

AGENDA

CITY OF SHORELINE PLANNING COMMISSION REGULAR MEETING



**Thursday, September 21, 2006
7:00 p.m.**

**Shoreline Conference Center
18560 1st Ave. NE | Rainier 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. DIRECTOR'S REPORT	7:03 p.m.
5. APPROVAL OF MINUTES a. July 20, 2006 Retreat b. August 3, 2006	7:08 p.m.
6. GENERAL PUBLIC COMMENT	7:10 p.m.
<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 city of residence.</i>	
7. PUBLIC HEARING <i>Quasi-Judicial Public Hearing</i>	7:15 p.m.
i. Lancaster Site-Specific Rezone Request: 17503 10th Ave. NE, #201552	
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	
8. REPORTS OF COMMITTEES AND COMMISSIONERS	8:15 p.m.
9. UNFINISHED BUSINESS	8:20 p.m.
10. NEW BUSINESS	8:25 p.m.
a. Housing Conference Discussion	
11. ANNOUNCEMENTS	8:55 p.m.
12. AGENDA FOR October 5, 2006 Meeting Cancelled	8:59 p.m.
13. 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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2006 Planning Commission Retreat

Thursday, July 20, 6:00 pm – 10:00 pm

Cascade Room, Spartan Recreation Center

Facilitators: Julie Modrzejewski and Marci Wright

Retreat Objectives:

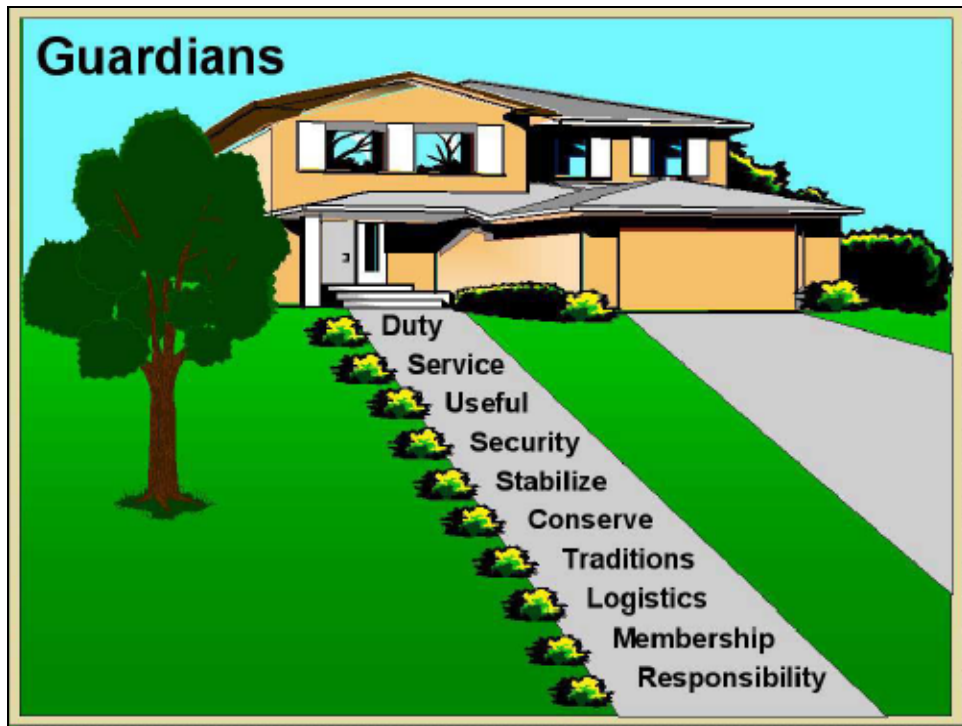
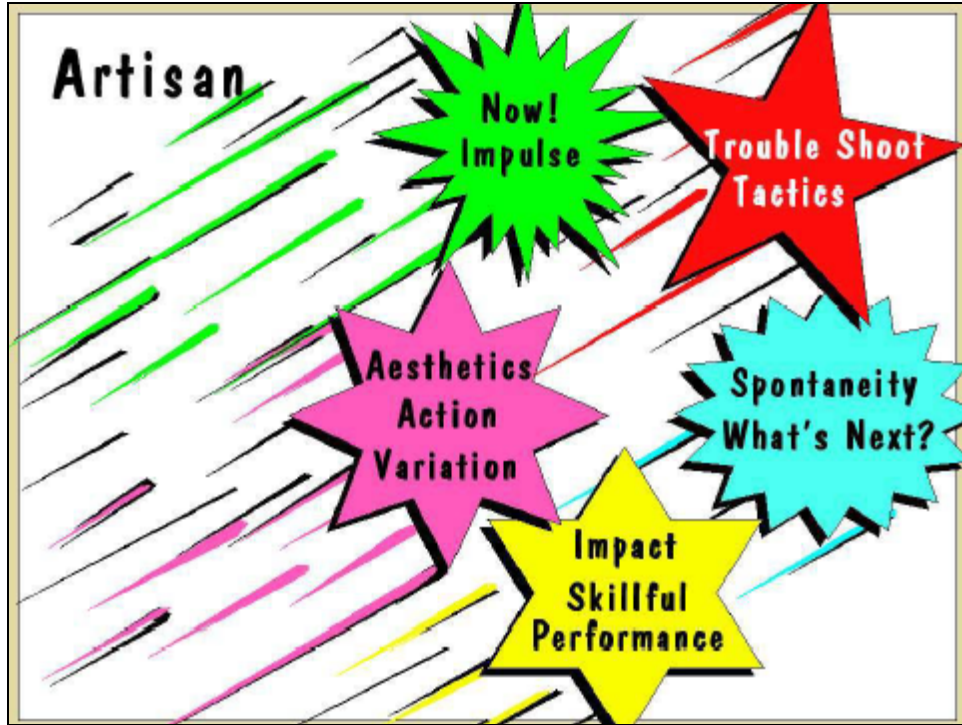
- Openly share and engage with one another – to welcome the new Commissioners – learn to work better as a team – to have fun
- Identify and celebrate the Planning Commission’s 2005-06 accomplishments
- Evaluate the results of the expectations survey – identify successes and areas for improvement
- Review the Council’s adopted 2007-08 goals
- Review the Planning Commission’s “parking lot” issues - identify top 3 work plan items
- Prioritize the work plan items - sketch a timeline

Retreat Ground Rules:

1. We are all equal participants (Planning Commissioners and staff) and will participate fully in discussion and decision-making.
2. The facilitators will manage the discussion, and as managers of the discussion, they may intervene to keep the conversation on track, task, and time.
3. We will be honest, open, and will critique without criticism.
4. We will not interrupt others when they have the floor.
5. No one or two people will dominate the discussion.
6. We will stick to the topic under discussion.
7. Each person will strive to be complete and concise.
8. For this retreat, if a decision is needed, the group will make decisions by consensus, which is defined by 1) everyone’s favorite choice, and if not possible, 2) what everyone can live with.
9. Once a decision is reached, everyone will fully support the decision.

Temperament Refresher

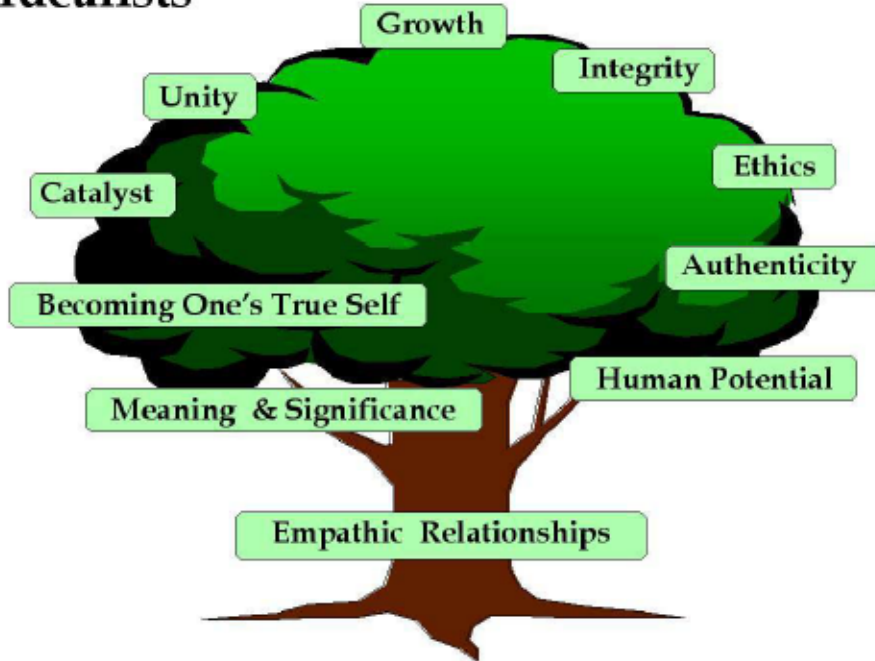
As part of the retreat's icebreaker, Temperament Patterns were reviewed by Marci Wright.



Rationals



Idealists



2005-06 Accomplishments

One of the objectives of the 2006 Planning Commission Retreat was to celebrate the accomplishments of the Commission since its last retreat back in March of 2005. The following were the accomplishments identified by the Commission.

- Two new Planning Commissioners were appointed in April of 2006 - the Commission has reviewed numerous projects since then and has functioned harmoniously and successfully with the new members.
- How the Commission handled updating the Permanent Hazardous Trees Regulations
- Agreeing to rescind Cottage Housing, handled it gracefully even though the outcome may not have been what the Commission wanted
- Comprehensive Housing Strategy adopted as a 2007-08 Council goal - due partly by the record the Planning Commission built in its recommendation for cottage housing in Shoreline
- High productivity on rezones
- Successfully got through the Critical Areas Ordinance
- Work done with the public – worked through issues involving citizens with emotions ranging from concern to anger
- Attended Neighborhood Association meetings (there was a good response by residents)
- Involvement with the City Council at Council meetings & community meetings

Accomplishments Identified by Staff

- Commission works well together & are effective
- Patient – the Commission exhibited patience to wait until tonight for getting to the “bigger picture issues”
- Transition of new Planning Director and new Long-Range Planning staff

Expectations

One of the objectives of the 2006 Planning Commission Retreat was to evaluate the results of the expectations survey and identify potential areas for improvement. The following are comments provided by Planning Commissioners and staff on “expectations.”

What’s Working Well

- Overall results show that expectations are being met
- Of the top four expectations identified by the Commission at its ‘05 Retreat, three are being met. *The top four expectations all have to do with asking questions*
- Giving the Chair permission to keep meeting on task
- Listening and not interrupting
- Telling the truth
- If problems arise, the Commission communicates with each other
- Staff thinks very highly of the Commission, expectations are being met on almost all

Areas for Improvement

Planning Commission Expectations of Planning Commission

- We diverge - don’t stay on task – statements are not to the point
- State the general concern up front – provide the context
- Observation – we ask detailed questions that may or may not impact outcome
- Observation – we make certain we spend time on the item
- Sometimes the “buy-in” happens when the rationale and logic is explained
- Staff sometimes feels ambushed with the detailed questions
- Audience is entitled to clarification - questions are o.k. as they build a record and history
- Help the public understand
- Some agenda items need more review, too much emphasis on time – rather have quality

Staff Expectations of Planning Commission

- Heads up before meetings, ask complex questions ahead of time

Planning Commission Expectations of Staff

- Identify reasons in the staff reports on why something might not be a good idea
- Provide pros and cons in staff reports
- Omitting info – truth
- Do not drive policy
- Provide updates to the Planning Commission
- Provide a more balanced staff report
- There's no single focused vision for the future

2007-2008 Work Plan Exercise

Commissioners were asked to come to the retreat prepared to share with the group three work plan items they would like to see on the Commission's 2007-08 work plan. This discussion also included a review of the parking lot items.

The following identified items were put into a list and the Commissioners were asked to participate in a "vote by dot" exercise to identify the top work plan items. Each Commissioner was given four dots and they could only use one dot per item (in essence, no one could put all four dots on one item).

# Dots	Work Item
6	Sub-area planning for special study areas
6	Town Center (Plan/Vision/Facilitate creation of)
4	Comprehensive Housing Strategy
3	Urban Forest Management Strategy
3	Develop a Bike-Pedestrian Strategy
3	Green Streets/Complete Streets (to fully accommodate walking & biking)
3	Study formed based housing
2	Review general outreach to public -each Commissioner attends a Council of Neighborhood's meeting -invite Neighborhood Office into the discussion -be more proactive; get information into neighborhood newsletters
2	Grow local transit (routes linking east and west Shoreline, link to regional efforts)
2	Address low impact development protocols
1	Central Shoreline Sub-area Plan Overlay
1	Draft the Vision Statement

Next Steps

- Review and finalize the top work plan items and determine timelines for accomplishing such items at the Planning Commission's August 3 meeting
- Schedule a joint dinner meeting with the City Council to review the Commission's work plan and timeline

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CITY OF SHORELINE

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

August 3, 2006
7:00 P.M.

Shoreline Conference Center
Mt. Rainier Room

COMMISSIONERS PRESENT

Chair Piro
Vice Chair Kuboi
Commissioner Broili
Commissioner Hall
Commissioner Harris
Commissioner McClelland (arrived at 7:04p.m.)
Commissioner Phisuthikul
Commissioner Pyle
Commissioner Wagner

STAFF PRESENT

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

CALL TO ORDER

Chair Piro called the regular meeting of the Shoreline Planning Commission to order at 7:02 p.m.

ROLL CALL

Upon roll call by the Commission Clerk, the following Commissioners were present: Chair Piro, Vice Chair Kuboi, Commissioners Broili, Hall, Harris, Phisuthikul, Pyle and Wagner. Commissioner McClelland arrived at the meeting at 7:04 p.m.

APPROVAL OF AGENDA

The agenda was approved as presented.

DIRECTOR’S REPORT

Mr. Tovar reported that the City Council recently took action on two recommendations the Commission forwarded to them. The Becker rezone was approved by the City Council with no changes. The City Council also adopted the permanent regulations governing the cutting of hazardous trees. The only

significant change was that the reference to recreational trails was taken out of the document. He said he has put out an administrative order explaining how the new ordinance is to be administered.

Chair Piro said there was quite a bit of discussion by the City Council regarding the hazardous tree ordinance, and much of the discussion focused on fees. He recalled that the proposed ordinance included a requirement that the applicant pay for the second peer evaluation, if required. He suggested the Commission keep in mind that the City Council is sensitive to costs. Mr. Tovar said the City Council agreed with the Commission's recommendation to adopt an approved list of arborists, so the City's degree of confidence would be higher than it has been in the past. The City Council agreed to review past history regarding the concept of a critical area stewardship plan at some point in the future.

Mr. Tovar reported that he attended a King County Directors Meeting along with several directors and staff from King and Snohomish Counties. A representative from the Association of Washington Cities was present to talk about the proposed property rights Initiative 933. He noted that public employees are prohibited from advocating for or against the initiative on City time or with City equipment. The same is true for the City Council unless or until they hold a public hearing and adopt a resolution either for or against the initiative. The Council is scheduled to hold a public hearing on I-933 on September 11.

Mr. Tovar reminded the Commission that the American Planning Association would hold their annual conference in Yakima, Washington, in early October. Also, a housing conference will be held in Bellevue in September. He asked the Commissioners to notify staff of their desire to attend one of the two events.

APPROVAL OF MINUTES

Commissioner Pyle referred to the last sentence in the second paragraph from the bottom on Page 13 of the July 6th minutes. He pointed out that Mr. Burt agreed not only to provide a fence across the rear property line; he also agreed to provide a 10-foot landscape barrier. He asked staff to check on this requirement and correct the minutes as necessary. It was noted that Vice Chair Kuboi was excused from the last half of the meeting. The July 6, 2006 minutes were approved as corrected. In addition, the Commission asked staff to submit a summary from the July 20th Retreat for approval at the next regular meeting.

GENERAL PUBLIC COMMENT

There was no one in the audience who expressed a desire to speak during this portion of the meeting.

PUBLIC HEARING ON REZONE FILE #201523 FOR PROPERTY LOCATED AT 930 NORTH 199TH STREET

Chair Piro reviewed the rules and procedures for the public hearing. He also reviewed the Appearance of Fairness Rules and inquired if any Commissioners received comments regarding the subject of the hearing from anyone outside of the hearing. Commissioner Pyle disclosed that while he was employed with the City, a few years ago he spoke with the applicant's agent regarding the subject property. He

fielded some basic questions regarding the zoning of the property and the Comprehensive Plan designation. However, he did not feel the nature of this conversation would bias his ability to make a decision on the current proposal. None of the other Commissioners disclosed ex-parte communications. No one in the audience expressed concern over Commissioner Pyle's conversations.

Staff Overview and Presentation of Preliminary Staff Recommendation

Mr. Szafran advised that the applicant, Eric Sundquist, is proposing to modify the existing zoning category for a portion of an 18,039 square foot parcel located at 932 North 199th Street. The application before the Commission is a request to change an approximately 7,300 square foot portion of the site from R-12 to R-24. He provided pictures to illustrate the exact location of the subject property and what is currently developed on surrounding properties. He advised that the applicant is proposing to construct 8 town homes and 1 single-family home. He explained that six of the town homes and the single-family home have already been noticed and building permits have been issued. Approval of the rezone would allow two more town homes to be built on the site.

Mr. Szafran pointed out that the Comprehensive Plan identifies the entire property as high-density residential, and the zoning designation is split between R-24 and R-12. Both the existing and proposed zoning would be consistent with the designation. He advised that a duplex has been built directly to the south of the subject property, and the area is changing towards higher density. An apartment building to the east is currently being renovated and converted into condominiums.

Mr. Szafran explained that the proposed rezone would be consistent with the Comprehensive Plan because:

- The Comprehensive Plan designation for the subject property is high-density residential, which allows up to an R-48 zoning designation.
- The proposed development would be a natural transition from higher densities to the east and lower densities to the west.
- The project would be consistent with densities expected in the Comprehensive Plan.
- The proposed project would be compatible with the condominiums to the north and the apartment/condos to the east. In addition, the new single-family home would buffer the new town homes from the existing low-density residential to the west.
- Landscaping would be required along the east and north property lines, protecting the privacy of adjacent neighbors.
- The site would be within walking distance to schools, parks, shopping, employment and transit routes.

Mr. Szafran concluded that, for the reasons outlined in the rezone, staff recommends approval of the rezone with no proposed conditions.

Commissioner Pyle asked when the current building permit was issued. Mr. Szafran said it was issued approximately a year ago. He also asked if a parking reduction was granted with the current permit. Mr. Szafran answered no.

Applicant Testimony

Steven Michael Smith, 19400 – 33rd Avenue West, Suite 200, Lynnwood, 98036, Lovell Sauerland and Associates Incorporated, indicated that he was present to represent the applicant. He concurred with the information provided in the staff report. He said he had originally expected to find the most significant compatibility issues on the north and east sides of the property. However, when he visited the site recently, he found there was a row of deciduous trees on the east property line that are almost completely site obscuring in their existing condition. The landscaping proposal would make this property line even more opaque, even though the adjacent property is already developed at a higher density than what the applicant is proposing.

Mr. Smith reminded the Board that the proposal before them is not whether or not town homes would be allowed on the subject property. The question is whether or not Units 7 and 8 could be added to the existing building permit for Units 1 through 6. He suggested that the impacts of these two additional units would be fairly minor. He noted that there are two very large trees immediately north of proposed Unit 8 on the other side of the six-foot fence shown on the site plan. One of these trees covers the entire south facing projection of the building, and even carries over a little. Another large tree is located along the eastern side of the proposed building. Therefore, half of the entire building face or possibly more would be obscured by existing trees. He suggested that the staff and applicant attempt to concentrate the required landscaping treatments into the areas that are not already obscured by the existing large trees.

Mr. Smith pointed out that even if the two additional units were allowed, the project would be back twice as far as the building setback requirement and about the same distance from the property line as the nearest building to the north. It would continue to allow what has already been permitted on the other side of the property line.

Questions by the Commission to Staff

Chair Piro asked if the applicant ever considered a rezone to R-18 instead of R-24. He asked how many units would be allowed on the subject property with an R-24 zone. Mr. Szafran answered that an R-18 zoning designation would allow seven units instead of eight. An R-12 zoning designation would only allow six units.

Commissioner Hall pointed out that the proposal would move the split zoning but not eliminate it. He asked staff to comment on any potential issues that could arise later on as a result of split zoning the property rather than rezoning the entire parcel. Mr. Szafran replied that leaving the R-12 zoning as proposed creates a good buffer between the R-6 and R-24 zoning designation. The applicant is proposing to construct a single-family home on the R-12 zoned portion of the property, and this would not be allowed on the site if it were all zoned R-24.

Vice Chair Kuboi pointed out that the neighborhood meeting was held quite some time ago. He asked if the project that was discussed at the neighborhood meeting was substantially the same as what is now being proposed. Mr. Szafran answered that the plans that were presented at the neighborhood meeting identified plans for potential future expansion by adding two more town homes.

Vice Chair Kuboi said the staff report indicates that the City has no way of knowing whether a citizen's comment about more than six significant trees being cut was accurate or not. He asked if staff still has no opinion about this matter, even given the aerial photographs that are available. Mr. Szafran said he approved the demolition permit for the single-family home that was on the lot, which included the removal of six significant trees.

Vice Chair Kuboi asked if the proposed layout, design and height of the original six town homes would be acceptable if the rezone were not approved. Mr. Szafran answered that no changes would be required for the developer to construct the six town homes and one single-family home that have already been permitted.

Commissioner McClelland asked who would have ownership of the site where the single-family home is to be constructed. Mr. Smith answered that, although it would be detached, the single-family residential property would be part of the condominium association along with the rest of the units.

Commissioner Pyle pointed out that if the portion of the subject property that is proposed for R-24 zoning was subdivided and rezoned to R-18, the applicant would still be able to build the same number of units. This would allow for a step down zone from R-24 to R-18 to R-12. Mr. Szafran pointed out that building coverage and impervious surface requirements would be different for an R-18 zone.

Public Testimony or Comment

Thomas Mikolic, 910 North 199th Street, said he lives to the west of the subject property. He pointed out that demolition of the site occurred in March of 2005, and now they are talking about changing or selling off part of the land parcels. He asked that the Commission address the timeline that would be allowed for this process. He asked if Mr. Szafran took pictures of the site that is currently under construction to become a Discount Tire Store. This property is located close to the properties that are currently being converted from apartments to condominiums, and the commercial development might have an impact on the traffic in the area. At the request of Commissioner Broili, Mr. Mikolic identified the location of his home on the map. Mr. Mikolic said the applicant assured him that a wood fence would be used to separate the subject property from adjacent properties, yet the drawings identify chain link fences. He would like the fences to be wood.

Laurie Hennessey, 917 North 200th Street, said she owns a condominium that is located to the north of the subject property. She said that before the lot was cleared, she couldn't even see the existing home from her condominium. She pointed out that, to her knowledge, the single-family home was demolished without a permit. She also expressed her concern that additional traffic impacts would also be an issue, since she can't even get out of her driveway during peak hours. She noted that 200th Street is the main road that runs to Aurora Avenue and Interstate 5, and this is likely the road the subject property would use for access. She expressed her concern that the proposed buildings would be located too close (5 feet) to the property line, significantly impacting privacy. Ms. Hennessey said the adjacent property owners were not property notified of the changes proposed for the property, particularly the demolition.

Although Ms. Hennessey didn't receive the original notice for the proposal, Commissioner Wagner asked if she received any subsequent notices. Ms. Hennessey said most of the condominium owners in her development did not receive notice for any of the actions that took place. Their names were not included on the mailing list, even though their properties are some of the closest ones to the new construction. After complaint letters were filed, individuals started receiving notices. Commissioner McClelland pointed out that, frequently with condominium associations, one person receives the notification because that's the only person on the County's records. However, it is possible to get a list of all condominium owners so they can be notified independently of the association. The City should be aware of this problem and take steps to correct it in the future.

Commissioner Hall inquired if an applicant could obtain a permit to clear more than six significant trees. Mr. Szafran answered that this would be allowed with a clearing and grading permit, which would be separate from the demolition permit. In addition to a fee, a clearing and grading permit would require that certain conditions and guidelines be met.

Tammy Smith, 917 North 200th Street, said she lives in the Richmond Firs Condominiums, located north of the rezone site. She asked when the demolition permit was issued. She expressed her concern that the property was cleared without notifying the adjacent property owners. She pointed out that the apartments down below were recently converted to condominiums. While they used to be occupied by single-individuals, many are now occupied by married couples with two cars. This creates more traffic on 200th Street. These individuals also use her condominium complex as a turnaround place. Ms. Smith pointed out that while there used to be trees to separate the subject property from her condominium, they have been removed. Their privacy has been destroyed and she is opposed to allowing the developer to construct eight condominiums and one residential unit on the subject property.

Commissioner Hall asked how many units are located in the Richmond Firs Condominium Complex. Ms. Smith answered that there are 11 town homes.

Commissioner Pyle asked what happens to the trees that separate her property from the subject property during the winter months. Ms. Smith answered that the trees located to the south of her complex are evergreen trees, and the trees along the back of her property line give privacy for the condominiums.

Commissioner Hall inquired if notice to surrounding property owners is required for a demolition permit. Mr. Szafran answered no.

Presentation of Final Staff Recommendation

Mr. Szafran said staff's final recommendation is that the Commission recommend approval of the rezone to R-24 as presented.

Final Questions by the Commission and Commission Deliberation

Vice Chair Kuboi requested clarification regarding the distance of the two proposed new units from the property lines. Mr. Szafran said it appears that the buildings would be set back 10 feet from the rear

property line with some pop outs of approximately two feet. Mr. Cohn reminded the Commission that no building permit has been submitted to date and no exact design has been approved by the City.

Commissioner Phisuthikul asked about the landscape requirements for the north and east property lines. Mr. Szafran advised that a 5-foot landscape buffer would be required in these locations, and one 1½ - inch caliper trees would be required to be placed every 25 feet. Shrubs from 5 gallon containers would spaced from one to four feet apart. Ground cover would also be required.

Chair Piro asked the applicant to comment on the type of fence that would be used; chain link versus wood. Mr. Smith clarified that the chain link fences shown are the plan are existing fences. These would be replaced with wood fences.

Chair Piro asked for clarification about when the demolition permit was issued. Mr. Szafran responded that a demolition permit was issued on June 1, 2005 to remove the existing single-family home. It was finalized by the inspector on November 20, 2005.

Commissioner McClelland pointed out that, in addition to obtaining a demolition permit, the applicant cut down all of the trees without a permit to remove significant trees. Mr. Szafran emphasized that in the demolition permit application, the applicant noted that six significant trees would be removed. Therefore, the demolition permit authorized six trees to be cut. Commissioner McClelland clarified that the applicant did not have approval to cut down any more than six significant trees, yet property owners in the area have indicated that more than six significant trees were removed. Commissioner McClelland inquired if the City received any contact from citizens regarding the demolition. Mr. Szafran said the City's tracking system does not note any complaints regarding this issue.

Commissioner Harris asked staff to review the requirements for a demolition permit such as the mapping of significant trees, etc. Mr. Szafran said there is no protocol to actually note significant trees on a plan as part of a demolition permit application. Commissioner Broili asked how the City would know how many significant trees exist on a subject property. Mr. Szafran said staff typically inspects a site prior to demolition. Commissioner Broili pointed out that an old photograph illustrates the vegetation that existed prior to clearing, and he sees at least six trees that look significant. This raises a question in his mind about how many significant trees actually existed on the site prior to demolition. He suggested that, for future applications, the City should figure out a method for documenting significant trees. Mr. Tovar agreed and suggested that this issue could be addressed through an administrative order to require mapping of this information as part of a demolition permit application.

Commissioner Pyle pointed out that any property owner in Shorelines is allowed to remove up to six significant trees in a 36-month period without a permit. Therefore, the applicant would not have needed a permit to remove six trees. Commissioner Hall further noted that a 2002 aerial photograph from the King County website shows two or three trees that are not present in the pre-demolition permit photograph. This suggests that over a 4-year period, more than six trees have been removed. But there is no indication to him that more than six significant trees were removed as part of the demolition work.

Vice Chair Kuboi asked what the functional purpose of the landscape buffer on the north end of the property would be. Mr. Szafran said the function of the buffer would be to provide a screen between the

two properties. Vice Chair Kuboi asked if there are particular plant selections that would accomplish this goal better. Mr. Szafran said the City does not have an approved plant list, but the code calls out a mixture of evergreen and non-evergreen types of species at specific heights and spacing. Vice Chair Kuboi asked if the applicant would be required to submit a list of materials that would be used for their landscape buffers. Mr. Szafran said this information would be submitted to the City as part of the building permit application.

COMMISSIONER HARRIS MOVED TO RECOMMEND APPROVAL OF STAFF'S RECOMMENDATION TO REZONE A PORTION OF THE PROPERTY FROM R-12 TO R-24. COMMISSIONER BROILI SECONDED THE MOTION.

Commissioner Harris said that, upon reviewing the maps, the rezone proposal appears to conform to the surrounding zoning and provides a natural transition between the higher-density and single-family residential zones. An R-24 zoning designation would be the same as what already exists to the north. A building permit has already been approved for six units on the site, and adding two more units would not generate significantly more traffic on the existing streets. He pointed out that a Burger King Restaurant existed where the new Discount Tire Store is currently being located, and he suspects traffic from both businesses would be similar.

Commissioner Broili agreed with Commissioner Harris that the proposal would provide a good transition between the R-24 and R-12 zoning designations. However, he encouraged the applicant to plant larger, more mature trees along the northern fence line to give more immediate visual buffer to the adjacent property owners. Commissioner McClelland also encouraged the applicant to compensate for the loss of trees and privacy as a thoughtful gesture towards the adjacent property owners.

Vice Chair Kuboi said he would support the proposal as presented since it would allow two additional families to live in the City of Shoreline. The proposal of two additional units would also presumably make the other homes that are developed on the site a little more affordable. He pointed out that the applicant also built the Meridian Cottages. There was quite a back lash regarding color selection, and a lot of good will was lost. He encouraged the developer to consider the concerns of the adjacent property owners and create an adequate buffer on the north side of the property line.

Closure of the Public Hearing

COMMISSIONER BROILI MOVED TO CLOSE THE PUBLIC HEARING. VICE CHAIR KUBOI SECONDED THE MOTION. THE MOTION CARRIED UNANIMOUSLY.

Vote by Commission to Recommend Approval, Denial or Modification

THE MOTION CARRIED 8-1, WITH COMMISSIONER PYLE VOTING IN OPPOSITION.

PUBLIC HEARING ON CODE AMENDMENT PACKAGE #1

Chair Piro reviewed the rules and procedures, as well as the proposed agenda for the public hearing. It was noted that there was no one in the audience to participate in the public hearing.

Mr. Szafran referred the Commission to the first set of 2006 Development Code Amendments. The Commission and staff reviewed each of the proposed amendments as follows:

- **Amendment 1** – This amendment pertains to Site Development Permits. Staff added the word “redevelop” to clarify that a Site Development Permit may be needed when an applicant redevelops a site. A Site Development Permit allows clearing, grading, and installation of utilities exclusive of any other permits applied.

COMMISSIONER HALL MOVED TO RECOMMEND APPROVAL OF DEVELOPMENT CODE AMENDMENT 1 BASED ON FINDINGS CONSISTENT WITH THE STAFF REPORT. COMMISSIONER HARRIS SECONDED THE MOTION. THE MOTION CARRIED UNANIMOUSLY.

- **Amendment 2** – This amendment pertains to pre-application meetings. Language would be added to inform an applicant that additional permits may be needed and the time and procedure for obtaining those permits.

COMMISSIONER HALL MOVED TO RECOMMEND APPROVAL OF DEVELOPMENT CODE AMENDMENT 2 BASED ON FINDINGS CONSISTENT WITH THE STAFF REPORT. COMMISSIONER PHISUTHIKUL SECONDED THE MOTION. THE MOTION CARRIED UNANIMOUSLY.

- **Amendment 3** – This amendment proposes a new code section explaining the purpose, general requirements and review criteria of a Site Development Permit.

COMMISSIONER HALL MOVED TO RECOMMEND APPROVAL OF DEVELOPMENT CODE AMENDMENT 3 BASED ON FINDINGS CONSISTENT WITH THE STAFF REPORT. COMMISSIONER HARRIS SECONDED THE MOTION.

- **Amendment 4** – This amendment would delete condominiums from the binding site plan requirement. Binding site plans are a division of land for commercial and industrial lands. A condominium is not a division of land but a form of ownership. Therefore, it should not be considered as such.

Commissioner Hall pointed out that the City might not even know if a property would be developed as condominiums at the time a proposal is submitted. Mr. Cohn agreed that a developer could construct an apartment complex and then convert the units to condominiums a few years later. Commissioner Hall pointed out that the Commission could have required a binding site plan for the previous application as a way of ensuring a 10-foot setback on the north side. Mr. Tovar agreed that the Commission could have imposed conditions for the rezone permit they just reviewed. Commissioner Hall summarized that the Commission could address important issues by placing conditions on a rezone without requiring a binding site plan. Mr. Tovar agreed.

Commissioner Phisuthikul noted that the way the amendment is written implies that the binding site plan requirement would only be applied to commercial or industrial lands. He asked if this would prevent the City from also requiring binding site plans for mixed-use or residential developments. He expressed his concern that the proposed language implies that no residential development would be allowed within the binding site plans. Mr. Tovar pointed out that the City's site development requirements would allow the City to impose binding conditions on mixed-use developments. He suggested that perhaps part of the Commission's work on the Comprehensive Housing Strategies could include a discussion on how the City could ensure their ability to impose conditions on a site-by-site basis regardless of what the development permit might be.

COMMISSIONER HALL MOVED THAT THE COMMISSION RECOMMEND APPROVAL OF DEVELOPMENT CODE AMENDMENT 4 BASED ON FINDINGS CONSISTENT WITH THE STAFF REPORT. COMMISSIONER McCLELLAND SECONDED THE MOTION. THE MOTION CARRIED UNANIMOUSLY.

- **Amendment 5** – This amendment would modify the Density and Dimension Table 1 to allow modified building coverage and impervious surface calculations for zero lot line developments. The setback variations would only apply to internal lot lines, and the overall site plan must comply with setbacks, building coverage and impervious surface limitation.

COMMISSIONER PYLE MOVED TO RECOMMEND APPROVAL OF DEVELOPMENT CODE AMENDMENT 5 BASED ON FINDINGS CONSISTENT WITH THE STAFF REPORT. COMMISSIONER HARRIS SECONDED THE MOTION.

Commissioner Hall pointed out that this amendment would grant additional flexibility to allow developers to arrange the open space and impervious surface in a more reasonable way on the site to create a better community. Chair Piro agreed that this additional flexibility would be appropriate.

Commissioner Pyle expressed his concern that there is already a provision in the code that allows for setback variations for external lot lines with regards to clusters of significant trees and vegetation. The proposed amendment could inhibit the movement of a building or cluster of buildings in a zero lot line development out of the way of a cluster of significant trees because a developer would not be allowed to vary the external lot lines at all. Mr. Tovar suggested that if the intent is to have the old language continue to operate, the Commission could direct staff to craft language to reconcile this concern.

The Commission discussed whether or not it would be appropriate to defer their decision on Amendment 5 until a future meeting. Commissioner Harris said he would be in favor of moving forward with the motion to approve. Commissioner Hall agreed. He pointed out that the footnote in the current code would make it appear that any of the standards for the internal or external lot lines in zero lot line developments could be varied. He clarified that the purpose of the proposed amendment is to allow a zero lot line development to modify their internal lot lines, without creating the ability for them to modify their rear, front or side yard setbacks. He said he would support the proposed amendment as proposed.

THE MOTION CARRIED 5 TO 3, WITH COMMISSIONERS PYLE, PIRO AND PHISUTHIKUL VOTING IN OPPOSITION AND COMMISSIONERS HARRIS, HALL, McCLELLAND, WAGNER AND KUBOI VOTING IN FAVOR. COMMISSIONER BROILI ABSTAINED FROM VOTING ON THE ISSUE.

- **Amendment 6** – This amendment would delete the requirement that residential driveways comply with setback standards.

COMMISSIONER PHISUTHIKUL MOVED TO RECOMMEND APPROVAL OF DEVELOPMENT CODE AMENDMENT 6 BASED ON FINDINGS CONSISTENT WITH THE STAFF REPORT. COMMISSIONER PYLE SECONDED THE MOTION.

Commissioner Hall pointed out that the tradeoff is between suburban form and urban form. In a suburban form each house would have its own curb cut and driveway, which can result in less efficient use of on-street parking space and make it more difficult to accomplish higher densities with short plats, etc. He expressed his belief that the proposed amendment is consistent with the fact that the City is going to continue to see an increase in population and density. The proposed amendment would allow two houses to be built side by side, with adjacent driveways and only one curb cut, and this could create a more pedestrian friendly form.

Commissioner Pyle noted that if proposed Amendment 6 is approved, the City must also update the Engineering Development Guide to reflect the code change. Mr. Szafran agreed.

THE MOTION WAS UNANIMOUSLY APPROVED.

- **Amendment 7** – This amendment would revise and clarify the language for the Engineering and Utility Standards section. No new content would be added to the section, but the amendment reorders and clarifies the section making it easier to follow and understanding.

COMMISSIONER WAGNER MOVED TO RECOMMEND APPROVAL OF DEVELOPMENT CODE AMENDMENT 7 BASED ON FINDINGS CONSISTENT WITH THE STAFF REPORT. COMMISSIONER PYLE SECONDED THE MOTION. THE MOTION CARRIED UNANIMOUSLY.

- **Amendment 8** – This amendment would allow private streets to be located within easements. By allowing private streets within easements, lot square footage would not be taken out of the total lot size, making it easier to meet minimum lot sizes.

Commissioner Pyle asked if properties would still be required to comply with impervious surface standards. Mr. Szafran answered affirmatively. The amount of easement that would be considered a private street would also be considered impervious surface for that lot. While the easement would still exist, the private street would not be dedicated as a separate tract. Mr. Tovar clarified that the easement underneath the road would belong to the property owner.

COMMISSIONER McCLELLAND MOVED TO RECOMMEND APPROVAL OF DEVELOPMENT CODE AMENDMENT 8 BASED ON FINDINGS CONSISTENT WITH THE STAFF REPORT. VICE CHAIR KUBOI SECONDED THE MOTION.

There was still no one present in the audience to participate in the public hearing. Therefore, Chair Piro closed the public hearing.

THE MOTION CARRIED UNANIMOUSLY.

REPORTS OF COMMITTEES AND COMMISSIONERS

Chair Piro reported that earlier in the day he attended a meeting with King County Planning Directors to discuss the Puget Sound Regional Council's proposed update of the Vision 2020 Plan. The formal public comment period ended on July 31st. They received about 80 comment letters; 23 were from municipalities and all four counties responded, as well. The Puget Sound Regional Council staff is scheduled to provide a presentation to the Shoreline City Council on August 21st, and interested Planning Commissioners are invited to attend.

Commissioner Hall announced that the City Council recently selected the site for the new City Hall.

UNFINISHED BUSINESS

Retreat Follow-Up

Mr. Cohn referred the Commission to the draft 2007-2008 Work Plan that was prepared by staff to outline the work items identified by the Commission at their retreat. He recalled that the Commission specifically indicated their desire to work on the following three items: sub area plans for special study areas, Town Center Plan, and a Comprehensive Housing Strategy.

Mr. Cohn advised that staff would present a final work plan for the Comprehensive Housing Strategies Program to the City Council early in September. They hope to obtain approval from the City Council to move forward with the formation of a citizen's advisory committee in October. It is staff's expectation that the citizen's advisory committee would include Planning Commission representation. Staff anticipates that it could take up to a year to complete the plan, and then implementation would have to be considered during the first quarter of 2008.

Mr. Cohn said that the Town Center Plan would impact the properties between 170th and 180th Streets on both sides of Aurora Avenue. Staff anticipates this planning process would start very soon and continue on for about a year. Implementation would likely take place during the first quarter of 2008.

Mr. Tovar explained that staff's rationale for sequencing of the work items was related to costs for staff time and potential consultant contracts. Staff intends to complete the Comprehensive Housing Strategies project with in-house staff and just a small amount of consultant services for survey work. The Town Center Plan would also be done largely in-house, but with the some outside help. He reported that the Planning and Development Services staff have met internally with staff from the Public

Works Department, Parks Department, etc. to discuss the major capital projects that are taking place within the town center area (City Hall Campus, Interurban Trail, and Aurora Avenue Capital Improvement Project).

Chair Piro said he understands that work is in progress to design the second and third phases of the Aurora Avenue Project, and these plans might be finished before the Town Center Plan. He suggested that some treatment of Midvale Avenue be included into the Aurora Avenue Plans, even if that means doing the work ahead of the Town Center Plan. Mr. Cohn agreed that it is important to consider the future configuration of Midvale Avenue and noted that the Town Center Plan would include Midvale Avenue, perhaps as far back as Stone Avenue on one side and Linden Avenue on the other. Chair Piro suggested that there might be grant funding for the Aurora Avenue Project that could be used to address Midvale Avenue, too.

Commissioner Broili expressed his concern that development is happening all the time, so it is important for the City to get their plans in place as soon as possible. If not, future development could end up setting the pace for what the City will be able to do in the future.

Commissioner Pyle noted that the Commission expressed an equal desire to work on sub-area planning for special study areas and the Town Center Plan, yet the sub-area plans have been postponed until much later on the Commission's work program to accommodate the Commission's work on the Comprehensive Housing Strategies. He expressed his belief that completing the Comprehensive Housing Strategies before the special study areas is inappropriate. If the City does not know the density and capacity of certain zones and areas in the City, it would be impossible to properly develop a unilateral, citywide housing strategy.

Commissioner Phisuthikul agreed with Commissioner Broili's concerns about postponing plans for the special study areas and the town center. He recalled that the City developed a Central Shoreline Sub-Area Plan after much work by the community, staff, Commission, etc. However, because this plan was only partially adopted into the Comprehensive Plan, it could not be used as a guideline for future development. As a result, new development has occurred that is exactly opposite of what was called out in the plan.

Chair Piro noted that the Comprehensive Housing Strategy work was already in progress before the Commission's retreat. Mr. Tovar said the staff is interested in getting to work on the sub area plans for special study areas as soon as possible. However, it is important to note that the City Council directed the Commission to consider a Comprehensive Housing Strategy at the time the cottage housing regulations were eliminated. The City Council has also expressed a desire for the Commission to consider a Town Center Plan. He also clarified that because the code was never updated to implement the Central Shoreline Sub Area Plan, there was nothing in place to require or prohibit development that was inconsistent with the plan. He noted that, at this time, the Central Shoreline Sub Area Plan is only included in the Comprehensive Plan as a report. It is not a binding policy and does not provide binding direction to any code or permit. He said his hope is that the Town Center Plan would have a lot of community buy in and reflect the current market so the City Council could adopt it as code. Mr. Cohn pointed out that the market has changed significantly since the Central Shoreline Sub Area Plan was adopted, so changes are necessary.

Commissioner Hall said his recollection is that the City Council adopted the policy portion of the Central Shoreline Sub Area Plan, but not the development regulations. He asked staff to review the Commission's previous deliberations on this issue. Mr. Tovar agreed to research the Commission's previous discussions, as well as the record of what the City Council actually adopted, and report back to the Commission on the status of the Central Shoreline Sub Area Plan.

Vice Chair Kuboi pointed out that the work program includes very little discretionary time for the Commission to consider other issues they feel are important. He asked staff to provide more detail on the work program to identify where the smaller items might fit in. Commissioner Broili pointed out that a number of items on the parking lot list would be discussed as part of larger issues that are already scheduled on the agenda.

Commissioner McClelland was excused from the meeting at 9:20 p.m.

Commissioner Pyle expressed his belief that special study areas would continue to get pushed back on the Commission's agenda. Therefore, he suggested that an interim set of controls be adopted or a moratorium be established on rezones and Comprehensive Plan amendments for special study areas. Mr. Tovar suggested the Commission discuss Commissioner Pyle's recommendation with the City Council at the next joint meeting. Commissioner Pyle expressed his concern that he lives in a special study area that is a prime candidate for redevelopment by 2008, and he has concerns about the significant impact future development could have unless the City takes action soon. Commissioner Hall suggested that Commissioner Pyle's concern is more related to the Comprehensive Plan designation and not the other elements that would typically be included in a sub area plan. He suggested that he could bring in maps of the area and colored markers to a future meeting so the Commission could mark up the map and introduce a Comprehensive Plan amendment. He concluded that the Commission has enough resources to complete this task utilizing very little staff time.

Commissioner Broili asked about the City's timeline for adopting the King County Stormwater Management Plan. Mr. Tovar answered that staff was hoping to have this document adopted by the third quarter of 2007, but that was before key engineering staff positions were vacated. Commissioner Broili pointed out that efforts to create an environmentally sustainable community could be directly tied to the City's adoption of the stormwater management plan. Mr. Tovar suggested that the Commission discuss these types of issues with the Parks Department at the upcoming joint meeting.

At the request of the Commission, Mr. Cohn provided a status report of the Fircrest property. He explained that the City must wait for the State to take action, and preliminary indications are that the State has no plans to do anything with the property unless the Legislature or the Governor directs them to. Commissioner Hall expressed his concern that the State could choose to surplus the land to generate revenue. That means a developer could purchase the property and develop it at its underlying zoning with no master planning. He encouraged the staff to bring this issue up to the City Council with a request that they ask the State Representatives not to consider surplussing the property until they have entered into an agreement with the City of Shoreline to require some level of planning or a Comprehensive Plan Land Use change has been adopted. He pointed out that a master plan for the site would be in the State's best interest, too. Mr. Tovar added that the City has the authority to legislatively

change the zoning for this property. However, the new zone would have to allow State run facilities as a permitted use.

Mr. Tovar asked the Commission to share their comments about the concept of meeting twice a year in a joint meeting with the City Council. The Commission agreed that two-meetings a year would be adequate. Chair Piro emphasized that Commissioners also have the opportunity to attend any City Council Meeting to testify on their own behalf.

Mr. Tovar provided a proposed agenda for the Commission's joint meeting with the Parks Board on September 7th. He asked the Commission to provide feedback so the agenda could be finalized in the near future. Mr. Tovar explained that the Council of Neighborhoods typically meets the first Wednesday of each month, and staff has approached them about the possibility of canceling their September 6th meeting so they could sit in the audience at the joint Planning Commission/Parks Board meeting.

Mr. Tovar noted that the agenda for the meeting would include a review of the Cascade Agenda and an update on the 10 City Council Goals. The meeting would provide an opportunity for the Parks Board, the Commission, and the staff to have a dialogue and exchange ideas. While the public would be welcome to attend, he does not anticipate an opportunity for public comments. Chair Piro suggested that the first priority should be to work on building a relationship between the two groups, and perhaps it would be appropriate at a subsequent joint meeting to allow public comments from neighborhood groups, etc. The Commission agreed that they would like the meeting to be set up as a conversation between the two bodies. Commissioner Hall suggested that a question and answer period be built into the time allotment for the Cascade Agenda Presentation. For the remainder of the agenda, he would prefer that the Commission and Board speak primarily with each other. The remainder of the Commission agreed.

Commissioner Phisuthikul inquired if a discussion regarding the Urban Forest Management Plan would be part of the joint meeting agenda. Mr. Tovar explained that one of the City Council's goals is to develop an environmentally sustainable community, and one element of this would be the development of a Forest Management Plan. It would be appropriate for the Parks Board and Parks Department Staff to explain what they have in mind for this effort. Commissioner Broili offered to work as a liaison between the Parks Board and the Planning Commission regarding this issue.

Vice Chair Kuboi expressed his concern that the proposed agenda does not allow enough time for the Board and Commission to talk together. He said that rather than reports and presentations, he would prefer to have more time for the two groups to interact with each other. Mr. Tovar suggested the meeting start at 6:00 p.m. as a dinner meeting. The Commission agreed that a dinner meeting would be appropriate. They also agreed that the Cascade Agenda presentation should be limited to only 30 minutes. Staff agreed to provide meeting materials prior to September 7th.

NEW BUSINESS

There was no new business scheduled on the agenda.

ANNOUNCEMENTS

Commissioner Phisuthikul announced that as of 3 p.m. today, he became a United States citizen.

AGENDA FOR NEXT MEETING

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

ADJOURNMENT

The meeting was adjourned at 9:55 p.m.

Rocky Piro
Chair, Planning Commission

Jessica Simulcik Smith
Clerk, Planning Commission

PLANNING COMMISSION AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

AGENDA TITLE: Type C Action: Rezone Application #201552 for one parcel generally located at 17503 10 th Avenue NE from R-8 (Residential 8 dwelling units/acre) to Office (O).
DEPARTMENT: Planning and Development Services
PRESENTED BY: Steven Szafran, Planner II

I. PROPOSAL

The applicant, Brad and Kim Lancaster, propose to modify the existing zoning category for a 6,600 square foot parcel located at 17503 10th Ave. NE. This application before the Planning Commission is a request to change the zoning designation from R-8 (Residential - 8 dwelling units per acre) to Office (O). The applicant is not proposing any modifications to the existing home or site though the use will change from residential to office. A site plan showing the site configuration of the proposal (existing site conditions) is included as **Attachment 1**. A vicinity map showing existing zoning for the project site and adjacent properties is located in **Attachment 2**. The parcel has a Comprehensive Plan Land Use designation of Mixed Use, and both the existing and proposed zoning are consistent with this designation (**Attachment 3** illustrates the comprehensive plan land use designations of the surrounding vicinity).

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 a Site Specific Zone Change it shall be processed per RCW 42.36.010 as a Type C quasi-judicial action.

There is currently one single-family home on-site that will be used for the proposed office use (Law Office). The proposed rezone would allow the owners to transfer their law practice from the City of Edmonds to this site.

This report summarizes the issues associated with this project and discusses whether the proposal meets the criteria for rezone outlined in the Shoreline Municipal Code and the goals of the Comprehensive Plan. 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 then forwarded to City Council, which is the final decision making authority for Type C Actions.

II. FINDINGS

1. SITE

The subject site is located on the northwest corner of NE 175th Street and 10th Ave. NE. The parcel is developed with one single-family residence. The parcel measures 6,600 square feet in area (approximately .15 acres). The site is generally flat. There are two significant trees on site that will remain.

Access to the site is from a residential driveway off of 10th Avenue NE. The driveway is approximately 20 feet wide at the curb tapering down to 11 feet further into the site (see **Attachment 1**).

Parking requirements for the site are based on office square footage. The Shoreline Development Code specifies 1 parking space for every 300 square feet accessible to the public. The proposed office building will require 3 parking spaces (800 square feet/300= 2.6= 3). The applicant is providing 4 spaces.

A traffic study is not required if P.M. Peak Hour Trips do not exceed 20. A single-tenant office use generates 3.3 Average Daily Trips per employee and .46 P.M. Peak Hour Trips per employee. The proposed office will have two employees generating .92 P.M. Peak Hour Trips.

2. NEIGHBORHOOD

The project site is located in the North City Neighborhood. Access to the property is gained from 10th Avenue NE, a street that is classified as a Neighborhood Collector. 10th Ave. NE is designated as a Neighborhood Collector from NE 155th Street and as a Collector Arterial from NE 185th till it dead-ends into NE 195th Street. As indicated previously the site is zoned R-8 and has a land use designation of Mixed Use.

The current zoning of the parcels immediately adjacent to the subject parcel on the north, south, east and west is R-8; the uses on these sites include mostly single-family residential and a church parking lot that serves as a Metro Park and Ride Lot during the week. (These parcels also have a Mixed Use Comprehensive Plan Designation which allows all residential zoning categories between R-8 and R-48; and all commercial zoning categories.)

The North City Business District begins approximately 850 feet to the east. The zoning classifications and Comprehensive Plan Land Use designations for the project sites and immediate vicinity are illustrated in **Attachments 2 and 3**.

3. TIMING AND AUTHORITY

The application process for this project began on June 13th, 2006, when a pre-application meeting was held with the applicant and City staff. The applicant held the requisite neighborhood meeting on June 29th, 2006. The application was determined complete on July 10th, 2006. A Public Notice of Application 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 site on July 20th, 2006. The Notice of Public Hearing and SEPA Determination 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 site on August 10th, 2006.

Comments were received at the neighborhood meeting and during the public comment period. The comments are included in **Attachment 4**.

Rezone applications shall be evaluated by the five criteria outlined in Section 20.30.320 (B) of The Shoreline Municipal Code (SMC). The City Council may approve an application for rezone of property if the five decision criteria are met.

5. CRITERIA

The following discussion shows how the proposal meets/ or does not meet the decision criteria listed in Section 20.30.320(B) of the SMC. The reader will find that the criteria are integrated and similar themes and concepts run throughout the discussion.

Criteria 1: The rezone is consistent with the Comprehensive Plan.

The Comprehensive Plan land use map identifies the subject parcel as *Mixed Use*. The parcel is developed with one single family home (developed at a density of 6.6 dwelling units per acre)—this is not consistent with the density goals and policies of the Comprehensive Plan which plans for this site to accommodate 8 to 48 dwelling units or businesses to support employment targets within the City.

If Office becomes the adopted zoning for the site, the applicant intends to use the existing home as a professional office.

The following table summarizes the bulk requirements for the current zoning and the potential Office zoning. (Note: The following standards apply to new construction. The applicant intends on using the existing home as it exists).

Standard	R8 Development	Office
Front Yard Setback	10'	10'
Side Yard Setback	5'	10'
Rear Yard Setback	5'	10'
Building Coverage	45%	N/A
Max Impervious Surface	65%	85%
Height	35'	35' (50' if mixed use building)

The Comprehensive Plan identifies different areas of the City where growth should be encouraged and can be accommodated. In some areas, the City allowed densities and

intensity of uses to be increased. In the case of the subject parcel, more dense and/or intense development is anticipated in the future when the underutilized parcels are redeveloped.

Office zoning may be an appropriate designation for the site in order to achieve many goals and policies of the Comprehensive Plan, including:

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

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

The neighborhood will benefit by having a low intensity office use that can serve the community and that can integrate within the existing neighborhood.

LU 17: The Mixed Use designation is intended to encourage the development of pedestrian oriented places, with architectural interest, that integrate a wide variety of retail, office and services uses with residential uses.

This area of Shoreline, even though it is planned for Mixed Use, has not had any rezoning requests. The area is "planned" to integrate a wide variety of uses but currently the zoning and land uses in the immediate area are primary low-density single-family homes.

CD 23: Where clearing and grading is unnecessary, preserve significant trees and mature vegetation.

There are two significant trees on-site that will not be disturbed.

ED 14: Encourage and support home-based businesses in the City, provided that signage, parking, storage, and noise impacts are compatible with neighborhoods.

Though, not a home based business; the proposed office use will operate out of an existing home that is compatible with the neighborhood. Parking is off-street, no outside storage is proposed, and signage will be limited to a window sign by the applicant.

ED 15: Support and retain small businesses for their jobs and services that they provide to the community.

ED 24: Ensure sufficient land use designations and zoning provisions to support businesses.

ED 15 and ED 24 are intended help small businesses owners, such as the applicants, to be able to operate in Shoreline while providing services to the local community.

CD 8: To minimize visual impact of commercial, office, industrial, and institutional development on residential areas by requiring appropriate building and site design, landscaping and shielded lighting to be used.

CD 48: Develop attractive, functional, and cohesive commercial areas that are harmonious with adjacent neighborhoods, by considering the impacts of the land use, building scale, views and through-traffic.

The applicant does not currently plan to modify the existing structure, ensuring the proposed office use integrates into the neighborhood. If the parcel redevelops with a new office building in the future, the intensity of the site or building design may not fit well with existing adjacent land uses.

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

Staff concludes the proposed rezone will not adversely affect the public health, safety or general welfare of the surrounding neighborhood and community. The existing home will continue to integrate into the neighborhood while providing an office location for the applicants. The small office use will not burden the community with overbearing signage, lighting or traffic. The rezone will however change the designation of this parcel from R-8 to Office meaning, in the future, more intense development can occur.

This area, designated for Mixed Use, will begin to change over time. This is the first parcel in the area to do so. During the transition of the area, adjacent properties may be impacted by new development. Until adjacent parcels start to redevelop with more intense uses, the Shoreline Development Code has measures to mitigate impacts to adjacent properties. These measures include landscaping, on-site parking and building design requirements.

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

The site's Comprehensive Plan land use designation is *Mixed Use*. Consistent zoning designations for this land use include R-8 through R-48 and all commercial zoning categories. The subject parcel is currently zoned R-8. Right now, the site is developed with one single-family house at a density of 6.6 dwelling units an acre, which is underdeveloped under the current zoning category. The application to change the zoning of the parcel to Office was made in order to locate the applicant's professional office within the City of Shoreline.

The current zoning in the immediate vicinity of the project includes R-6 and R-8. The uses in the area include mostly single-family houses, a church and a Metro Park and Ride. Approximately 850 feet to the east is the North City Business District.

The subject property will take access from 10th Ave. NE, a Neighborhood Collector street. The Comprehensive Plan states that the Mixed Use Land Use designation applies to a number of stable or developing areas. The designation is intended to encourage the development of pedestrian oriented places, with architectural interest, that integrate a wide variety of retail, office and service uses with residential areas. This is the first parcel in the area to change and more change is anticipated in the future.

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

At this time the proposed rezone appears to have minimal negative impacts to the properties in the immediate vicinity. The property owner does not plan to modify the existing structure or site. In the future, under the Office zoning, the property could change if the parcel is redeveloped with a new office building.

Concerns have been raised by adjacent neighbors concerning appropriateness of the commercial zoning (Office), increased traffic and noise, and parking. The following brief summary demonstrates how the project addresses each of these.

Changing Land Use

Staff received several comments that this area has historically been a single-family residential area. Historically, this has been true, but the Comprehensive Plan has identified this area as being appropriate for mixed use development which permits a variety of uses—single-family and multifamily uses, offices, and retail businesses.

The City adopted the Comprehensive Plan and designated certain areas as areas where a mix of uses should occur. The subject parcel is in one of those areas. Office is an appropriate zoning category under the Mixed Use land use designation. The Office zoning category is least intense zoning category in the commercial designation and also provides a good transition between commercial and residential land uses.

If office zoning is adopted; it will be the first parcel in the area to change to a commercial use. Land uses along NE 175th have been changing to more businesses oriented uses in the recent years but generally in areas closer to North City.

Traffic/Parking

The applicant is proposing to use the existing home as an office. The P.M. peak hour vehicular trips will be .92 (.46 X 2) for the office. Since the P.M. peak hour trips are not greater than 20, a traffic study was not required (SMC 20.60.140(A)).

The office is required to supply 3 on-site parking spaces while the applicants are planning for four. Staff experience is that an office like this is unlikely to have more than two visitors at a time, and there is little likelihood of spillover parking.

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

The proposed rezone to Office is the least intensive commercial zoning allowed under the Mixed Use Land Use designation. The Office zoning will provide a natural transition between NE 175th Street and the low-density single-family homes to the west, north and east. The proposed Office zoning will allow a business that the neighborhood may need in the community.

In summary, staff concludes that the proposed change will benefit the community.

III. CONCLUSIONS

1. **Consistency-** The proposed reclassification for the subject properties is consistent with the Washington State Growth Management Act, the City of Shoreline Comprehensive Plan, and the City of Shoreline Development Code.
2. **Compatibility-** The proposed zoning is consistent with existing and future land use patterns identified in the Comprehensive Plan.
3. **Housing / Employment Targets-** The current residential density of 6.6 dwelling units per acre indicates the site is underutilized per the density guidelines listed in the Comprehensive Plan for the *Mixed Use* land use designation. By changing the zoning to Office, the project assists the City of Shoreline in meeting employment targets as established by King County to meet requirements of the Growth Management Act.
4. **Environmental Review-** It has been determined that per WAC 197.11.600 (2) the SEPA obligations for analyzing impacts of the proposed rezone are fulfilled by previous environmental documents on file with the City. The FEIS prepared for the City of Shoreline's Comprehensive Plan, dated November 9, 1998, and is incorporated by reference to satisfy the procedural requirements of SEPA.
5. **Infrastructure Availability-** There appears to be adequate infrastructure improvements available in the project vicinity. This includes adequate storm, water, and sewer capacity for the future development.

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 rezone the site at 17503 10th Ave. NE (parcel number 0927100318) from Residential 8 units per acre (R-8) to Office (O) based on the findings presented in this staff report.
2. Recommend approval to rezone the site at 17503 10th Ave. NE from R-8 to Office with added conditions, based on findings presented in this staff report and additional findings by the Planning Commission with added conditions.
3. Recommend denial of the rezone application. The existing Residential 8 units per acre (R-8) zoning remains based on specific findings made by the Planning Commission.

V. PRELIMINARY STAFF RECOMMENDATION

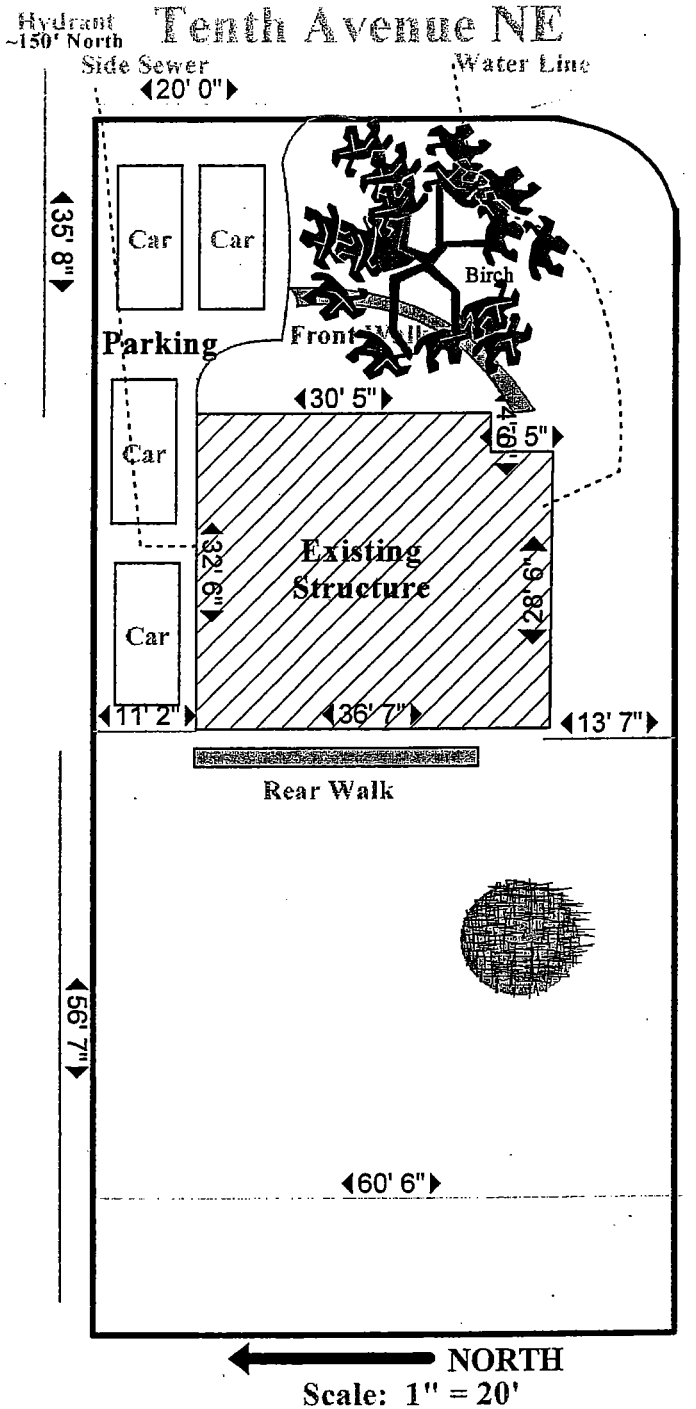
Staff recommends that the Planning Commission move to recommend to the City Council that Office zoning be adopted for the property located at 17503 10th Ave. NE (parcel number 0927100318). Enter into findings based on the information presented in this staff report that this proposal meets the decision criteria for the reclassification of property as outlined in the Shoreline Municipal Code Section 20.30.320.

ATTACHMENTS

- Attachment 1: Existing Condition Site Plan
- Attachment 2: Vicinity Map with Zoning Designations
- Attachment 3: Vicinity Map with Comprehensive Plan Designations
- Attachment 4: Public Comment Letters

SITE PLAN

REZONE APPLICATION RE 17503 TENTH AVENUE NE, SHORELINE



IMPERVIOUS SURFACES	
Client Use Area	259 sq ft
	23%
Existing Building	1120 sq ft
Sidewalks: 29x3, 31x4	211 sq ft
Subtotal Impervious:	1321 sq ft

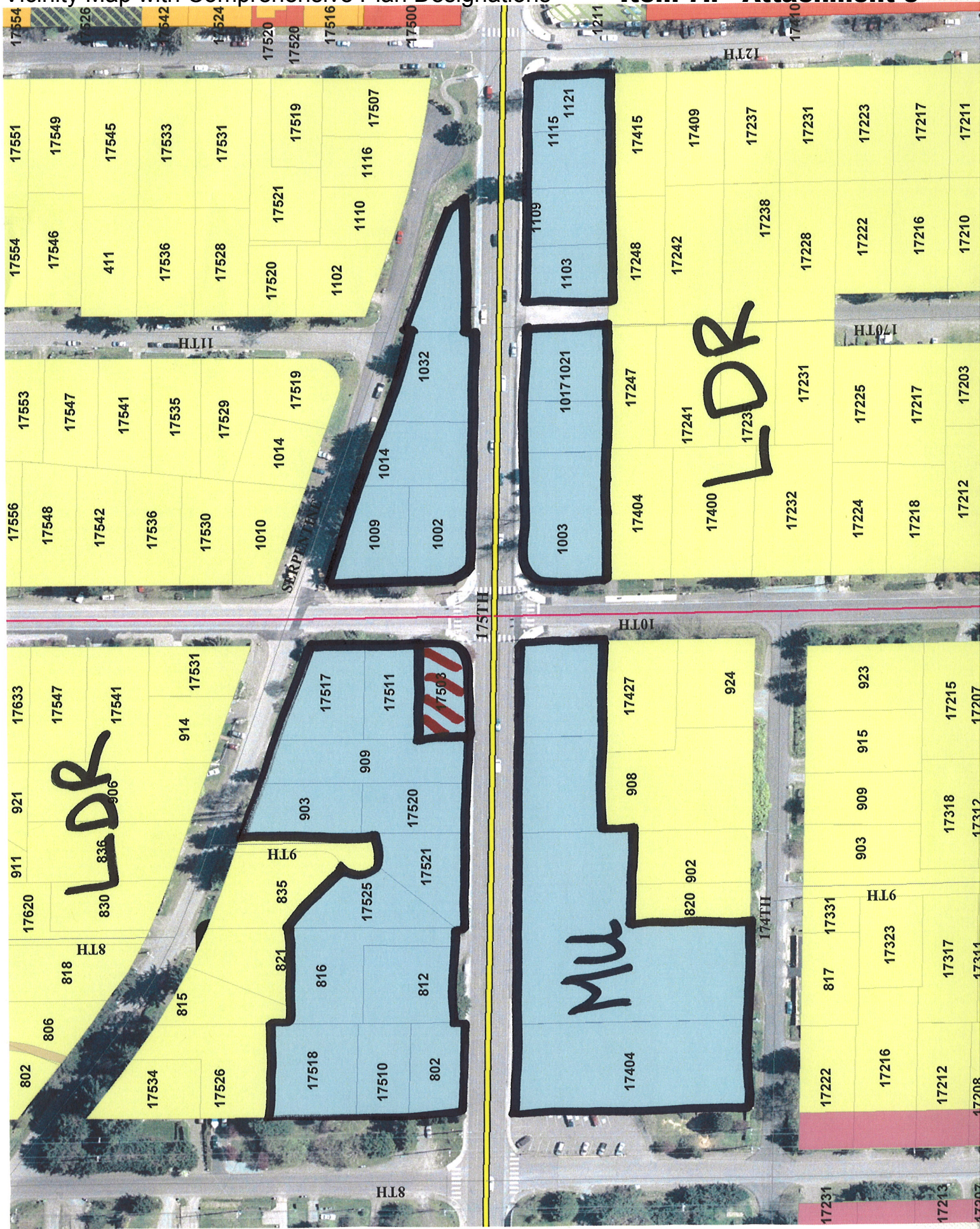
PERVIOUS SURFACES	
Crushed Rock Parking:	644 sq ft
(x 50%)	
Total Surfaces	1965 sq ft
Lot Area	7562 sq ft
Percentage Impervious Coverage	25.98%
Building Height:	18 ft
One story	

Prepared by:
Brad and Kim Lancaster
 18331 Tenth Avenue NE
 Shoreline, WA 98155
 206-542-2739

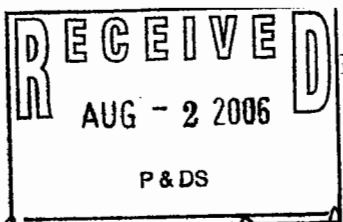
Site Address	17503 Tenth Ave. NE
Tax Parcel Number	092710-0318-05
Legal Description	The South 90 feet of Lot 1, Block 4, Bonnie Glen, according to the plat thereof recorded in Volume 30 of Plats, page 20, records of King county, Washington; EXCEPT the South 30 feet thereof conveyed to King County for road by instrument recorded under Recording No 2701439; and EXCEPT that portion conveyed to King County for road by instrument recorded under No. 9301291393, which is a re-record of Recording No. 9208200596. SUBJECT TO: All covenants, conditions or restrictions, all easements or other servitudes, and all reservations, if any, but omitting restrictions, if any, based upon race, color, creed or national origin, disclosed by the Plat of Bonnie Glen. Right to make necessary slopes for cuts, fills or drainage upon the land herein described as granted to the State of Washington by deed recorded under Recording No. 9301291393, which is a re-recorded of Recording No. 9208200596.

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August 2, 2006

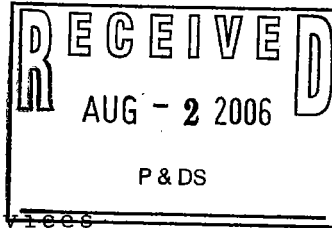
Planning & Development Services,

I am opposed to the rezone application at
17503 10th ave. N.E., Shoreline, Wa. 98155.

I do not want to see a business come into a
residential area. It increases the traffic & noise
for the neighborhood.

We have an adult family home in our neighborhood
at 19605 10th Ave N.E. It brought with it extra
traffic from staff & visitors. 911 is called on a
regular basis & we see aid cars & ambulances
on our quiet dead end street quite often. This is a
small business & it has changed our neighborhood for
the worst.

Sincerely,
Tales Lulay



1003 N E 196th
Shoreline, Wa 98155
August 1, 2006

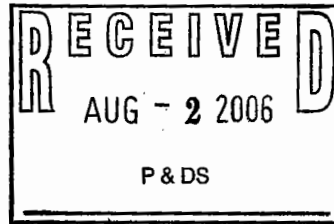
Planning & Development Services
City of Shoreline
17544 Midvale Ave North
Shoreline, Wa 98133

Gentlemen:

As per your request, I am writing to let you know that I heartily disagree with the Rezone Application. This is a residential area and not meant for business.

We have lived here for almost 50 years and would hate to see the residential area changed. The feeling in this neighborhood is absolutely negative concerning this proposed change.

Sincerely,
Mrs James A Saldin
Mrs James A Saldin



Kim File
1010 NE 197
Shoreline wa 98155

Planning and Development Services
City of Shoreline
17544 Midvale Ave N.
Shoreline wa 98133

Dear Sir,

I grew up in this area, went to grade school, jr. high, high school - all in the Shoreline School district. I am raising my family here. I lived here just about all my life. It is a residential area.

I am deeply disappointed in a proposed zoning change of this residential area.

I support the businesses in North City and drive by this location at least twice a day.

It seems to me, the North City business district is close enough to 175th and 10th NE to move a business to.

Please do not let this zoning change go through.

Let's keep our residential neighborhood.

Respectfully,

Kim File

**LANCASTER
LAW OFFICE**

**BRAD LANCASTER, ATTORNEY
KIM LANCASTER, PARALEGAL**

9653 FIRDALE AVENUE
EDMONDS, WASHINGTON 98020

TELEPHONE: 206-542-2739

FACSIMILE: 206-533-0223

TOLL FREE: 1-888-837-6519

E-MAIL: BRAD.LANCASTER@VERIZON.NET
LANCASTERLAWOFFICE.COM

June 30, 2006

Steve Szafran
City of Shoreline
Planning and Development Services
17544 Midvale Avenue North
Shoreline, Washington 98133-4921

BY U. S. MAILS

**RE: Brad and Kim Lancaster's Re-Zone Application for 17503 Tenth Avenue NE
Summary of Neighborhood Meeting
SMC 20.30.080, 20.30.090**

Dear Mr. Szafran:

Enclosed are the following documents:

- A. Copy of Notice of Neighborhood Meeting;
- B. Written Responses from Notice Parties;
- C. Lancaster Letter to Marie Lowther, Dated June 22, 2006.

On Thursday, June 29, 2006, at 6:00 p.m., at Shoreline Center, Arden Room (E-300), we conducted the neighborhood meeting required for our re-zone application, pursuant to SMC 20.30.080, 20.30.090. Nine neighbors attended, plus Kim and me. We had coffee, water, and cookies, and conversation. The meeting commenced at 6:05 p.m. and the last participant left the Arden Room around 7:15 p.m.

PERSONS ATTENDING

The following persons attended the neighborhood meeting:

- 1. Brad and Kim Lancaster, Re-Zone Applicants
18331 Tenth Avenue NE
Shoreline, WA 98155
- 2. Charlotte Haines, Co-Chair of North City Neighborhood Assn.
836 NE 194th
Shoreline, Washington 98155

NEIGHBORHOOD MEETING Summary.

- 3. Sally Granger, Co-Chair of North City Neighborhood Assn.
16804 Sixteenth Avenue NE
Shoreline, Washington 98155
- 4. Patty Hale, Chair of Ridgecrest Neighborhood Assn.
16528 Eighth Avenue NE
Shoreline, Washington 98155
- 5. John and Robin Leaden
17242 Eleventh Avenue NE
Shoreline, Washington 98155
- 6. Michael L. Smith
17547 Tenth Avenue NE
Shoreline, Washington 98155
- 7. Haile and Lete Behre, Adjacent neighbor immediately north of subject parcel.
17511 Tenth Avenue NE
Shoreline, Washington 98155
- 8. Scott Solberg, Neighbor from SE corner of NE 175th and Tenth NE
1003 NE 175th Street
Shoreline, Washington 98155

SUMMARY OF OPINIONS EXPRESSED

- A. George and Joanne Banschback (816 NE 175th Street, Shoreline) responded by mail, expressing their view that Lancaster Law Office would be a good neighbor, and having a lawyer nearby may be handy.
- B. John and Colleen Carmody (909 NE Serpentine Place, Shoreline) adjacent neighbors immediately west of subject parcel) responded by mail, stating their appreciation for the cleanup of 17503 Tenth Avenue NE, and their support for rezoning to permit Lancaster Law Office to operate there.
- C. Susan Garner (17526 – Eighth Avenue NE, Shoreline) responded by mail and expressed concern that there be “ample parking for your customers.”
We respond that our plan incorporates parking for four vehicles, which is one more parking space than the three required by the business use of the premises.
- D. Glenn and Linda Hinrichsen (17241 Eleventh Avenue NE, Shoreline) responded by mail, stating that they oppose any businesses in the neighborhood. In their view, the area is residential and should stay that way. They are concerned about traffic increasing in the area.
We respond that traffic use will decrease under our proposed use from the number of vehicles using the streets that one would reasonably expect at 17503 Tenth Avenue NE utilized as a residence.

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- E. Marie Lowther (924 NE 174th Street, Shoreline) responded by mail on a number of relevant concerns.
We addressed each of her concerns by written response, which is attached to this letter as Exhibit C.
- F. Kim Anh Pham (17525 Ninth Court NE, Shoreline) responded by mail, stating strongly support for our rezone application, and Kim Anh Pham's view that Lancaster Law Office will not cause any negative impacts on the neighborhood.
- G. Tom Ruhlman (17232 Tenth Avenue NE, Shoreline) responded by mail, stating that he has "no problem" with Lancaster Law Office practicing from 17503 Tenth Avenue NE. Mr. Ruhlman noted that NE 175th Street is in transition from residential to business. He welcomes us to the neighborhood.

THE NEIGHBORHOOD MEETING DISCUSSION

Brad Lancaster made a brief opening statement. He explained why Lancaster Law Office seeks to move to Shoreline from its present location in Edmonds, and described the nature of his business, its client traffic pattern, and the hours of law office operations. Mr. Lancaster described his usual client traffic to Lancaster Law Office: one to two persons per week. He passed out a copy of the local section of the Comprehensive Plan, as well as selected pages from the Lancaster's rezone application.

- H. Patty Hale, chair of the Ridgecrest Neighborhood Association, expressed her full support for Lancaster's rezone application. She said that adding a law office will be good for the neighborhood. She indicated that she read the concerns of Marie Lowther, who responded by mail, and our responsive letter to Marie Lowther. She thought we addressed each of Ms. Lowther's concerns well. We told Ms. Hale that it is not our intention to live in 17503 Tenth Avenue NE, but only to practice law from that location. Ms. Hale likened our rezone application to the circumstance of the insurance office located at 15th Avenue NE and NE 155th Street. That use has been no problem for the Ridgecrest neighborhood, and that no cars backup when the insurance businesses clients exit onto NE 155th Street.
- I. Sally Granger, co-chair of the North City Neighborhood Association, inquired if we intend to add new construction onto the building. We replied that it is not our present intention to add on, since we have more square footage in the existing building than we require for our operations. Ms. Granger also inquired if there would be exterior signage in our design plan. We indicated that we have an interior window sign we use, and do not intend to deploy a sign exterior to the building. Our clientele does not derive from walk-in traffic, but almost entirely from referrals and internet advertising.
- J. Charlotte Haines, co-chair of the North City Neighborhood Association, stated that siting Lancaster Law Office at this particular location is a fabulous idea. When Shoreline was first incorporated, the planning meetings intended that NE 175th Street would build up in mixed use. That is happening. The dentist office, YMCA, and other commercial enterprises are on NE 175th Street near our intersection. Other locations nearby on NE 175th Street are ripe for redevelopment as offices or mixed use buildings.
Ms. Haines, as a water district commissioner, described the upcoming new water trunk line that will travel down NE 175th Street past 17503 Tenth Avenue NE to Eighth Avenue

NE, and then turn south to the business district at NE 155th Street. This work is in design phase now, and the project should be put out for bids at the end of 2006. This upgrade is intended to accommodate the future denser uses that will be made in the mixed use zones of Shoreline in the North City and Ridgecrest areas. It will also alleviate low pressure in the Ridgecrest area. Ms. Haines restated that she is "very much in favor of our rezone of 17503 Tenth Avenue NE."

Patty Hale inquired about the status of the empty space behind the building at 17503 Tenth Avenue NE. We replied that it is a large back yard where, if the City requires it, we could site a permeable parking lot. Ms. Haines supported that idea, if required by the City.

Ms. Haines went on to say that she has known the owners of the subject parcel for many years through many owners. With teen drivers residing at the parcel, there have been some traffic problems at the site. Our use should alleviate such problems.

- K. Michael Smith, who is a neighbor of 17503 Tenth Avenue NE, two houses to the north, inquired what will happen when we sell the parcel. We responded that the parcel could be used by another business like ours, or, if the new owner so chose, the building could be razed and replaced. In the latter instance, new permits would be required. Mr. Smith expressed concern that Tenth Avenue NE is now almost an arterial and will only get worse.

We responded that traffic pressure on Tenth Avenue NE has worsened during the course of the North City redevelopment project, but should diminish somewhat now that the project draws to a close.

Patty Hale said that traffic planning is contemplating a roundabout at NE 170th Street on Tenth Avenue to break up that long stretch, and slow down the traffic. She also said that the four-way stop at NE 180th Street and Tenth Avenue NE has also slowed down traffic. She is investigating whether a polarized light filter that limits distant views of the color of the traffic signal at Tenth Avenue NE and NE 175th Street might not help slow traffic in the area by reducing the number of people gunning to get through the green light there.

Mr. Smith said that he supports our office use of the parcel because he would rather see us use it as a small office than have the location redeveloped as a condominium structure.

- L. John and Robin Leaden, who live at 17242 Eleventh Avenue NE, indicated their support for our rezone of the parcel. They would rather have us stabilize the use of the parcel in a low-impact business than see the parcel redeveloped into a triplex or small apartment building. Leadens said our use decreases the density of the neighborhood, and should relieve some traffic congestion.

- M. Haile and Lete Behre, who are the adjacent neighbors immediately to the north of the subject parcel at 17511 Tenth Avenue NE, have their driveway adjoining that of the subject parcel. Behres stated their strong support for our rezone application. They are happy we have cleaned up the subject parcel, and are hoping we will remain their neighbors. [Mr. Behre made a special effort to attend the meeting, despite the fact that it fell in the middle of his time for sleep, due to his late shift work.] Patty Hale inquired if we would be willing to install a fence between Lancaster Law Office and the Behre's parcel. We responded that we would be willing to do so if the Behres want that, but that in our view such a fence would make it more difficult for both us and the Behres to get in

and out of cars in our respective driveways. Behres did not indicate that they want such a fence.

- N. Sally Granger inquired about the parking currently available at the site. We responded that there are four parking places, one of which we would utilize daily. We told her that the maximum number of parking stalls required for the site would be three, under the Office zoning requirements.
- O. Charlotte Haines injected that she likes that our office is low key. Our presence at the subject parcel may induce other professionals to locate in the area, and therefore may provide an easy transition for this developing locale.
- P. Patty Hale inquired about what further process is involved in the rezone application. We described the process: a public hearing at which public comment will be taken, and then the city council will consider the matter and make the final decision.
- Q. Scott Solberg, who owns two adjacent parcels across the street on NE 175th Street, arrived just after the other participants had left the meeting. He strongly supports our rezone application. He intends to rezone his parcels when he is able to acquire a parcel adjacent to those parcels he presently owns. He has prospective tenants for the redevelopment he envisions: a real estate company, accounting firm, and construction company willing to relocate to the NE 175th Street and Tenth Avenue NE area. He is concerned with his parcels about possible storm water problems, but is willing to work with the city on those issues.

SUMMARY OF CONCERNS NOT ADDRESSED

Susan Garner (17526 Eighth Avenue NE, Shoreline, WA 98155) wants to insure that no "further expansion of zoning along NE 175th to the west" occurs, in order "to protect the current single family homes." We are unable to address what other persons may choose to do in the future.

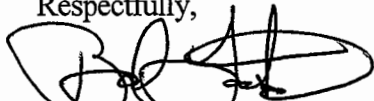
Glenn and Linda Hinrichsen oppose any businesses in the neighborhood. We are unable to address their concern because our application seeks to place a business in the neighborhood.

SUMMARY OF PROPOSED MODIFICATIONS TO APPLICATION

None.

We enjoyed this process, and it gave us a chance to meet some of our neighbors. If you have any questions about this neighborhood meeting, please call me at my office.

Respectfully,



Brad Lancaster



RESPONSE FORM

RE: Brad and Kim Lancaster's Re-Zone Application for 17503 Tenth Avenue NE
SMC 20.30.080, 20.30.090 Neighborhood Meeting
Shoreline Center, Arden Room (E-300)
Thursday, June 29, 2006, at 6:00 p.m.

FROM:

George + Joanne
Banschbach (Name)
816-NE 175th (Address)
Shoreline WA 98155
206 362-8949 (Telephone)

To: Brad and Kim Lancaster:

I am unable to attend your neighborhood meeting, but wanted you to have the benefit of my response to your proposal. I have the following thoughts:

Thank you for informing the neighbors of your plans to have a home and office on the corner of our block. Sounds like you would be good neighbors and keeping the house goes well with the area. Also you would be handy if we should need legal services. You seem well organized and competent.

Sincerely,

Joanne Banschbach (signature)
6/15/06 (Date)



RESPONSE FORM

RE: Brad and Kim Lancaster's Re-Zone Application for 17503 Tenth Avenue NE
SMC 20.30.080, 20.30.090 Neighborhood Meeting
Shoreline Center, Arden Room (E-300)
Thursday, June 29, 2006, at 6:00 p.m.

FROM:

John + Colleen Carmody (Name)
909 NE Serpentine # (Address)
Shoreline WA 98155
206 361 5084 (Telephone)

To: Brad and Kim Lancaster:

I am unable to attend your neighborhood meeting, but wanted you to have the benefit of my response to your proposal. I have the following thoughts:

after many years of changing ownership and occupancy of 17503 10th Ave NE - the property line shared by a portion of our property - we are amazed and delighted to have such a huge improvement in the house and yard - the only thing better than the house becoming a law office - viewed by us as a plus for the neighborhood - would be you, Brad, and Kim living there. we can imagine no negative impact resulting from your request, if all additions to the neighborhood follow your lead!

Sincerely, [Signature]
[Signature] (signature)
6-28-06 (Date)



RESPONSE FORM

**RE: Brad and Kim Lancaster's Re-Zone Application for 17503 Tenth Avenue NE
SMC 20.30.080, 20.30.090 Neighborhood Meeting
Shoreline Center, Arden Room (E-300)
Thursday, June 29, 2006, at 6:00 p.m.**

FROM:

Susan Garner
17526 - 8th Ave NE (Name)
Shoreline, WA 98155 (Address)

(Telephone)

To: Brad and Kim Lancaster:

I am unable to attend your neighborhood meeting, but wanted you to have the benefit of my response to your proposal. I have the following thoughts:

my concern is that you provide ample parking for your ~~car~~ customers.
It would further permit any expansion of zoning along NE 175 to the west side, protect the current single family homes

Sincerely,

Susan Garner (signature)
6/22/06 (Date)



RESPONSE FORM

RE: Brad and Kim Lancaster's Re-Zone Application for 17503 Tenth Avenue NE
SMC 20.30.080, 20.30.090 Neighborhood Meeting
Shoreline Center, Arden Room (E-300)
Thursday, June 29, 2006, at 6:00 p.m.

FROM:

GLEN & LINDA HINRICHS (Name)
17241-11th Avenue NE (Address)
206-383-8198 (Telephone)

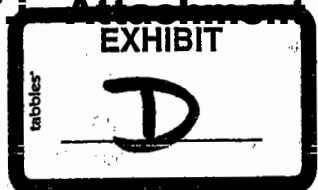
To: Brad and Kim Lancaster:

I am unable to attend your neighborhood meeting, but wanted you to have the benefit of my response to your proposal. I have the following thoughts:

WE DO NOT AGREE WITH YOUR RE-ZONE.
WE ARE LETTING THE DOOR OPEN FOR OUR NICE
RESIDENTIAL BLOCKS. WE DON'T WANT BUSINESSES
CREATING MORE TRAFFIC. THE NEIGHBORHOODS NEED
TO REMAIN FAMILY NOT BUSINESS.

Sincerely,

[Signature] (signature)
6/29/06 (Date)



RESPONSE FORM

**RE: Brad and Kim Lancaster's Re-Zone Application for 17503 Tenth Avenue NE
SMC 20.30.080, 20.30.090 Neighborhood Meeting
Shoreline Center, Arden Room (E-300)
Thursday, June 29, 2006, at 6:00 p.m.**

RECEIVED

JUN 21 2006

LANCASTER LAW OFFICE

FROM:

Marie Lowther (Name)
924 NE 174th St (Address)
Shoreline WA 98155
367-2977 (Telephone)

To: Brad and Kim Lancaster:

I am unable to attend your neighborhood meeting, but wanted you to have the benefit of my response to your proposal. I have the following thoughts:

I oppose your request to rezone 17503 Tenth Avenue NE. While I can appreciate that you perceive that you have positive intentions for the property I will list the following reasons that I see this site as different from many of the business you reference in your exhibit c.

- 1. The businesses East of this property referenced North City Dental, YMCA, North City Lumber & Auto Repair/Propane Vehicle Storage all have driveway entrances on 175th St, not the side street of 12th that is the other boundary street for some of the businesses.
- 2. There is currently no light for turning left off of 175th St to Tenth Ave. NE. The negative impact on the traffic on Tenth Ave. NE, due in part to the construction on 15th Ave. NE, has been significant. Many light cycles have three or more cars backed up blocking the driveway at 17503 Tenth Ave. NE to this property. If a car successfully turns off of 175th St. on to Tenth Ave. NE they may cause further congestion and traffic hazard to cars traveling northbound on Tenth Ave. NE because they are waiting to turn into the driveway that is blocked by cars.
- 3. These other businesses have daytime hours and do not offer evening appointments that may be required of a service business such as the legal services offered. It is in your best interest to present the impact as minimal, but the actual use could be very different.
- 4. The nature of their business does not suggest clients that could be accused of illegal activity. The nature of your business, you do not state your specialty in your documents, suggests clients who require legal council of some kind.

(OVER)

Sincerely,

(signature)
6-19-06 (Date)

Cc: City of Shoreline Planning & Development, Patty Hale

I will also note you correctly state the premises has an air of neglect and could use clean up, the long term impact of a zoning change has repercussions that you do not state and cannot predict.

1. Once the zoning is changed, the site can be used for office space for any sort of business.
2. You express intent to use this location for long term, but there is no guarantee to the community once this change is made that your business, or even one with similar community impact would use the property in the same way.
3. Granting this zone use change is a sign that this area is being abandoned as single family residential and there is no precedence to deny further request of zoning changes.

I appreciate the opportunity to have my concerns addressed. The City of Shoreline has made several changes to this area, and my block, in the last few years that I feel have indicated a concession to decline, or a lack of respect for the residence of this neighborhood. **I implore you to find a suitable location for your business that is already zoned for the type of use you intend.**



RESPONSE FORM

RE: Brad and Kim Lancaster's Re-Zone Application for 17503 Tenth Avenue NE
SMC 20.30.080, 20.30.090 Neighborhood Meeting
Shoreline Center, Arden Room (E-300)
Thursday, June 29, 2006, at 6:00 p.m.

FROM:

KIM ANH PHAM (Name)
17525 9th Court NE (Address)
Shoreline, WA 98133-3642
(206) 306-0719 (Telephone)

To: Brad and Kim Lancaster:

I am unable to attend your neighborhood meeting, but wanted you to have the benefit of my response to your proposal. I have the following thoughts:

The location of your law office at 17503 Tenth Avenue NE may not cause any negative impact on our neighborhood at all. Thus I strongly support your application to rezone 17503 Tenth Avenue NE from its present R-8 zoning designation to Office zoning designation.

Multiple horizontal lines for additional text input.

Sincerely,

Kim Anh Pham (signature)
6-20-2006 (Date)



RESPONSE FORM

RE: Brad and Kim Lancaster's Re-Zone Application for 17503 Tenth Avenue NE
SMC 20.30.080, 20.30.090 Neighborhood Meeting
Shoreline Center, Arden Room (E-300)
Thursday, June 29, 2006, at 6:00 p.m.

FROM:

Tom Ruhlman (Name)
7232 10th Ave NE (Address)
Shoreline, WA 98155
206-367-5074 (Telephone)

To: Brad and Kim Lancaster:

I am unable to attend your neighborhood meeting, but wanted you to have the benefit of my response to your proposal. I have the following thoughts:

I have no problem with
your office coming to the
corner of 175th + 10th -
seems like ~~the~~ 175th is rather
"business oriented" any way -
Library, Churches, Dentist,
Lumber yard, car repair,
Restaurants, home for elderly -
Welcome to The Neighborhood

Sincerely,
Tom Ruhlman (signature)
6-21-06 (Date)



Memorandum

DATE: September 14, 2006

TO: Planning Commission

FROM: Steve Cohn, Senior Planner, 546-1418

RE: Housing Conference Discussion

On September 11 and 12, Commissioners Broili, Hall, and Phisuthikul, Jessica and I attended the Housing Washington Conference held in Bellevue. The conference had an attendance of over 800 people, mostly from Washington State, but speakers came from around the nation.

We attended a number of different sessions and heard several interesting presentations. Since there is an opening on the September 21 agenda and the information we heard at the conference is still timely, the next Commission meeting is an opportunity to share what we heard with the Commissioners who didn't attend. This is intended to be an informal discussion, but I ask that each Commissioner plan to talk for a few minutes about one session that that he attended (and staff will do the same).