

AGENDA

CITY OF SHORELINE PLANNING COMMISSION REGULAR MEETING



**Thursday, April 6, 2006
7:00 p.m.**

**Shoreline Conference Center
18560 1st Ave. NE | **Board Room****

	<u>Estimated Time</u>
1. CALL TO ORDER	7:00 p.m.
2. ROLL CALL	7:01 p.m.
3. APPROVAL OF AGENDA	7:02 p.m.
4. SEATING OF NEW COMMISSIONERS	7:03 p.m.
5. DIRECTOR'S REPORT	7:08 p.m.
6. APPROVAL OF MINUTES a. March 16, 2006	7:15 p.m.
7. GENERAL PUBLIC COMMENT	7:20 p.m.
<div><i>The Planning Commission will take public comment on any subject which is not of a quasi-judicial nature or specifically scheduled for this agenda. Each member of the public may comment for up to two minutes. However, Item 6 (General Public Comment) will be limited to a maximum period of twenty minutes. Each member of the public may also comment for up to two minutes on action items after each staff report has been presented. The Chair has discretion to limit or extend time limitations and number of people permitted to speak. In all cases, speakers are asked to come to the front of the room to have their comments recorded. Speakers must clearly state their name and address.</i></div>	
8. PUBLIC HEARING <i>Quasi-Judicial Public Hearing</i>	7:30 p.m.
i. File #201492 / 301371– 20060 15th Ave NE Site Specific Rezone/Comp Plan Amendment	
a. Staff Overview and Presentation of Preliminary Staff Recommendation	
b. Applicant Testimony	
c. Questions by the Commission to Staff and Applicant	
d. Public Testimony or Comment	
e. Presentation of Final Staff Recommendation	
f. Final Questions by the Commission and Commission Deliberation	
g. Closure of the Public Hearing	
h. Vote by Commission to Recommend Approval or Denial or Modification	
9. REPORTS OF COMMITTEES AND COMMISSIONERS	8:30 p.m.
10. UNFINISHED BUSINESS	8:35 p.m.
11. NEW BUSINESS a. Election of a Chair and Vice Chair	8:40 p.m.
12. ANNOUNCEMENTS	8:50 p.m.
13. AGENDA FOR April 20, 2006 Presentation: Dept. of Ecology '05 Wetlands Classification Manual Discussion: Planning Commission Retreat & Joint Training w/ Parks Board & City Council	8:59 p.m.
14. ADJOURNMENT	9:00 p.m.

The Planning Commission meeting is wheelchair accessible. Any person requiring a disability accommodation should contact the City Clerk's Office at 546-8919 in advance for more information. For TTY telephone service call 546-0457. For up-to-date information on future agendas call 546-2190.

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These Minutes Subject to
April 6th Approval

CITY OF SHORELINE

SHORELINE PLANNING COMMISSION SUMMARY MINUTES OF REGULAR MEETING

March 16, 2006
7:00 P.M.

Shoreline Conference Center
Mt. Rainier Room

COMMISSIONERS PRESENT

Chair Harris
Vice Chair Piro
Commissioner Kuboi
Commissioner Broili
Commissioner MacCully
Commissioner Phisuthikul (arrived at 7:08 p.m.)

STAFF PRESENT

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

COMMISSIONERS ABSENT

Commissioner Sands
Commissioner McClelland
Commissioner Hall

CALL TO ORDER

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

ROLL CALL

Upon roll call by the Commission Clerk, the following Commissioners were present: Chair Harris, Vice Chair Piro, Commissioners Kuboi, Broili, and MacCully. Commissioner Phisuthikul arrived at 7:08 p.m. and Commissioners Sands, McClelland and Hall were excused.

APPROVAL OF AGENDA

The agenda was approved as submitted.

DIRECTOR'S REPORT

Mr. Tovar advised that the staff received an invitation to speak to the Highland Terrace Neighborhood Association on April 18th. At that time, staff plans to update them on what is going on in the City and

answer their questions. He recalled the Commission's previous discussion about doing outreach with various neighborhood groups in the City and suggested that one or two Commissioners might want to attend the meeting as well.

Vice Chair Piro said he received an invitation from the Echo Lake Neighborhood Association to attend its meeting on April 18th, and they asked him to extend the invitation to the City's Planning Director, as well. Mr. Tovar suggested that one or two Commissioners be assigned to attend.

Mr. Tovar announced that the public hearing date for the permanent ordinance for Hazardous Trees and Critical Areas Stewardship Plan was changed from April 6, 2006 to May 18, 2006. Staff is still working on the language, which should be available early April for Commission and public review. It would also be forwarded to various State agencies for comments and recommendations.

APPROVAL OF MINUTES

COMMISSIONER BROILI MOVED THAT THE MINUTES OF FEBRUARY 16, 2006 BE APPROVED AS DRAFTED. VICE CHAIR PIRO SECONDED THE MOTION. THE MOTION CARRIED UNANIMOUSLY.

VICE CHAIR PIRO MOVED THAT THE MINUTES OF MARCH 2, 2006 BE APPROVED AS CORRECTED. COMMISSIONER MACCULLY SECONDED THE MOTION. THE MOTION CARRIED UNANIMOUSLY.

GENERAL PUBLIC COMMENT

Bob Barta, 15703 – 1st Avenue Northwest, advised that he represents the Highland Terrace Neighborhood Association, and its members are concerned about how the City would accommodate the projected population growth over the next 20 years. He said they are particularly concerned about how to keep the school system healthy. He noted that only about 30 percent of the households in Shoreline have school age children, and he fears that number would decrease over the years.

Mr. Barta invited all of the Commissioners to attend the Highland Terrace Neighborhood Association Meeting on April 18th. He said he would meet with Mr. Tovar to establish a meeting format, which could possibly be used by other neighborhood groups. Their Association's goal is to work with the City to solve community problems.

PUBLIC HEARING ON PRELIMINARY FORMAL SUBDIVISION FOR SHORELINE TOWNHOMES (FILE #201478)

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

a. Staff Overview and Presentation of Preliminary Staff Recommendation

Mr. Pickus reviewed the staff report for the proposed preliminary formal subdivision application to create 18 zero-lot-line lots and a critical area tract on two contiguous parcels at 1160 North 198th Street. The property owner is Frontier Investment Company, and the applicant and authorized agent is Prescott Homes. Since this is a Type C Application, the Planning Commission is required to conduct an open record public hearing. State Law requires that in order to recommend approval of the application, the Planning Commission must find that it is consistent with City regulations found in Title 20 of the Shoreline Municipal Code (SMC) and that it complies with the provisions for the public health, safety and general welfare.

Mr. Pickus reviewed that a pre-application meeting was held between the City staff and the applicant on June 21, 2005, and a neighborhood meeting was held on July 27, 2005. A second pre-application meeting was held on September 9, 2005, and the City received the application on November 8, 2005. It was determined to be complete on November 17, 2005, and the notice of application was published on November 23, 2005. Because the site did not get posted in a timely manner, the City issued a revised notice of application on December 1, 2005. Several public comments were received during the 14-day comment period. The project required an environmental review, and a Mitigated Determination of Non-Significance (MDNS) was issued on February 7, 2006, with several requirements to ensure the project would not have an adverse impact on the environment. On February 28, 2006 a notice for the public hearing was issued.

Mr. Pickus said the project involves two existing parcels located on the north shore of Echo Lake. Adjacent to the site are multi-family residential developments to the east, west and south and an office building to the north. Echo Lake Park and a portion of the Interurban Trail are about 360 feet east of the site, and the Aurora Village Transit Center and retail shopping center are located about 350 feet to the north. West of the site, up to Aurora Avenue North are some single-family residences and commercial buildings. Mr. Pickus provided pictures of the subject property and adjacent properties.

Mr. Pickus displayed the proposed site plan and noted that the development would consist of 18 townhome units located in 4 buildings. He pointed out the location of the existing wetland, as well as the proposed access for the site. The project would implement Low Impact Development techniques as provided for in the 2005 King County Surface Water Design Manual, including the use of pervious concrete to decrease run-off. The site is currently zoned R-48, which allows 48 units per acre. Because the site is a little more than an acre, it could accommodate up to 55 units. The current Comprehensive Plan designation is High Density Residential, which is intended to serve as a transition area between high-intensity commercial uses and lower-density residential uses.

Mr. Pickus explained that there would be three significant easements across many of the lots. An access and utility easement would be located along the roadway, which crosses every lot. Another utility easement would be located along the large rain garden, and the third easement would be along the proposed pedestrian pathway, which crosses some of the lots.

Mr. Pickus pointed out the Type II Wetland that is located on the subject property. He explained that a minimum buffer of 50 feet and a maximum buffer of 100 feet would be required, and the applicant has proposed a 50-foot buffer. To obtain approval of the minimum buffer requirement, the project must be low-impact or a wetland enhancement plan must be proposed, and the applicant has met both of these criteria. It is a low-impact development in that it meets the requirements of the code and there would be no chemicals stored on site. In addition, only passive uses would be located adjacent to the buffer and the site has been designed to eliminate the risk of adverse impact on the wetland. The proposed buffer and wetland enhancement plan is significant and involves the replacement of invasive plant species with wetland native species and improvements to the hydrology of the wetland. There is one significant tree located on the site, which would be retained. Part of the low concrete bulkhead along the edge of the lake would be removed to improve the hydrologic connection between the lake and the wetland. In addition, the plan proposes a pervious path and raised boardwalk to a viewing platform. Mr. Pickus provided pictures of the existing wetland.

Mr. Pickus advised that the applicant prepared several reports that were attached to the application. The environmental site assessment found that there was still a 500-gallon underground storage tank that likely held heating oil for the house that used to be on the site. They also found a 55-gallon drum that contaminated some of the soil around it. The report recommended certain steps to clean up the site, and this issue was addressed as a condition in the MDNS and in the Staff's Recommended Conditions for Approval.

Mr. Pickus said the public comments fell into three categories. Many people objected to the proposed name of the project, the Echo Lake Townhomes, so the project has been renamed Shoreline Townhomes. The King County Wastewater Treatment Division requested copies of the sewer extension plans. After further discussion with staff, it was determined that the sewer main crossing the site would not be modified, so it would be unnecessary to submit sewer extension plans.

Mr. Pickus said concern was raised about the potential negative impacts of the project on Echo Lake's water quality and wildlife habitat. He explained that with wetland and buffer enhancement and construction of stormwater management flow control, the quality of surface water flowing from the site into Echo Lake would be improved over existing conditions. In addition, the hydrology of the wetland would be improved with the partial removal of an existing concrete wall separating the wetland from the lake and installation of dispersion trenches. The concern that erosion into the lake would be increased by removing the existing concrete wall was addressed by modifying the proposal to include removal of only the portion above the mean high water mark. This would allow a hydraulic connection between the wetland and the lake while still stabilizing the shoreline.

Mr. Pickus said concerns were also raised about increased erosion caused by the concentration of pedestrian activities near the lake. This issue was addressed by modifying the wetland enhancement plan to include a raised boardwalk and viewing platform near the lake. In addition, fencing, signage and increased plantings of rose and snowberry plants along the paths would encourage pedestrians to stay off the ground near the wetland and lake.

Mr. Pickus advised that one comment emphasized the need to properly maintain the proposed pervious concrete roadway. He noted that staff has recommended conditions of approval that include the establishment of a homeowner's association responsible for the maintenance of common facilities, including the pervious concrete and rain gardens.

Mr. Pickus pointed out that, although it was not required, the applicant provided a traffic impact analysis. The analysis made some good recommendations that staff is recommending be implemented under the conditions of approval. They include putting a crosswalk at the entrance to the site, constructing a fence along the northern boundary to discourage pedestrians from cutting across adjoining properties, installing a gate at the emergency access, providing signage and speed bumps to discourage right turns towards North 199th Street, and painting speed limits on the roadway.

Mr. Pickus said the staff's preliminary recommendation to the Planning Commission is to forward a recommendation of approval to the City Council for the Shoreline Townhomes Preliminary Formal Subdivision Application, with the conditions as described in Attachment U.

b. Applicant Testimony

Craig Anderson, CB Anderson Architects, provided an exhibit of the overall site plan. He pointed out that, in contrast to the other residential buildings in the area, the proposed project would be on a smaller scale. The minimum density allowed on the property would be 16 units, and they are proposing 18. The current zoning would allow up to 55 units. He explained that the units would be owner-occupied, zero-lot-line townhomes. While the design is not set yet, the zone allows a building height of up to 50 feet, and townhomes are generally in the range of 35 to 40 feet high. The ground floor would provide parking, with some heated space on the ground floor for the entry. The living space would be generally located on the second and third floors.

Mr. Anderson reviewed that two parking stalls are planned for each of the units; one in the garage, and one behind the garage door. A pedestrian path would circulate between the townhomes, leading towards the proposed walkway. The border of the driveway would be impermeable concrete and the center would be pervious concrete or asphalt. This would further define the pedestrian pathway throughout the site. He said vehicular and pedestrian access to the proposed project would come via North 198th Street, which would increase the street load by about 16 percent.

Donna Frostholt, Adolfson Associates, said she prepared the wetland enhancement plan for the proposed project. She explained that on this site Echo Lake currently has a bulkhead, and the wetland consists entirely of non-native plant species. This has resulted in a fairly degraded system along the lake. The proposed project would provide a 50-foot buffer, as well as a wetland enhancement plan that would include:

- Removing the bulkhead above the ordinary high water mark to increase the connectivity between the wetland and the lake.
- Replacing all non-native plants in the wetland with native species.
- Replacing non-native plants in the wetland buffer with native species.

- Constructing a trail along the outer edge of the buffer and a raised boardwalk with a viewing platform.
- Removing some of the existing concrete and putting in plants instead.

Ms. Frostholm explained that the native plantings would increase the habitat value of the lake and the areas immediately adjacent to the lake. The selected plants would also be lower growing to maintain some views of the lake. The wetland area would be deeded over to the Cascade Land Conservancy; and they would act as stewards, along with the homeowner's group, to maintain the area. She summarized that the proposed enhancement plan would improve a degraded area not only for wildlife, but for the aesthetics of people living in the area.

Erik Davido, Davido Consulting Group, Inc. said he provided the civil engineering consulting services for the proposed project. He announced that a geotechnical study found that the soils on the subject property were mostly sand, with good infiltration. He explained that when modeling the options for the project, they considered the Low Impact Development Best Management Practices found in the 2005 King County Surface Water Design Manual and the Low Impact Technical Guidance Manual for Puget Sound. Mr. Davido emphasized that, given the extensive stormwater runoff system that has been proposed, it is unlikely that surface water from the subject property would ever reach the lake. He briefly explained the following features of the proposed stormwater management plan.

- A bioswale and rain gardens would be used to collect off-site runoff.
- Permeable pavement would be used on site, which would allow water to infiltrate into the ground.
- Two catch basins would be added to accommodate overflow and provide a good indication of when maintenance is required for the permeable surface.
- Small rain gardens would be located throughout the site for roof runoff.
- Some of the runoff and overflow would run into a dispersion trench in the wetland buffer area.
- A substantial erosion control system would include a series of sediment trap ponds to prevent silt-laden water from getting into the infiltration areas and flowing over the permeable pavement.

Mr. Davido recalled that staff has recommended language be provided in the Conditions, Covenants & Restrictions (CCRs) that would require the property owners to maintain the permeable surface areas. Maintenance requires pressure washing and vacuum sweeping once or twice a year, and this would extend the life of the material to 25 years or more.

c. Questions by the Commission to Staff and Applicant

Commissioner Kuboi asked how a homeowner could prevent the pervious pavement from being impacted by freezing and thawing, if water is allowed to permeate through it. Mr. Davido said wintertime problems are not typically an issue, as long as the silt is removed from the surface on a regular basis. Because the catch basis would act as an overflow during times of heavy rain, the water would be allowed to permeate through the surface.

Commissioner Phisuthikul asked if the rain garden proposed for the west side of the property would accommodate only off-site drainage. Mr. Davido answered affirmatively and noted on-site runoff would be handled separately.

Commissioner Kuboi noted that the wetland management plan included a proposal for monitoring and reporting, but he did not notice this same provision for the stormwater management plan to make sure the system would continue to be effective. Mr. Davido said the report does provide a performance standard. The basic test would be to check for ponding after the pavement has been wet for 10 minutes; it is supposed to meet the 10-inches per hour design filtration. If it does not, it is time to maintain the system. This performance standard comes from the King County Surface Water Design Manual, and it is also addressed in the maintenance section of the covenants. Commissioner Kuboi said the maintenance language found in the covenants is very general, and would not require annual monitoring or reporting to make sure it works long-term.

Mr. Davido explained that the catch basins would act as an overflow and an indicator for when maintenance is needed. Mr. Pickus added that the required easement for the detention system would give the City the right to inspect the facility to make sure it is being maintained.

Vice Chair Piro asked if the access that appears to connect the existing condominium complex with the subject property would be maintained at all times or if it would be used for emergency access only. Mr. Anderson answered that primary access would come through the condominium property, and the emergency access would be located on North 199th Street.

Commissioner Broili said he was pleased to see a developer use a proactive, Low Impact Development approach. However, he asked how the proposal would keep people from straying off the boardwalk into the wetland area. Mr. Pickus answered that a split rail fence would be located along the edge of the boardwalk, and the plantings would be designed to discourage people from leaving the boardwalk. Ms. Frosthalm added that the plantings along the trail, boardwalk and platform would be densely planted with a thorny species.

Commissioner Broili recommended that a better approach would be to remove the entire bulkhead and use other methods to mitigate the disturbance that would be created. This would reconnect the habitat as it was originally intended to be. Mr. Pickus said the applicant's original proposal was to remove the bulkhead. But as they were discussing the issue with the Department of Fish and Wildlife, it was recommended that it not be removed in its entirety.

Commissioner Broili asked if the developer would use best soil management practice approaches throughout the entire site when finished. He noted that the 2001 Western Washington Stormwater Manual calls for the placement of 12 inches of organic materials to mimic what would have been found in native soils. Mr. Davido answered that in the rain garden areas there would actually be 2 feet of amended soil, which would more than meet the requirement. Commissioner Broili asked if the same approach would be applied in areas other than the rain garden and the wetland buffer areas. He said the manual suggests that this concept be used in all new developments to provide permeable rather than compacted soils. Mr. Davido said he suspects the landscape plan has incorporated this concept for all planting areas, but he would confirm this with the landscape architect.

Commissioner MacCully asked why the applicant decided to provide access to the site from North 198th Street instead of North 199th Street. He pointed out that North 198th Street has a much more significant grade than what exists on North 199th Street. **Greg Kappers, Prescott Homes**, answered that North 199th Street would have to be widened and significantly improved to accommodate the traffic. This would require them to negotiate additional easement area from each of the property owners. It would likely involve the removal of front yards, garages, driveways, etc. They already have control of the property to the south, which provides access to a public road system. He suggested that North 199th Street might actually be steeper than North 198th Street.

Chair Harris said Commissioner McClelland, who was absent from the meeting, asked him to point out the lack of pedestrian accessibility to the shopping center and transit center to the north. He asked if staff considered whether or not this area is underserved by pedestrian access. Mr. Pickus said there are no opportunities to provide additional pedestrian access along the street since the subject property is bordered on all sides by private property.

Commissioner Broili commented that the State Department of Transportation uses best soil management practices for disturbed soils during construction. He asked if the developer has discussed the option of using this same approach. Mr. Davido answered that groundcover measures would be used, but they also propose to go one step further. During construction, the sediment traps would collect all the runoff and allow the silt to settle before the water could flow out into the dispersion trenches.

Vice Chair Piro said one comment letter suggested that the application was vested prior to the City's latest update of the Critical Areas Ordinance, so a lesser buffer area would be required. Mr. Pickus explained that the project is vested under the current Critical Areas Ordinance, since the new ordinance does not go into effect until next week. The buffer requirements of the new ordinance are different.

Vice Chair Piro said some comment letters also made observations on the deteriorating condition of Echo Lake. He asked if the City staff is aware of these issues and if the water quality of the lake is being monitored on a regular basis. He also asked if there is a management plan that involves property owners with land adjacent to the lake, including the applicant. Mr. Tovar added that while there is not program of this type in place right now, the health and dynamics affecting natural systems like Echo Lake could be one element of a future natural resource management plan.

Vice Chair Piro agreed with Commissioner Broili and said he was very impressed with the work of the applicant and staff to advance a scheme that uses Low Impact Development techniques and tools.

Commissioner Phisuthikul asked if the riparian conservation area would become a potential public access area if it were deeded to the Cascade Land Conservancy. Mr. Kappers answered that public access would be restricted by the plat; and by virtue of the deed and the land trust, it would not be opened to the public. It would not be the Conservancy's intent to open the wetland to public, but the residents within the plat would have access to it.

Commissioner Kuboi asked if the Public Works Department had any particular comments to make after their review of the stormwater features of the project. Mr. Pickus said they requested some minor corrections, which the applicant incorporated into the design. No significant objections were raised.

d. Public Testimony or Comment

Bob Whiteley, 1411 North 200th, D-2, said he resides in the Echo Lake Townhomes and is a member of the Echo Lake Neighborhood Association. He said that for two years, there was a program for basic testing of the water quality of Echo Lake, but this program was cancelled last year because of lack of funding. The work was done on a volunteer basis by the Echo Lake Neighborhood Association, and King County Metro did the actual testing procedures. Sampling data can be obtained from King County Metro.

Mr. Whiteley expressed his concern about the condition of the lake, which appears to have deteriorated more rapidly in the last five to seven years. He said the condition appears to be worse at the south end of the lake where the large drain from Aurora Avenue and the transit lot enters the lake. He said that while the proposed project would have some impact on the lake, it would be very minor. However, any development on property with storm drains connected to the Echo Lake Drainage Basin would have an impact on the water quality of the lake. Rather than look at one project at a time, he urged the City to take a broad view of the existing condition of the lake and what it can handle.

Mr. Whiteley asked what would happen to oil that is dripped onto the permeable surface in the new development. Since the water either stays in the soil or goes into the lake, he questioned how much the soil could handle before it would become contaminated.

Mr. Whiteley noted that the cinderblock wall on the east side of the subject property is owned by the applicant. He suggested that it should either be repaired or replaced at the time of construction. He also emphasized that during the winter time the level of water normally stabilizes, but in late September or October the southerly winds push the water onto the subject property. About six or seven times a year, the lake gets higher than expected, and they have to clean the leaves off the overflow grate.

Mark Deutsch, 19715 Ashworth Avenue North, commended the developer, Prescott Homes, for the excellent practices they are proposing to exercise. He commended the Planning Department staff for following up on comments from neighbors, as well as enforcing good water quality practices. At the same time, he said he is somewhat concerned about the intensity of the proposed development on what was originally a single-family property. He also suggested that even though the current Critical Areas Ordinance allows a minimum buffer of 50 feet, they could reduce the number of units by at least two to extend the buffer area.

Mr. Deutsch asked how the City would ensure the development does not result in negative impacts to the wetland area or the lake. He also questioned where the development's common area would be located. He noted that Echo Lake Park is rather small to handle these extra people. He also asked if a playground area would be provided as part of the development, since there is not one at Echo Lake Park.

Mr. Deutsch said he appreciates that the applicant completed a traffic study, even though it was not required. Currently, there is not a high number of pedestrians, but it is a great area for people to make use of the transit system. He said he does not expect today's conditions to remain true for the future, and he is concerned about the safety of pedestrians in this area.

Bob Baliey, 1411 North 200th, said he also lives in the Echo Lake Townhomes. He said he has a problem with people going over the cement wall and through their property to access the lake. He suggested that the proposed fence on the north side extend all the way down to the lake.

Mr. Pickus clarified that the multi-family development regulations require 170 square feet of recreational open space for each dwelling unit. The proposed project would meet this requirement, mainly through decks and patios, which the code allows. A "tot lot" would not be required because of the property's close proximity to Echo Lake Park.

Mr. Pickus referred to Mr. Deutsch's question about how City staff knows the proposed stormwater plan would work to protect Echo Lake. He said the City relies on the 2005 King County Stormwater Design Manual, which was developed by engineers; and the proposed plan would meet all of the requirements.

Regarding the overall health of Echo Lake, Mr. Davido pointed out that any development that drains into the lake would fall under the more stringent requirements found in the King County Manual. The proposed project, with its Low Impact Development would more than meet the requirements. In addition, he said the Puget Sound Low Impact Development Manual references several studies. For example, the University of Washington compared the runoff from regular asphalt with the runoff from permeable concrete. While there was a significant amount of oil in the runoff from the regular asphalt, there was no runoff from the permeable materials. The study also showed that oil would not degrade the overall performance of the permeable pavement.

Mr. Anderson pointed out that access through the condominium project would be striped with a 5-foot wide lane to help identify the areas where pedestrians might be. In addition, it is possible for pedestrians to go up North 199th Street, as well. He summarized that there would be numerous routes for pedestrians to travel.

Jennifer Ting, Transportation Engineering Northwest, advised that she conducted some peak hour traffic counts on North 198th Street and found that vehicles were traveling below or at the speed limits because of the short distance of the street from Aurora Avenue North to the existing Echo Lake Condominiums. She concluded that the conflict between pedestrians and vehicles should be minimal.

Commissioner Kuboi referred to Mr. Pickus' comment that if a park is located within in ¼ mile of a proposed multi-family development, a "tot lot" would not be required. He noted that the subject property is surrounded by private property, so legal access to the park would be greater than ¼ mile. He also noted that there is no tot lot at Echo Lake Park. Mr. Pickus read SMC 20.50.160 and explained that to apply this provision, staff measures from the edge of the subject property to the edge of the park to make sure it is less than ¼ mile. The provision does not address the route that must be taken to access the park. Vice Chair Piro agreed with Commissioner Kuboi that the provision should factor in

accessibility. He suggested that the Commission consider a condition that would require a tot lot since a person would have to walk at least ½ mile to access the park from the subject property.

Commissioner Kuboi said that if the staff's application of the ¼ mile consideration is the prevailing convention amongst professional planners in the area, he would be uncomfortable changing it for just one application. If the Commission thinks there is a problem, they must address it within a broader context by changing the language in the code. Commissioner Broili agreed. However, he felt the intent of the code was that a person should be able to walk less than ¼ mile to reach a park.

Commissioner MacCully expressed his concern over how much pedestrian traffic would be coming on and off the property from people who don't live there, but want to walk through it. He noted that most of the parking lots for the developments in the area seem to connect. When the road is increased in size, it might provide an easier path for people to get to Aurora Avenue.

Chair Harris recalled that the City of Shoreline is very concerned about meeting their target housing goals. He questioned why the applicant chose to develop the property with significantly fewer units than would be allowed. Mr. Kappers answered that they used to do a lot of condominiums, but insurance issues forced them out of the market. As a result, they started constructing infill townhomes, where they could plat the lots and sell them as fee simple residences. The apartment market would not support condominium development in this location. While the proposed project does not represent the most density or the highest and best use, it does represent what the market would bear. Given all of the constraints they had to deal with, they tried to maximize the number of units.

Commissioner Kuboi asked if Cascade Land Conservancy would have any say regarding the approval of a particular biologist to determine whether the proposed buffer enhancement program would work. He expressed his concern about how the City would ensure that the scientific expertise used for the report is credible and objective. Mr. Tovar said the City Council raised this same issue during their review of the Critical Areas Ordinance. He explained that if the City decides that a submitted report is not credible and/or objective, they have the ability to obtain their own professional review, and the cost of the report would be paid for by the applicant. This enables the City to ensure that they get an objective and credible analysis of what is going on.

Commissioner Broili suggested the applicant consider the option of providing handrails on the boardwalk as a way to encourage people to stay out of the wetlands. In addition, he asked how the City would ensure that the wetland is not degraded after the 5-year monitoring program stops. Mr. Pickus said the theory is that, after five years of passing the performance standards, the vegetation would be mature and prevail over any of the evasive species. There is no provision in the code for any monitoring requirements beyond five years.

e. Presentation of Final Staff Recommendation

Mr. Pickus said the staff's final recommendation to the Planning Commission is to forward a recommendation of approval to the City Council for the Shoreline Townhomes Preliminary Formal Subdivision Application, with the conditions as described in Attachment U.

f. Final Questions by the Commission and Commission Deliberation

Commissioner MacCully asked if the partnership with Cascade Land Conservancy would be a requirement or just something the applicant is proposing to do. Mr. Kappers explained that the wetland must be deeded out into a separate tract. The agreement with Cascade Land Conservancy would be to deed the property over to them, with an endowment to take care of future maintenance of the wetland if the homeowner's association were to fail. Whether the wetland were deeded to the Conservancy or not, the proposal would not change. Mr. Pickus emphasized that the City would not be involved in the agreement at all.

g. Closure of the Public Hearing

No one in the audience had any further comments to provide.

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

h. Vote by Commission to Recommend Approval or Denial or Modification

COMMISSIONER MACCULLY MOVED THAT THE COMMISSION RECOMMEND, TO THE CITY COUNCIL, THE STAFF RECOMMENDED CONDITIONS OF APPROVAL FOR THE SHORELINE TOWNHOMES PRELIMINARY FORMAL SUBDIVISION. COMMISSIONER PHISUTHIKUL SECONDED THE MOTION.

Commissioner Broili pointed out that the applicant has gone the extra mile to propose a project that would be beneficial to the City in terms of the way they manage the stormwater and property. However, he encouraged the developers to think about providing some type of recreational space on site.

COMMISSIONER PHISUTHIKUL MOVED THAT THE MAIN MOTION BE AMENDED TO MODIFY THE LANGUAGE IN #3.C OF THE STAFF RECOMMENDED CONDITIONS OF APPROVAL (ATTACHMENT U OF THE STAFF REPORT) TO REQUIRE "PERPETUAL" MONITORING OF THE WETLAND AND ITS BUFFER; AND TO ADD THE WORD "PERPETUALLY" TO CONDITION #12 (4TH BULLET POINT, THIRD PARAGRAPH) TO READ "...MUST BE MAINTAINED PERPETUALLY..." COMMISSIONER BROILI SECONDED THE AMENDMENT FOR DISCUSSION PURPOSES.

Commissioner Phisuthikul explained that his proposed amendment would ensure that the wetland and its buffer are maintained even after the initial five years. It would also ensure that the low impact elements of the stormwater management plan are maintained in perpetuity. He noted that if either were to fail, the whole project would become a negative impact on the lake.

Vice Chair Piro pointed out that if the elements of the stormwater management program do not function appropriately, the wetland and buffer areas would be negatively impacted. Therefore, it would only be necessary to require that the wetland and its buffer be maintained properly.

Commissioner Broili said the Cascade Land Conservancy's reputation is good in terms of appropriate management of the lands they have responsibility for. If they are going to own the buffer area, he is comfortable that the wetland and its buffer would be monitored and maintained appropriately.

Commissioner MacCully pointed out that the homeowner's association would be required to maintain the wetland and its buffer forever, so he is not sure why it would be necessary to monitor the wetland every year in perpetuity. He noted that all of the other conditions must be met.

Commissioner Kuboi said he believes the applicant has met the test of due diligence and has offered features in the project that the Commissioners all collectively like to see. He would not be in favor of adding onerous conditions without a clear benefit. He said he would support the staff recommendation as proposed. Commissioner Broili concurred.

THE MOTION TO AMEND FAILED 1-5, WITH COMMISSIONER PHISITHIKUL VOTING IN FAVOR AND CHAIR HARRIS, VICE CHAIR PIRO, COMMISSIONER KUBOI, COMMISSIONER MACCULLY, AND COMMISSIONER BROILI VOTING IN OPPOSITION.

At the suggestion of Vice Chair Piro, the Commission discussed whether it would be appropriate to add another condition requiring a "tot lot" recreation area as part of the project. The majority of the Commissioners agreed that it would not be an appropriate condition.

COMMISSIONER PHISUTHIKUL MOVED THAT THE MAIN MOTION BE AMENDED TO MODIFY THE LANGUAGE BY STRIKING "FURTHER PROPOSED SUBDIVISION OR" IN CONDITION #12 (1ST BULLET POINT) OF THE STAFF RECOMMENDED CONDITIONS OF APPROVAL (ATTACHMENT U OF THE STAFF REPORT). THE NEW PARAGRAPH WOULD READ "ANY ADJUSTMENTS TO THE LOT LINES WITHIN THIS PLAT MUST..." VICE CHAIR PIRO SECONDED THE MOTION FOR DISCUSSION PURPOSES.

Commissioner Phisuthikul expressed his concern that future subdividing would result in more than 18 units on the subject property. Chair Harris pointed out that because the current zoning for the property is already R-48, more development on the property would not necessarily be bad if it were designed appropriately. Any additional subdivisions would require further Planning Commission review and City Council approval.

THE MOTION TO AMEND FAILED 1-5, WITH COMMISSIONER PHISITHIKUL VOTING IN FAVOR AND CHAIR HARRIS, VICE CHAIR PIRO, COMMISSIONER KUBOI, COMMISSIONER MACCULLY, AND COMMISSIONER BROILI VOTING IN OPPOSITION.

THE MAIN MOTION TO RECOMMEND, TO THE CITY COUNCIL, THE STAFF RECOMMENDED CONDITIONS OF APPROVAL FOR THE SHORELINE TOWNHOMES PRELIMINARY FORMAL SUBDIVISION WAS UNANIMOUSLY APPROVED.

The Commission complimented staff for providing excellent materials and information for them to consider. They also thanked the public for attending the meeting and expressing their viewpoints. They agreed that the new public hearing process allows for a better flow of communication between the applicant, public, staff and Planning Commissioners.

REPORTS OF COMMITTEES AND COMMISSIONERS

Commissioner MacCully announced that after much thought, he has decided to withdraw his application for a second term on the Commission. He read the letter of resignation that he submitted to the City Council to explain the basis for his decision.

Vice Chair Piro said he has valued the depth of thought that Commissioner MacCully has offered to the Commission over the past four years. He expressed that he would be sorely missed by all Commissioners.

UNFINISHED BUSINESS

No unfinished business was scheduled on the agenda.

NEW BUSINESS

a. Potential Amendment to Bylaws

Mr. Cohn referred the Commission to the existing bylaws, which outline the Commission's typical meeting agenda. He said staff is recommending that Number 7 be changed to reflect the new process that was used for the last two public hearings.

COMMISSIONER BROILI MOVED THAT THE COMMISSION MODIFY ARTICLE 4, SECTION 3 OF THE PLANNING COMMISSION BYLAWS TO REFLECT THE FOLLOWING PUBLIC HEARING FORMAT, AND MODIFY THE NUMBERING OF THE ORDER OF BUSINESS TO REFLECT THIS CHANGE:

7. PUBLIC HEARING

- a. STAFF OVERVIEW OF PROPOSAL AND PRELIMINARY RECOMMENDATION**
- b. APPLICANT TESTIMONY**
- c. QUESTIONS BY THE COMMISSION TO STAFF OR APPLICANT**
- d. PUBLIC TESTIMONY OR COMMENT**
- e. PRESENTATION OF FINAL STAFF RECOMMENDATION**
- f. FINAL QUESTIONS BY THE COMMISSION AND COMMISSION DELIBERATION**

- g. CLOSURE OF PUBLIC HEARING**
- h. VOTE BY COMMISSION TO RECOMMEND APPROVAL, MODIFICATION OR DENIAL**

VICE CHAIR PIRO SECONDED THE MOTION.

Again, Commissioner Broili expressed that the new hearing process allows for better communication and a more thorough hearing process.

Commissioner Phisuthikul pointed out that earlier in the evening staff was unable to answer technical or legal questions during the Commission's deliberation period because the public hearing had already been closed. Mr. Tovar recalled that at the last meeting, Commissioner Hall pointed out that Snohomish County's hearing process requires that the hearing remain open until after the Commission has taken action, and this would address Commissioner Phisuthikul's concerns.

Mr. Cohn pointed out that the proposed change would keep the public hearing open until after the Commission has completed their deliberations. The Commission could address the problem by waiting to close the public hearing until they are ready to take a vote. However, Mr. Tovar emphasized that the Commission would have to be confident about moving forward with a decision without asking further questions. Chair Harris noted that the Commission would also have the option of re-opening the public hearing, if necessary. Mr. Tovar agreed, but pointed out that this would only be acceptable if no one who participated in the hearing had left the room.

Chair Harris said he believes that closing the public hearing allows the Commission to move to a more formal decision making stage, rather than continuing an informal discussion back and forth. He said he found that the proposed process worked well for the last two hearings. Mr. Tovar suggested that asking technical questions of staff for clarification after the public hearing has been closed would probably not be problematic. But problems could arise if the Commission were to ask substantive questions of staff after closing the record.

Vice Chair Piro suggested the Commission wait to close the public hearing until after a motion has been made and seconded and someone has called for the question. This would allow the Commission to freely ask questions during their deliberations. The remainder of the Commission agreed.

THE MOTION CARRIED UNANIMOUSLY.

b. Planning Commissioners' Attendance at Neighborhood Meetings

Chair Harris reminded the Commission that they were formally invited to attend the upcoming Highland Terrace Neighborhood Meeting. However, he pointed out that if a quorum of Commissioners were to attend, the meeting would have to be advertised to the public. He suggested that he and Commissioner Hall attend the Highland Terrace Neighborhood Meeting on behalf of the Commission. Vice Chair Piro and Commissioner Kuboi voiced their plans to attend the Echo Lake Neighborhood Meeting.

c. Planning Commission Retreat

Vice Chair Piro inquired regarding the status of the Planning Commission Retreat. Chair Harris answered that this issue would be discussed by the Commission after all of the new members have been appointed. Vice Chair Piro suggested that the Commission at least schedule a date and location for the retreat as soon as possible. The remainder of the Commission agreed to discuss possible dates for the retreat at their April 20th meeting.

Mr. Tovar recalled that the Commission previously discussed the option of holding a joint meeting with the Park Board to review some substantive issues. In addition, staff has suggested that perhaps it would be appropriate for the Planning Commission, Park Board and the City Council to meet together for training purposes and to discuss various issues. The Commission agreed that it would be appropriate for staff to propose possible dates for this joint meeting to occur.

ANNOUNCEMENTS

Mr. Tovar reported that Tim Stewart, previous Shoreline Planning Director, accepted a position as the Planning Director for the City of Bellingham.

AGENDA FOR NEXT MEETING

Chair Harris reviewed that the agenda for April 6, 2006 would include the election of Planning Commission Officers and a public hearing on a Comprehensive Plan amendment and rezone proposal submitted by Sundquist Homes for property located at 15th Avenue Northeast. The public hearing on the permanent Hazardous Tree Regulation and Critical Areas Stewardship Plan was postponed.

ADJOURNMENT

The meeting was adjourned at 9:50 p.m.

David Harris
Chair, Planning Commission

Jessica Simulcik Smith
Clerk, Planning Commission

PLANNING COMMISSION AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

AGENDA TITLE:	Type C Action: Quasi Judicial Public Hearing for a Site-Specific Comprehensive Plan Amendment and Rezone Application – File # 201492 and #301371 Located at 20060 15 th Ave. NE.
DEPARTMENT:	Planning and Development Services
PRESENTED BY:	Steven Szafran, Planner II

I. PROPOSAL

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

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

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

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

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

II. FINDINGS

1. SITE

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

2. NEIGHBORHOOD

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

3. PUBLIC PROCESS AND COMMENTS

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

On March 2nd, 2006 upon expiration of the public comment period, a Notice of Public Hearing and SEPA threshold of determination was mailed to the property owners within 500 feet of the project site, as well as the parties of record. The site was also posted and the notice was published in the Seattle Times and Shoreline Enterprise.

4. ENVIRONMENTAL REVIEW

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

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

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

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

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

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

Housing: There is a duplex under construction on the site. There is also an existing single-family home on the site that will be demolished in the near future. The proposed Comprehensive Plan amendment and rezone is to change the land use designation from Ballinger Special Study Area to High Density Residential (HDR) and rezone from R-12 (12 dwelling units per acre) to R-48 (48 dwelling units per acre). The approval of this action would potentially allow for up to 17 dwelling units (9 total units are proposed) subject to the density and design standards of the Shoreline Development code.

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

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

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

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

5. CRITERIA

Comprehensive Plan Amendments and Rezones are subject to criteria contained in the Development Code. The proposal must meet the decision criteria listed in Section 20.30.320(B) and 20.30.340 of the SMC. The criteria are listed below, with a discussion of how the request meets the criteria.

SITE SPECIFIC COMPREHENSIVE PLAN AMENDMENT:

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

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

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

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

Analysis of June 2004 King County Countywide Planning Policies:

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

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

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

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

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

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

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

b. To limit development in the Rural Areas;

N/A

c. To protect designated resource lands;

N/A

d. To ensure efficient use of infrastructure;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Analysis of Framework Goals:

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

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

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

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

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

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

Analysis of 2005 Adopted Comprehensive Plan Goals and Policies:

Land Use Goals:

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

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

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

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

Land Use Policies:

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

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

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

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

Housing Goals:

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

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

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

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

Housing Policies:

H1: *Encourage a variety of residential design alternatives that increase housing opportunities in a manner that is compatible with the character of existing residential and commercial development throughout the City.*

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

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

Changing the land use designation of this parcel to a higher density would allow for the construction of structures similar to those found on adjacent parcels to the south

and would help provide for a transition zone for those parcels found to the north and northeast.

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

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

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

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

SITE REZONE CRITERIA:

1. The rezone is consistent with the Comprehensive Plan.

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

“High Density Residential designation is intended for areas near employment and commercial areas; where high levels of transit service are present or

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

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

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

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

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

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

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

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

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

III. CONCLUSIONS

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

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

IV. PLANNING COMMISSION ROLE AND OPTIONS

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

Planning Commission has the following options for the application:

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

V. PRELIMINARY STAFF RECOMMENDATION

Based on the Findings and Site Specific Comprehensive Plan Amendment and Concurrent Zone Change Criteria, the City Staff recommend approval of application #201492 and #301371; a Site Specific Comprehensive Plan Amendment to change the land use designation from Ballinger Special Study Area (BSSA) to High Density Residential (HDR) and rezone from R-12 to R-48 for parcel number 7417700031 (20060 15th Avenue NE, Shoreline, WA 98177).

VI. ATTACHMENTS

Attachment 1: Site Plan

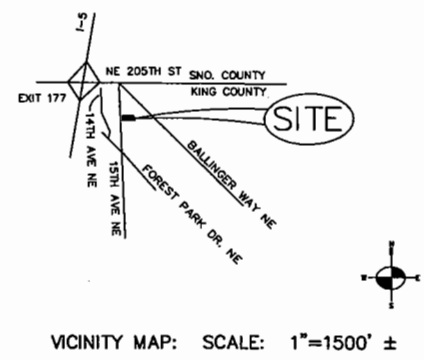
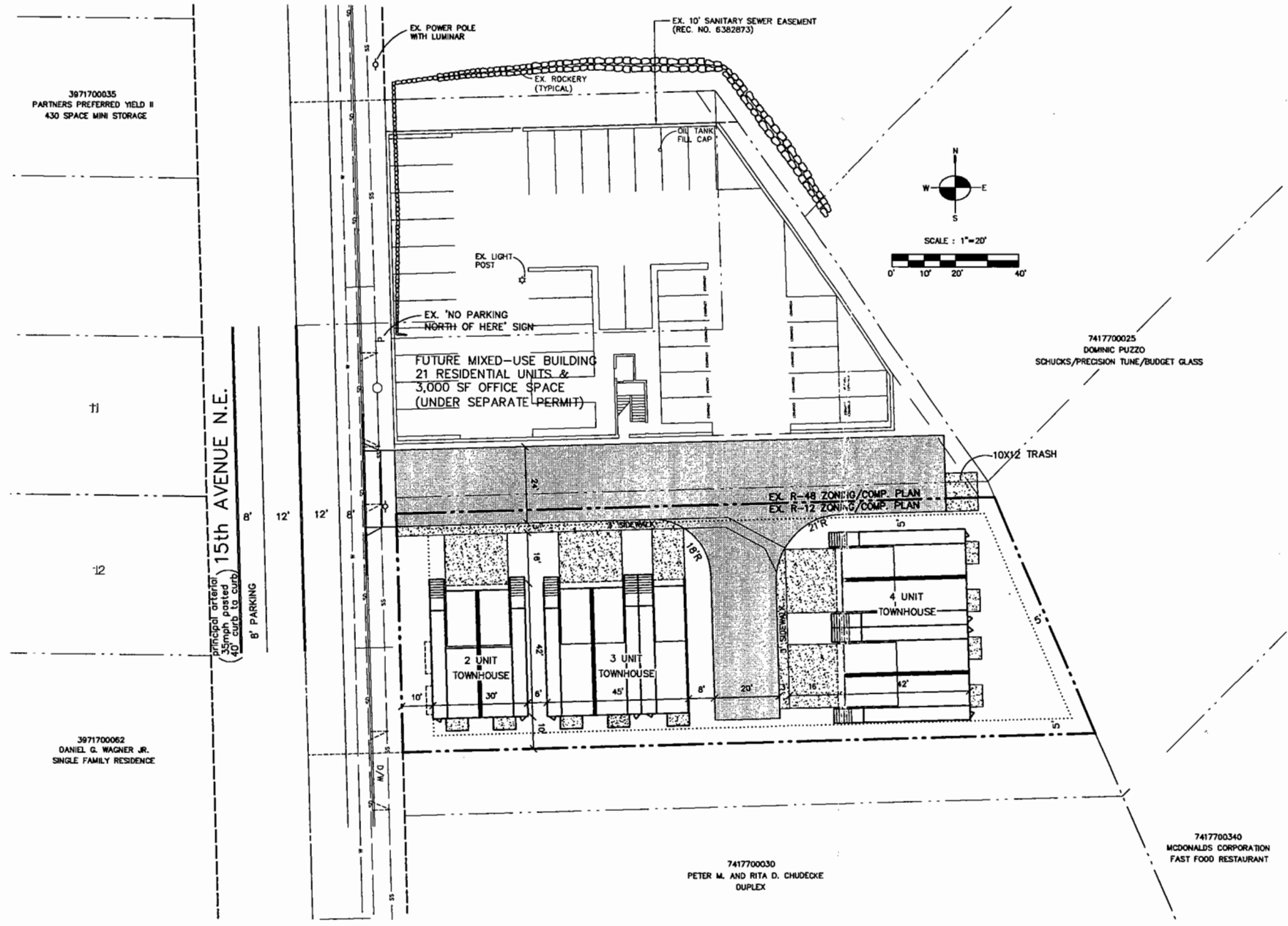
Attachment 2: Vicinity Map with Zoning Designations

Attachment 3: Vicinity Map with Comprehensive Plan Designations

Attachment 4: Traffic Assessment from LSA Engineering

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

SECTION 4, T.26N., R.4E., W.M.



OWNER/DEVELOPER
ERIC SUNDQUIST
P.O. BOX 1034
LYNNWOOD, WASHINGTON 98048
TELEPHONE: 425-670-2711
FAX: 425-774-8315
CONTACT PERSON: ERIC SUNDQUIST

ENGINEER/SURVEYOR/PLANNER
LOVELL-SAUERLAND & ASSOCIATES, INC.
19400 - 33RD AVE. W., SUITE 200
LYNNWOOD, WA 98036
TELEPHONE: 425-775-1591
FAX: 425-672-7998
CONTACT: MIKE SMITH

COMPREHENSIVE PLAN DESIGNATION
EXISTING: R-12
PROPOSED: R-48

SITE AREA
15,373 SF (0.353 AC.)
IMPERVIOUS SURFACE AREA
PROPOSED IMPERVIOUS = 10,313 SF (67.08% OF SITE) (90% ALLOWED)

BUILDING COVERAGE
PROPOSED AREA = 5,905 SF (36% OF SITE) (70% ALLOWED)

PROPOSED DENSITY
9 UNITS / 0.353 AC = 25.49 DU/ACRE

TAX ACCOUNT NUMBER
741770003100

SITE ADDRESS
20060 15th AV NE
SHORELINE, WA 98155

LEGAL DESCRIPTION
LOT 3, BLOCK 1, ROSE ADDITION NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 34 OF PLATS, PAGE 26, IN KING COUNTY, WASHINGTON;
EXCEPT THE SOUTH 20 FEET;
AND EXCEPT THE NORTH 5 FEET.

BASIS OF BEARINGS
N 01°39'47" W, AS MEASURED ALONG THE MONUMENTED CENTERLINE OF 15TH AVENUE N.E. ACCORDING TO THE PLAT OF ROSE ADDITION NO. 2, FILED UNDER VOLUME 34 OF PLATS, PAGE 26, RECORDS OF KING COUNTY, WASHINGTON.

BENCH MARK
TOP OF BRASS DISK STAMPED "0211", LOCATED AT THE SOUTHWEST CORNER OF CONCRETE BASE FOR TRAFFIC SIGNAL STANDARD IN TRAFFIC ISLAND AT THE SOUTHEAST CORNER OF THE INTERSECTION OF 15TH AVENUE N.E. AND BALLINGER WAY N.E.
ELEVATION : 320.50
DATUM : NGVD 1988

NOTES
THE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE ONLY AND DO NOT REFLECT THE LOCATION OF ALL UTILITIES ON OR IN THE VICINITY OF THE SUBJECT PROPERTY. THE OWNER SHOULD CONTACT ALL UTILITY PURVEYORS IN THE AREA TO ASCERTAIN THE LOCATION AND DEPTH OF ALL UTILITIES.

NOTE:
ALL BUILDINGS WILL BE SPRINKLED.

RECEIVED
MAR 02 2006
P & DS

REVISION
201492

COMPREHENSIVE PLAN AMENDMENT
FOR
ERIC SUNDQUIST
IN NW1/4, SECTION 4, T.26N., R.4 E., W.M.
CITY OF SHORELINE
KING COUNTY, WASHINGTON

LSA Lovell-Sauerland & Associates, Inc. Engineers/Surveyors/Planners/Development Consultants e-mail: info@lsaeengineering.com • web: lsaeengineering.com 19400 33rd Avenue W., Suite 200 • Lynnwood, WA 98036 • (425)775-1591 • (425)672-7998 fax		SHEET 1 1
DRAWN MH	CHECKED JO	DATE 03-01-06
P.B. 4610, PG. 19	SCALE 1"= 20'	FILE NO. 4577-0-03

F:\4577\dwg\4577pd-1.dwg, 3/1/2006 11:45:04 AM, MikeH

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SHORELINE

Geographic Information System

City of Shoreline Zoning

Representation of Official
Zoning Map Adopted By
City Ordinance No. 292.

Shows amendments through
June 21, 2005.

Created on March 1, 2006

Legend

CB - Community Business

CZ - Contract Zone

I - Industrial

NB - Neighborhood Business

NCBD - North City Business District

O - Office

R12 - Residential 12 units/Acre

R18 - Residential 18 units/Acre

R24 - Residential 24 units/Ac

R4 - Residential 4 units/Acre

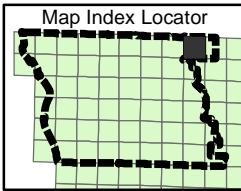
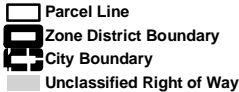
R48 - Residential 48 units/Ac

R6 - Residential 6 units/Acre

R8 - Residential 8 units/Acre

RB - Regional Business

RB-CZ - Regional Business/Contract Zone



0 125 250 500 Feet



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

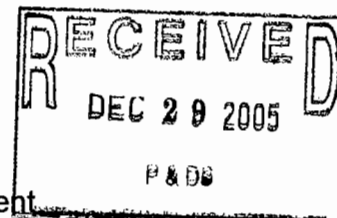
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ITEM 8.i - ATTACHMENT 4

December 29, 2005
LSA No. 4577

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



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

Dear Mr. Szafran:

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

Proposed Site Development

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

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

Trip Generation

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

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

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

Trip Distribution

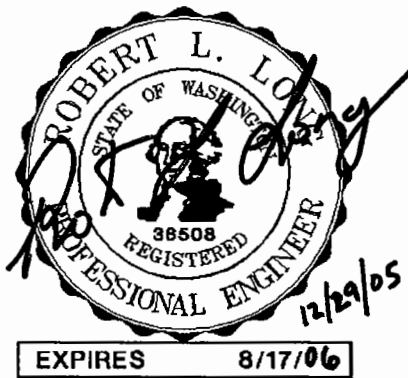
The purpose of the trip distribution is to evaluate the impact of new traffic generated by the proposed development on the surrounding road system. Trip distribution from the proposed development is based on the distribution of peak hour trips. The traffic distribution uses a gravity model and considers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

Project Access

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

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

Sincerely,



Robert L. Long, P.E.

Attachments:

Figure No. 1- 10 Unit Townhome Site Plan

Figure No. 2- Trip Distribution

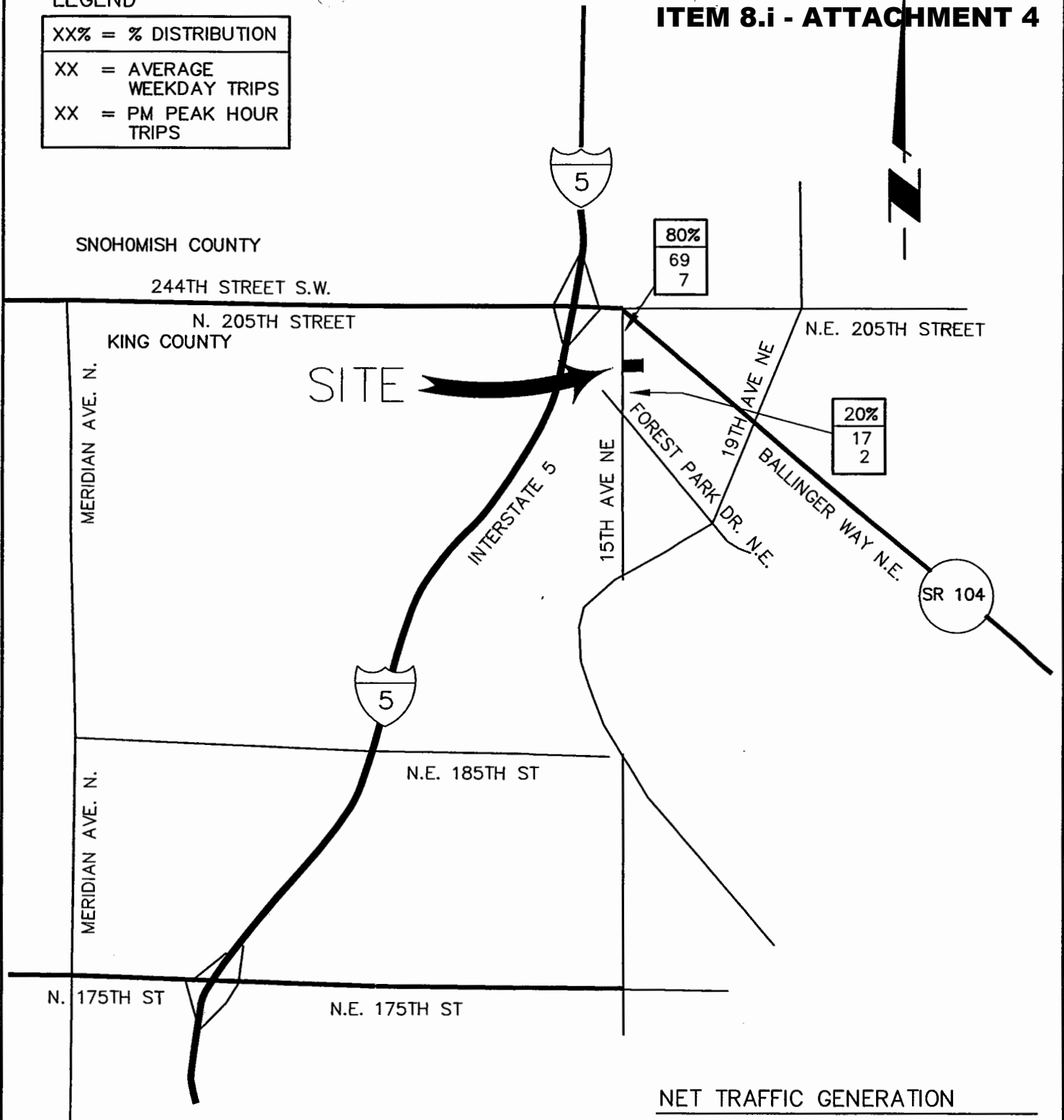
LEGEND

XX% = % DISTRIBUTION

XX = AVERAGE
WEEKDAY TRIPS

XX = PM PEAK HOUR
TRIPS

ITEM 8.i - ATTACHMENT 4



NET TRAFFIC GENERATION

NET WEEKDAY ADT..... 86.1

NET PM PEAK HOUR.....9.1

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

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**CORRECTED NOTICE OF PUBLIC HEARING AND SEPA
THRESHOLD DETERMINATION OF NONSIGNIFICANCE (DNS)****REZONE APPLICATION****PROJECT INFORMATION**

PROPOSED ACTION: Comprehensive Plan Amendment With Concurrent Rezone

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

PROJECT NUMBERS: 201492

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

LOCATION: 20060 15th Avenue NE, Shoreline, WA

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

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

DATE OF APPLICATION: December 30th, 2005

**DETERMINATION OF
COMPLETENESS:** January 9th, 2006

EFFECTIVE DATE OF NOTICE: March 16th, 2006

END OF APPEAL PERIOD: March 30th, 2006 5:00 P.M.

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

PROJECT REVIEW

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

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

SEPA THRESHOLD DETERMINATION OF NONSIGNIFICANCE (DNS)

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

PUBLIC COMMENT AND APPEAL INFORMATION

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

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Memorandum

Date: March 28, 2006
To: Planning Commission
From: Steven Cohn, Senior Planner, 546-1418
Re: Annual Election of Officers

The Planning Commission Bylaws state that, “The Commission shall elect a Chair and a Vice Chair each year. Generally, officers shall be elected and take office annually at the first regular public meeting of the Commission in April. Such election shall take place as the first item of new business of that meeting, and elected officers shall assume their duties at the close of elections.” **In accordance with the Bylaws, the election of chair and vice chair will be held Thursday, April 6th.**

Any commissioner can be nominated and serve as Chair or Vice Chair. Chair Harris cannot serve another term as Chair according to the Bylaws, because he has served two consecutive terms in that capacity.

Commissioners may nominate themselves. No second is required for a nomination. Commissioners may also be nominated for more than one office.

Attached is the section from the Planning Commission Bylaws regarding officers and elections. If you have any questions, please call or email Jessica Simulcik Smith at 206-546-1508 or jsmith@ci.shoreline.wa.us.

ITEM 11.a - ATTACHMENT

SECTION 3: DUTIES OF THE OFFICERS

CHAIR: The Chair shall preside at all meetings and public hearings and shall call special meetings when necessary. The Chair shall be a full voting member of the Commission. The Chair shall account for expenditures of budgeted Commission funds, sign minutes and official papers, appoint all committees and their respective Chairs, and act as an *ex-officio* member of each, but without voting privileges. The Chair may delegate duties to other Commissioners with the consent of the Commission. The Chair shall speak on behalf of the Commission before the City Council, the public and City staff.

A term of Office shall be defined as one year. A Commissioner may serve as Chair for no more than two consecutive terms.

VICE CHAIR: The Vice Chair shall perform the duties of the Chair in the absence of the same. The Vice Chair may also serve as convener of special committees. The Vice Chair shall speak on behalf of the Commission before the City Council, the public and City staff when the Chair is not available to speak.

A term of Office shall be defined as one year. A Commissioner may serve as Vice Chair for no more than two consecutive terms.

ARTICLE III - ELECTIONS

The Commission shall elect a Chair and a Vice Chair each year. Generally, officers shall be elected and take office annually at the first regular public meeting of the Commission in April. Such election shall take place as the first item of new business of that meeting, and elected officers shall assume their duties at the close of elections.

The election of Chair will be conducted by the Planning Commission Clerk. No one Commissioner may nominate more than one person for a given office until every member wishing to nominate a candidate has an opportunity to do so. Nominations do not require a second. The Clerk will repeat each nomination until all nominations have been made. When it appears that no one else wishes to make any further nomination, the Clerk will ask again for further nominations and if there are none, the Clerk will declare the nominations closed. A motion to close the nominations is not necessary.