permit will be withheld until City Council approves SUP request.	Varies

Criteria

Section 20.30.330.B of the Shoreline Municipal Code outlines the criteria by which SUP applications are reviewed. A special use permit shall be granted by the City, only if the applicant demonstrates that it meets each of the following criteria:

1. **The use will provide a public benefit or satisfy a public need of the neighborhood, district or City.**
The new emergency generator building will satisfy the needs of the Fircrest residents for a reliable backup energy source.
2. **The characteristics of the special use will be compatible with the types of uses permitted in surrounding areas.**
An emergency generator building or other similar support facilities is an expected accessory use at facilities such as Fircrest, or its neighbor Shorecrest High School.
3. **The special use will not materially endanger the health, safety and welfare of the community.**
There is no anticipated off site impacts and the new building will provide a public benefit to the community of Fircrest residents.
4. **The proposed location shall not result in either the detrimental over-concentration of a particular use within the City or within the immediate area of the proposed use, unless the proposed use is deemed a public necessity.**
Fircrest is identified as an Essential Regional Facility in the 1998 Comprehensive Plan. The expansion of this facility to include a new generator building is a public necessity to ensure a reliable emergency power source for the Fircrest residents.
5. **The special use is such that pedestrian and vehicular traffic associated with the use will not be hazardous or conflict with existing and anticipated traffic in the neighborhood.**
The special use will not cause any increased pedestrian or vehicular traffic in the neighborhood. An existing parking lot on the campus will be reconfigured to accommodate the new building (a number of spaces will be removed). Even with the reconfiguration, parking demands can still be met by existing spaces on the site. It is estimated that the demand for parking in the immediate vicinity of the new generator building is 45 spaces. With the reconfiguration, 58 parking stalls are still provided; 13 more than required.
6. **The special use will be supported by adequate public facilities or services and will not adversely affect public services to the surrounding area or conditions can be established to mitigate adverse impacts.**
The need for public facilities is not increased; adequate infrastructure exists for the site.

- 7. The location, size and height of buildings, structures, walls and fences, and screening vegetation for the special use shall not hinder or discourage the appropriate development or use of neighboring properties.**

The proposed new building will be more than 230 feet from any property line, the structure will be less than 28 feet tall. The building design incorporates noise baffling to mitigate any impacts the use may have on neighboring buildings at the campus, and any impacts it may have to an adjoining parcel. With these measures it is anticipated that this SUP will not discourage development or use of neighboring property.

- 8. The special use is not in conflict with the policies of the Comprehensive Plan or the basic purposes of this title.**

The Fircrest campus is regarded as an Essential Regional Facility in the 1998 Comprehensive Plan. A generator building is an expected accessory use for a campus such as this.

- 9. The special use is not in conflict with the standards of the critical areas overlay.**

The proposed site of the generator building is not in any known critical area. Construction is to take place where there is currently a parking lot, and therefore no new impervious surface will be created by the construction.

RECOMMENDATION

Staff recommends the Planning Commission move to recommend to City Council the approval of the Special Use Permit to allow construction of a 1,725 square foot generator building at the Fircrest Campus, located at 15230 15th AVE NE.

ATTACHMENTS

Attachment A: ¹ Vicinity Map

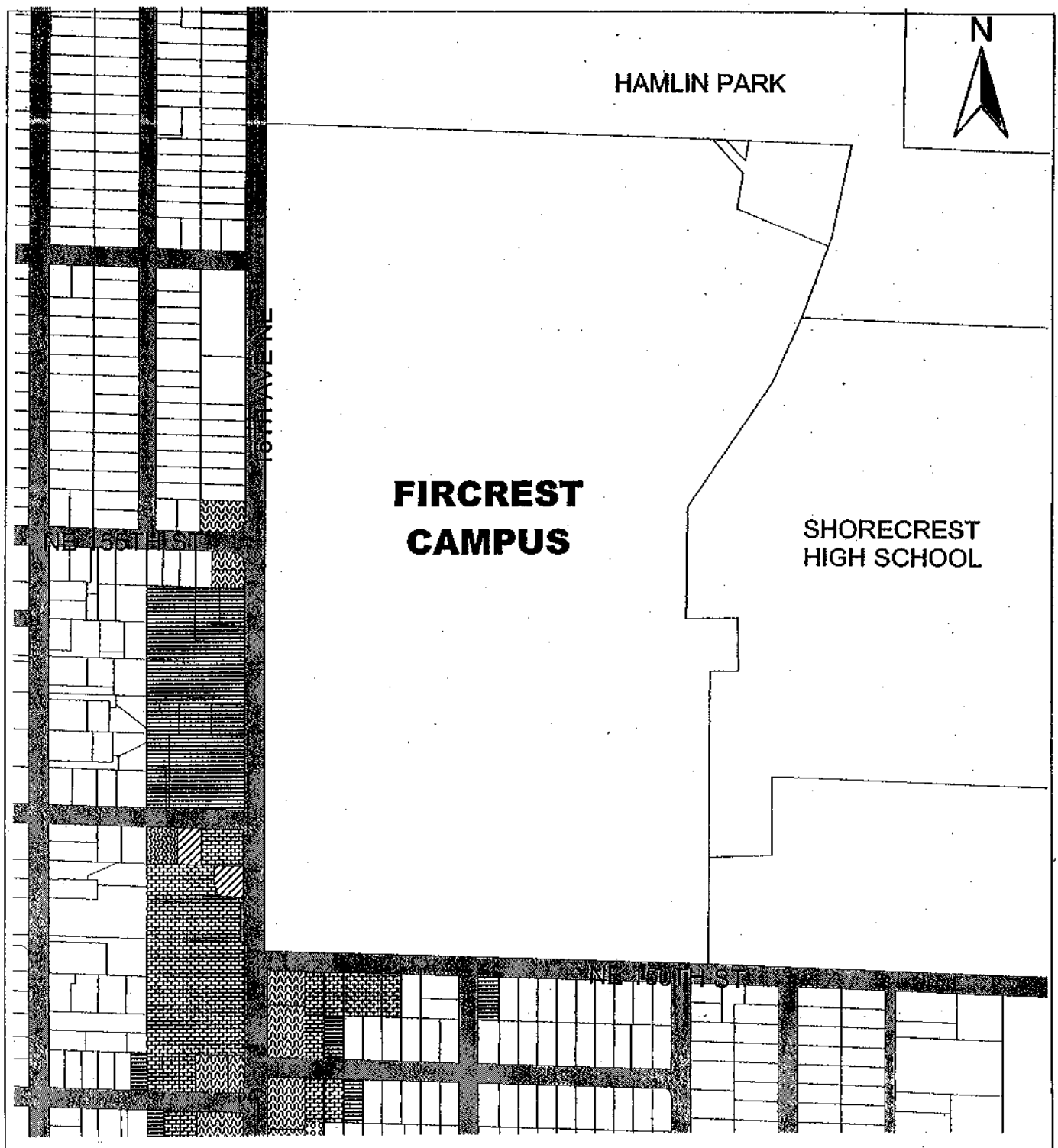
Attachment B: ² Fircrest Campus

Attachment C: ³ Fircrest Campus Aerial Photograph

Attachment D: ⁴ Generator Building Elevations

Attachment E: ⁵ Neighborhood Meeting Summary and Comment

ATTACHMENT A: VICINITY MAP



LEGEND

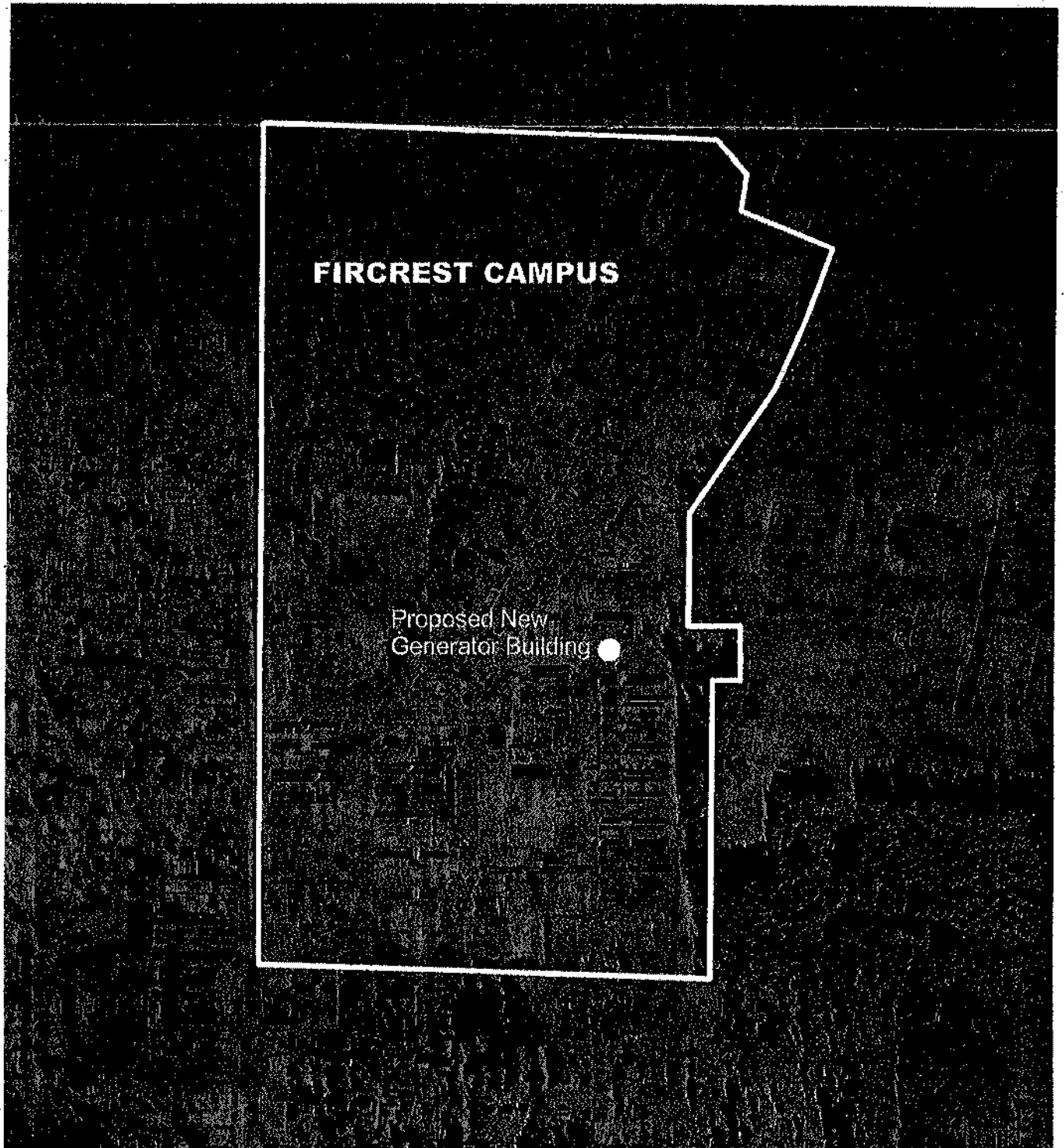
	R-6; Residential, 6 units/acre		R-24; Residential, 24 units/acre
	R-8; Residential, 8 units/acre		R-48; Residential, 48 units/acre
	R-12; Residential, 12 units/acre		O; Office
	R-18; Residential, 18 units/acre		NB; Neighborhood Business

0 500 1000 Feet



2
Attachment B: Fircrest Campus

ATTACHMENT C: Aerial Photograph

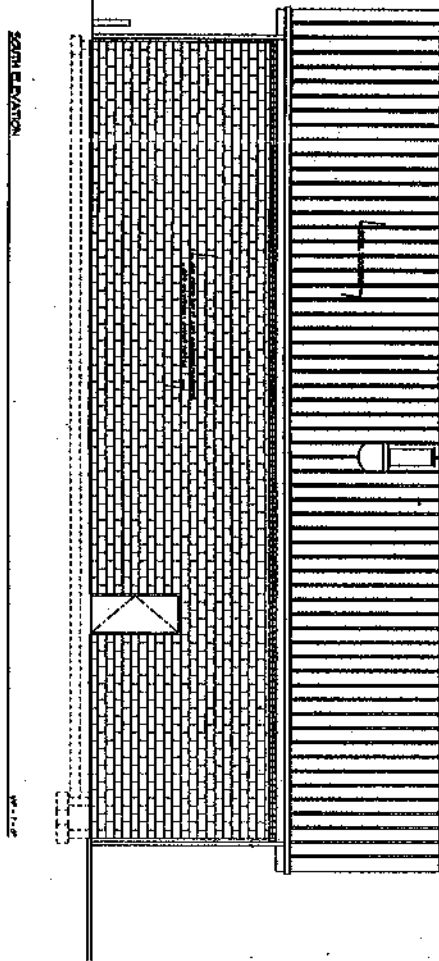


0 500 1000 Feet

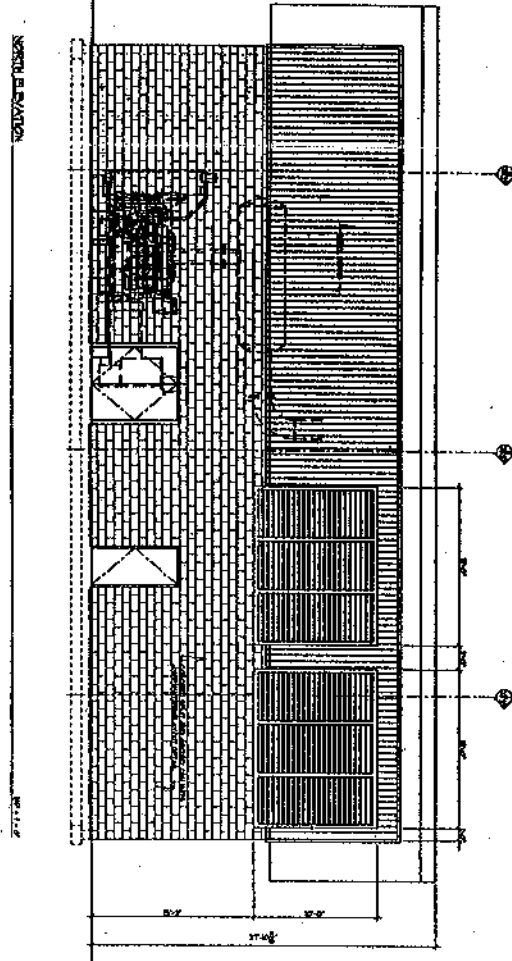


⁴
Attachment D: Generator Building Elevations

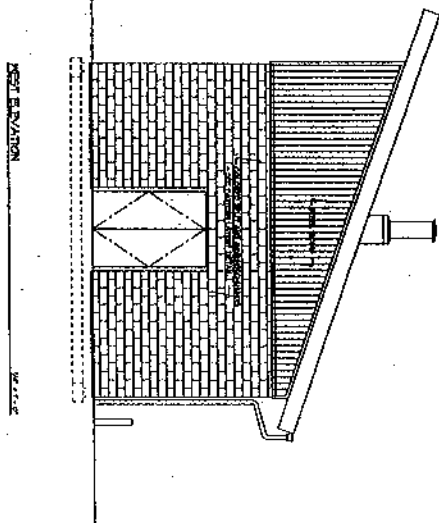
SOUTH ELEVATION



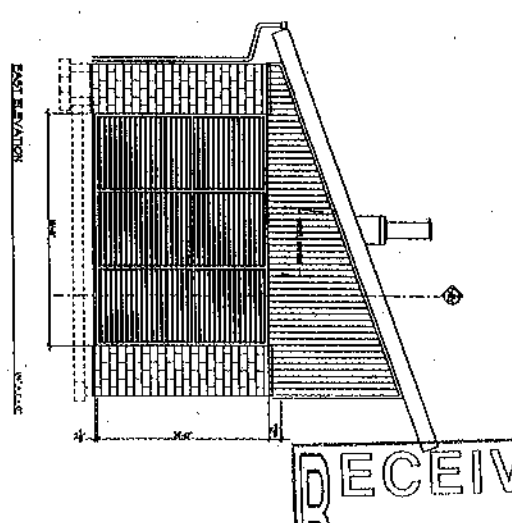
SOUTH ELEVATION



WEST ELEVATION



WEST ELEVATION



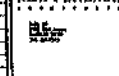
RECEIVED
AUG 31 2001
P & DS

EXTERIOR ELEVATIONS - SPECIAL USE PERMIT
FIRCREST SCHOOL
SEATTLE, WASHINGTON
ELECTRICAL UPGRADE - PHASE II
STATE PROJECT NO. 58-442

REVISIONS

NO.	DATE	DESCRIPTION

KLAPPENBACH



Huntley Duggan, Inc.
Electrical Consulting Engineers
1000 1st Ave. S.W.
Seattle, WA 98101
206 467-1234

Attachment ⁵E: Neighborhood Meeting Summary and Comment

Suite 620
1402 Third Avenue
Seattle, WA 98101
206-624-7515
FAX 624-7516

FIRCREST GENERATOR BUILDING

AUGUST 15, 2001

SUMMARY OF NEIGHBORHOOD MEETING:

- Owner and design team outlined the purpose of the meeting and the scope of the project.
- Once the scope of the project was explained, no concerns were expressed; and the neighbors attending the meeting indicated that they are in favor of the proposed project.
- Those neighbors attending the meeting expressed some concern as to why the City is involved in the project when it appears to be a Fircrest issue and not a neighborhood issue.

We explained that the site is zoned R-6 and that the City had determined that the new building is not allowed in a R-6 zone without a special use, and the meeting was one of the steps that needed to be done in the approval process to allow the building to be constructed.

- The largest concern expressed was the delivery of fuel to the existing tank.

It was explained that since this generator will be replacing the existing generator now housed in the Boiler Room, the deliveries will not increase unless there is a need to run the generator in case of an emergency. We explained that the existing fuel tank was also used as the alternate fuel source for the boiler.

The MIZEs
1219 NE 155th St
Shoreline, WA 98155-7101

re: Fircrest Emergency Generator

Dear Mr Valbert:

No Objections from this household.

Possible grounds for objection:

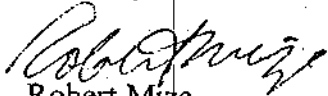
Unightly building: N/A, sufficiently removed from residential areas

Noise: N/A, muffled and sufficiently removed from residential areas

Air Pollution: Diesel generation is much 'dirtier' than natural gas. However an emergency generator is not operated day-in and day-out. And, although most power outages are caused by wind storms, an earthquake could cut off a natural gas supply. Diesel is probably easier to maintain (i.e. less costly) because diesel mechanics are easy to come by. Therefore, diesel is preferable for an emergency generator.

Not needed: Many schools shut down during a power outage and the students sent home, however Fircrest should be part of emergency shelter in the event of 'the Big One'.

Sincerely,


Robert Mize.

Attachment B

Ordinance No. 291 Exhibit 1: Findings and Conclusions

ORDINANCE NO. 291

**AN ORDINANCE OF THE CITY OF SHORELINE, WASHINGTON
APPROVING A SPECIAL USE PERMIT FOR THE PURPOSE OF
CONSTRUCTING AN EMERGENCY GENERATOR BUILDING FOR THE
FIRCREST CAMPUS LOCATED AT 15230 15TH AVENUE NE.**

WHEREAS, certain property, located at 15230 15th Avenue Northeast, is designated on the Zoning Map as Residential, 6 units/acre, and on the Comprehensive Plan Map as Single Family Institution; and

WHEREAS, certain property, located at 15230 15th Avenue Northeast, is identified in the 1998 Comprehensive Plan as an Essential Regional Facility; and

WHEREAS, the uses of certain property, located at 15230 15th Avenue Northeast, is classified as legal non-conformances and any expansion of these uses requires approval of a Special Use Permit; and

WHEREAS, owners of certain property, located at 15230 15th Avenue Northeast have filed an application for special use permit for the construction of an emergency generator building; and

WHEREAS, on November 1, 2001, a public hearing on the application for special use permit was held before the Planning Commission for the City of Shoreline pursuant to notice as required by law; and

WHEREAS, on November 1, 2001, the Planning Commission recommended approval of the special use permit and entered findings of fact and a conclusion based thereon in support of that recommendation; and

WHEREAS, upon consideration of the application the City Council has determined that the special use permit application for the property located at 15230 15th Avenue Northeast is consistent with the Comprehensive Plan, Shoreline Municipal Code, and appropriate for this site;

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

Section 1. Findings. The Findings and Recommendation on File No. 2000-201073 as set forth by the record and as attached hereto as Exhibit 1, are hereby adopted;

Section 2. Severability. If any provision of this ordinance or the application of a provision to any person or circumstance, is declared invalid, then the remainder of this Agreement, or the application of such provision to other persons or circumstances, shall not be affected.

Section 3. Effective Date. This ordinance shall go into effect five days after passage, and publication of the title as a summary of this ordinance.

PASSED BY THE CITY COUNCIL ON December 10, 2001.

Mayor Scott Jepsen

ATTEST:

APPROVED AS TO FORM:

Sharon Mattioli, CMC
City Clerk

Ian Sievers
City Attorney

Date of Publication:
Effective Date:

Findings and Determination of the City of Shoreline Planning Commission

Fircrest (State of Washington, DSHS) Special Use Permit , File #201073

Summary-

After reviewing and discussing the Fircrest Special Use Permit (SUP) application on November 1, 2001 the Shoreline Planning Commission did find and determine that the SUP request to expand the uses at the Fircrest Campus by allowing the construction of an emergency generator building be approved. It was found that approval of the SUP was in compliance with City codes and not detrimental to the health, safety, or welfare of the City of Shoreline, and therefore recommended approval of such action.

I. FINDINGS OF FACT

1. Project Description-

- 1.1 Action: Special Use Permit request to allow the construction of an emergency generator building.
- 1.2 Location: Fircrest Campus, 15230 15th AVE NE, Shoreline.
- 1.3 a.) The subject property has a land use designation of *Single Family Institution* as identified in the City of Shoreline's 1998 Comprehensive Plan.
- b.) The subject property is zoned R-6 (Residential, 6 du/acre).

2. Procedural History-

- 2.1 Public hearing held by the Planning Commission November 1, 2001.
- 2.2 Complete Application Date: September 14, 2001
Notice of Application Date: September 27, 2001
- 2.3 Neighborhood meeting date: August 15, 2001
- 2.4 No prior action or approvals related to the project have been taken.

3. Public Comment-

3.1 The following individuals participated in Neighborhood Meetings:

- Stacy Agar, 1540 NE 148th ST, Shoreline
- J. Shaw, PO BOX 25474, Seattle WA 98125
- Virginia King, 15548 14th ST NE, Shoreline
- The Mize's, 1219 NE 155th ST, Shoreline (written comments only)

3.2 No written comments were received during the notice period.

3.3 Public Testimony was given during the Public Hearing by:

- Edwin Valbert, DSHS Project Manager, 1949 South State Street, Tacoma
- Randy Goodrich, Project Engineer, 19125 North Creek Parkway #210

4. SEPA-

A SEPA determination is not required, it is exempt under the provisions of WAC 197.11.305(1)(b)(iii).

5. Consistency-

5.1 The application has been evaluated and found to be consistent with the Special Use Permit criteria listed in Shoreline Municipal Code Section 20.30.330.B

5.2 This SUP action does not constitute approval for any development proposal. Applicable permits shall be obtained prior to construction. Permit applications shall show compliance with, but not limited to, Title 20 of the Shoreline Municipal Code.

II. CONCLUSIONS

1. The use will provide a public benefit or satisfy a public need of the neighborhood, district or City.

The new emergency generator building will satisfy the needs of the Fircrest residents for a reliable backup energy source.

2. The characteristics of the special use will be compatible with the types of uses permitted in surrounding areas.

An emergency generator building or other similar support facilities is an expected accessory use at facilities such as Fircrest, or its neighbor Shorecrest High School.

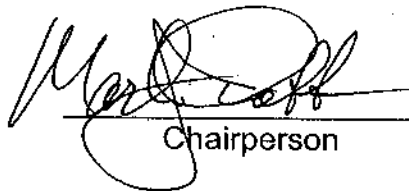
3. **The special use will not materially endanger the health, safety and welfare of the community.**
There is no anticipated off site impacts and the new building will provide a public benefit to the community of Fircrest residents.
4. **The proposed location shall not result in either the detrimental over-concentration of a particular use within the City or within the immediate area of the proposed use, unless the proposed use is deemed a public necessity.**
Fircrest is identified as an Essential Regional Facility in the 1998 Comprehensive Plan. The expansion of this facility to include a new generator building is a public necessity to ensure a reliable emergency power source for the Fircrest residents.
5. **The special use is such that pedestrian and vehicular traffic associated with the use will not be hazardous or conflict with existing and anticipated traffic in the neighborhood.**
The special use will not cause any increased pedestrian or vehicular traffic in the neighborhood. An existing parking lot on the campus will be reconfigured to accommodate the new building (a number of spaces will be removed). Even with the reconfiguration, parking demands can still be met by existing spaces on the site. It is estimated that the demand for parking in the immediate vicinity of the new generator building is 45 spaces. With the reconfiguration, 58 parking stalls are still provided; 13 more than required.
6. **The special use will be supported by adequate public facilities or services and will not adversely affect public services to the surrounding area or conditions can be established to mitigate adverse impacts.**
The need for public facilities is not increased; adequate infrastructure exists for the site.
7. **The location, size and height of buildings, structures, walls and fences, and screening vegetation for the special use shall not hinder or discourage the appropriate development or use of neighboring properties.**
The proposed new building will be more than 230 feet from any property line, the structure will be less than 28 feet tall. The building design incorporates noise baffling to mitigate any impacts the use may have on neighboring buildings at the campus, and any impacts it may have to an adjoining parcel. With these measures it is anticipated that this SUP will not discourage development or use of neighboring property.

8. **The special use is not in conflict with the policies of the Comprehensive Plan or the basic purposes of this title.**
The Fircrest campus is regarded as an Essential Regional Facility in the 1998 Comprehensive Plan. A generator building is an expected accessory use for a campus such as this.
9. **The special use is not in conflict with the standards of the critical areas overlay.**
The proposed site of the generator building is not in any known critical area. Construction is to take place where there is currently a parking lot, and therefore no new impervious surface will be created by the construction.

III. RECOMMENDATION

Based on the Findings, the Planning Commission recommends approval of the Special Use Permit application 201073 for the Fircrest Campus located at 15230 15th Avenue Northeast.

City of Shoreline Planning Commission


Chairperson

Date: 11-13-01

Attachment C

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

CITY OF SHORELINE

SHORELINE PLANNING COMMISSION SUMMARY MINUTES OF REGULAR MEETING

November 1, 2001
7:00 P.M.

Shoreline Conference Center
Board Room

PRESENT

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

STAFF PRESENT

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

ABSENT

Commissioner McAuliffe

1. CALL TO ORDER

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

2. ROLL CALL

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

3. APPROVAL OF AGENDA

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

Commissioner Monroe suggested that there has not been a definitive discussion as to what constitutes neighborhood character. He said he is familiar with codes from other jurisdictions, which discuss character in a very precise manner. He suggested that this type of discussion would help to address the concern appropriately. Commissioner Marx recalled that the Commission discussed this issue previously and determined that they did not want to have individual standards related to neighborhood character.

Mr. Balmforth inquired how long it would take the City Council to review and approve the Commission's recommendation. Ms. Markle said staff anticipates that a code amendment would come before the Council in January, and there would be a workshop and a public hearing before the City Council.

Mr. Balmforth noted that while all of the work is taking place, development of two units on a single-family lot can continue to occur. Chair Gabbert suggested that this amendment could be separated and forwarded to the Council for consideration as an emergency item. Commissioner Maloney suggested that perhaps the Commission should recommend a moratorium on this type of development until the issue has been decided.

6. REPORTS OF COMMISSIONERS

None of the Commissioners provided comment during this portion of the meeting.

7. STAFF REPORTS

a. Type C Public Hearing on a Special Use Permit for a Generator Building on the Fircrest Campus

Ms. Spencer reviewed the staff report for the special use permit application for the Fircrest Campus. The permit would allow construction of an approximately 1,700 square foot emergency generator building on the campus, which is owned by the State of Washington and run by the Department of Social and Health Services. The Comprehensive Plan designation for the site is single-family institution and the use is considered an essential regional facility. The property is currently zoned R-6. Because the campus use of the site is considered a legal, non-conforming use, a special use permit is required anytime the development is expanded. She described the public notification that was provided for the application, and noted that no public comment was received. A neighborhood meeting was held, and Page 25 of the packet provides a summary of that meeting. Once the applicant explained the proposal, there were no concerns voiced regarding the construction of the emergency generator building as proposed.

Ms. Spencer provided an aerial photograph of the site, to clearly illustrate the location of the proposed building, which is more than 230 feet from the nearest property line. She reviewed each of the nine criteria found in the Comprehensive Plan and described how each would be met (see staff report) by the proposal. She concluded that staff recommends approval of the proposal as presented because it meets all of the criteria outlined in the Development Code.

Chair Gabbert reviewed the rules and procedures for the public hearing. He referred to the Appearance of Fairness rules, and inquired if any Commissioners had received ex-parte communications regarding the subject of the hearing. Chair Gabbert advised that his wife works on the Fircrest Campus, and inquired if

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

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

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

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

Commissioner McClelland inquired why Fircrest is zoned R-6. Ms. Markle answered that the property is identified in the Comprehensive Plan as single-family/institution, and the underlying zoning remained. Fircrest has already started the master plan process, and that area will become an institutional zone in the near future.

THE PUBLIC PORTION OF THE HEARING WAS CLOSED.

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

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

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

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

EXCERPT

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