

AGENDA  
 CITY OF SHORELINE PLANNING COMMISSION  
 REGULAR MEETING



Thursday, September 4, 2008  
 7:00 p.m.

Shoreline Conference Center  
 18560 1<sup>st</sup> Ave. NE | Mt. 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 COMMENTS	7:03 p.m.
5. APPROVAL OF MINUTES	7:08 p.m.
a. August 7, 2008	
6. GENERAL PUBLIC COMMENT	7:10 p.m.
<p><i>During the General Public Comment period, the Planning Commission will take public comment on any subject which is not of a quasi-judicial nature or specifically scheduled later on the agenda. Each member of the public may comment for up to two minutes. However, Item 6 will generally be limited to twenty minutes. The Chair has discretion to limit or extend time limitations and the number of people permitted to speak. Speakers are asked to come to the front of the room to have their comments recorded and must clearly stating their first and last name and city of residence.</i></p>	
7. PUBLIC HEARING <i>Quasi-Judicial Public Hearing</i>	7:15 p.m.
<b>James Alan Salon Rezone</b>	
1. Staff Overview and Presentation of Preliminary Staff Recommendation	
2. Applicant Testimony	
3. Questions by the Commission to Staff and Applicant	
4. Public Testimony or Comment	
5. Final Questions by the Commission	
6. Deliberations	
7. Vote by Commission to Recommend Approval or Denial or Modification	
8. DIRECTOR'S REPORT	8:45 p.m.
9. UNFINISHED BUSINESS	8:55 p.m.
10. NEW BUSINESS	9:10 p.m.
a. Follow-up on proposal to have Hearing Examiner review most Quasi-Judicial items	
11. REPORTS OF COMMITTEES & COMMISSIONERS/ANNOUNCEMENTS	9:20 p.m.
12. AGENDA FOR September 18, 2008	9:30 p.m.
a. Stormwater Development Code Amendments	
b. Report of Subcommittee on Design Review	
13. ADJOURNMENT	9:40 p.m.

*The Planning Commission meeting is wheelchair accessible. Any person requiring a disability accommodation should contact the City Clerk's Office at 206-801-2230 in advance for more information. For TTY telephone service call 546-0457. For up-to-date information on future agendas call 206-801-4236.*

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# CITY OF SHORELINE

## SHORELINE PLANNING COMMISSION SUMMARY MINUTES OF REGULAR MEETING

August 7, 2008  
7:00 P.M.

Shoreline Conference Center  
Mt. Rainier Room

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### Commissioners Present

Chair Kuboi  
Commissioner Behrens  
Commissioner Broili  
Commissioner Kaje  
Commissioner Piro  
Commissioner Pyle  
Commissioner Wagner

### Staff Present

Joe Tovar, Director, Planning & Development Services  
Steve Cohn, Planner, Planning & Development Services  
Renee Blough, Technical Assistant, Planning & Development Services

### Guest

City Councilmember Doris McConnell

### Commissioners Absent

Vice Chair Hall  
Commissioner Perkowski

### CALL TO ORDER

Chair Kuboi called the regular meeting of the Shoreline Planning Commission to order at 7:07 p.m.

### ROLL CALL

Upon roll call by the Commission Clerk, the following Commissioners were present: Chair Kuboi, and Commissioners Behrens, Broili, Kaje, Piro, Pyle and Wagner. Vice Chair Hall and Commissioner Perkowski were excused.

Chair Kuboi recognized City Councilmember McConnell, who was present in the audience.

### APPROVAL OF AGENDA

The agenda was accepted as proposed.

## **DIRECTOR'S COMMENTS**

Mr. Tovar said he would like to spend some time discussing the potential process for creating a vision for Shoreline, as well as what the Commission's role might be. Mr. Cohn advised that it would also be appropriate for the Commission to spend some time talking about the upcoming retreat.

## **APPROVAL OF MINUTES**

The minutes of July 17, 2008, were accepted as corrected.

## **GENERAL PUBLIC COMMENT**

No one in the audience voiced a desire to address the Commission during this portion of the meeting.

## **STUDY SESSION ON PERMIT REGULATIONS FOR REGIONAL BUSINESS (RB) ZONE**

Mr. Cohn recalled that there has been a great deal of discussion about the residential densities permitted in the RB zoning district. In order to provide staff, the Planning Commission, and the City Council more time to consider alternative regulations, the City Council adopted a moratorium and interim development regulations on May 12, 2008, which limit development of residential complexes to a maximum density of 110 dwelling units per acre. The moratorium would expire on November 11, 2008; and by that date, the City Council would have to either adopt permanent regulations for the RB zone or extend the moratorium by up to six more months. He advised that when the memorandum to the Commission was written, it was staff's expectation to work with them to place permanent regulations on the books before the moratorium expires. However, staff has reconsidered their approach.

Mr. Tovar suggested instead of taking action to propose modifications to the RB zone, the Commission could recommend the City Council extend the moratorium for another six months. He noted that staff has spent a significant amount of time gearing up for the visioning process that will start this fall, which involves a significant amount of community outreach. Staff believes it would be helpful to have the vision in place before making recommendations regarding density and standards for RB zones. If the moratorium were extended for an additional six months, the interim regulations will continue till next spring.

Mr. Tovar expressed his belief that if the Commission were to proceed with a review of permanent revisions to the RB zone at this time, the public would likely raise issues during the public process related to the ultimate goal or vision for Shoreline. One of the shortcomings of the existing vision in the Comprehensive Plan is that it does not contemplate or discuss in any way the sustainability strategy, the comprehensive housing strategy or the economic development strategy. The new vision would not be in place in the Comprehensive Plan for several more months.

Staff recommends the Commission not begin discussions regarding the final RB text language before the visioning language has been adopted in the near future. He suggested that after the staff presentation of the materials they prepared for the hearing, the Commission could provide direction as to whether

they want to move forward with a hearing this fall or convey a recommendation from the Commission to the City Council that they extend the moratorium by six months.

Commissioner Kaje inquired if extending the moratorium would impact any pending applications. Mr. Tovar said staff has held a pre-application conference with the developer of the Sleep Aire site on Aurora Avenue for a mixed-use development. They are aware of the interim regulations. Because no final application has been submitted, the project would be vested under the interim regulations.

Chair Kuboi asked if a formal action would be required for the Commission to direct staff to recommend the City Council extend the moratorium an additional six months. Mr. Tovar answered that if the Commission supports the staff's recommendation to extend the moratorium an additional six months, it would be helpful to make a formal recommendation to the City Council. It would also be helpful for the Commission to provide feedback on the current draft language after the staff presentation.

Commissioner Broili said that at some point, he would like staff to provide clarification about the differences between the Commercial Business (CB) and RB zones. He questioned why a single commercial business zoning designation would not suffice. Mr. Tovar said the two zoning classifications were in place prior to the City's incorporation. There is no distinction between the uses allowed, but the CB zone does have a cap on the density allowed, and the RB zone had no density cap before the interim regulation. There are also slight differences in building height and lot coverage. Mr. Cohn added that the RB zone is the most intensive commercial zone in that it allows 65-foot building heights and a wide variety of uses (retail, residential, and quasi-industrial uses). The main difference between the RB and CB zones is that before the interim regulation, the RB zone did not have a cap on maximum density. But effectively, density was still limited by the setback and parking requirements.

Mr. Cohn recalled that there have been ongoing discussions about the RB zoning designation over the last several months. As a result of these discussions, staff believed there was good reason, at least on an interim basis, to place a cap on density. Staff looked at the likely potential for residential uses in the RB zone and given the current parking requirements and market conditions, they came up with a likely range of development of 90 to 120 dwelling units per acre. Perhaps a very good design could result in as many as 140 dwelling units per acre. He referred to a list of recent and proposed developments for the RB zone, which identifies a range between 90 to 140 dwelling units per acre. However, he noted that the development proposals for complexes with the larger densities have not been permitted at this point.

Mr. Cohn advised that on May 12<sup>th</sup> staff discussed the proposed moratorium and the concept of creating a maximum density standard for the RB zone. Several members of the City Council suggested that the Commission consider the concept of establishing a base density of 48 dwelling units per acre, with a potential to achieve greater density through incentives that provide public benefit. Staff's conceptual proposal establishes a base density of 48 dwelling units per acre for the RB zone, as well as identifies minimum standards for development. In order to achieve a base density of 48 dwelling units per acre, multi-family developments throughout the City would be required to provide recycling space, bicycle racks, and plug-ins for electrical cars. If a developer wants to develop to a greater density, staff suggests the Commission consider a system that would allow increased density for projects that provide

additional public amenities, similar to the regulations adopted for the Planned Area 2 zoning in Ridgecrest.

Mr. Cohn further explained that as proposed, in order to achieve 100 dwelling units per acre, a development must be a mixture of uses and no reduction in parking would be allowed other than provisions for shared parking. He noted that residential property owners adjacent to RB zones are concerned about overflow parking, so staff believes it would be appropriate to create a reasonable parking standard for these zones. The developer would also be required to construct underground parking. To achieve 150 dwelling units per acre, a developer would also have to meet certain “green building” standards and provide affordable housing.

Mr. Cohn said staff considered modifying the transition requirements, but concluded that the current requirements, adopted earlier in the year, do a good job of providing transition between single-family homes and the taller and higher intensity use. However, staff is suggesting the Commission consider the idea of creating a new transitional zoning district that would be applicable in certain parts of the City where the current RB zoning designation may not be appropriate. In staff’s view, a more appropriate zone might be something like a “Professional/Residential zone that would allow only multi-family residential (at a density that is less than the maximum permitted in RB) and office uses. It might be instructive to think about a height limit, as well.

Mr. Tovar clarified that regardless of whether the Commission decides to move ahead with detailed RB regulations or not, staff believes it would be appropriate to proceed with the concept of identifying parcels that are now zoned RB that should be zoned to a lower transition zone and move forward with public hearings in October or November. He cautioned that there are many different parcels in the RB zones. Most of these properties touch onto Aurora Avenue, but some do not. Some of them are more associated with other uses that are far less intense than the RB zone allows. He suggested there could be between six to ten properties that would fit this description.

Commissioner Piro said he would find it beneficial for the Commission to review where the City is currently as far as meeting their Growth Management Act targets. Mr. Cohn pointed out that new target numbers would be available in the future, and that is another reason why the Commission may wish to postpone their work on the RB zone for the time being. In five or six months, staff will have a better idea of what these target numbers will be, but they won’t be finalized for about another year. At this time, they know that the current growth target is roughly 2,000 dwelling units, and the City is on target to meet that requirement. However, given the Vision 2040 document that was just adopted, the new target numbers will likely be significantly higher.

Commissioner Piro cautioned that the RB zones throughout the City are critical parts of the community, not only in terms of meeting the growth management obligations but to also meet other goals associated with creating a more vibrant City in the future. He said he welcomes the staff’s sound advice to consider the RB zoning issue at a slower and more deliberate speed. What they do with the RB zoned properties will be critically important on a long-term basis.

Commissioner Kaje requested that staff provide additional clarification about why they are proposing that the Commission move forward with the concept of creating a new transitional zone but postpone their work on changes to the RB zone until after the visioning process has been completed. He suggested that the same reasons that apply to staff's recommendation to postpone further work on the RB zone could also be applicable to the transitional zone concept. Mr. Tovar clarified that staff has specific problematic parcels in mind for which it would be very difficult to write regulations that would be equally applicable. If they don't deal with this issue for six or eight months, staff would have the task of trying to draft regulations that apply to all of the RB parcels. It would also be complicated to have both discussions at the same time. He concluded that from staff's perspective, addressing the issues in sequence would be the best alternative. Rezoning some parcels to a new transitional zone that is not as intense as the current RB zone would remove the problematic parcels from future discussions related to the RB zone. He expressed his belief that the Vision will probably not be as informative and helpful in dealing with these few parcels as it will be when discussing more intense, larger parcel development later in the year.

Commissioner Behrens referred to Development Code Chapter 20.40.040, which provides definitions for the Neighborhood Business (NB), Community Business (CB), Regional Business (RB) and Office (O) zones. He summarized that allowing residential uses in non-residential zones appears to be a conflict. He suggested that an easier and more straightforward approach might be to pull those out and create another section in the code to identify higher-density residential uses.

Mr. Tovar emphasized that 99% of the existing text in the Development Code was not written by the current staff. He said he is pleased that the Commission is discussing the notion of building down the number of words in the code. He agreed that it would be helpful to make the code more clear and succinct and include more graphics. He said he supports the concept of removing language that is inconsistent with the direction the City is heading. The same concept would apply to the Comprehensive Plan.

Commissioner Behrens emphasized his previous point that Chapter 20.40.030 refers to residential zones, and Chapter 20.40.040 refers to non-residential zones. He suggested that the code could leave the current non-residential designations in place, but move the residential content into another zoning category. This would eliminate the need to rezone properties. The remainder of 20.40.040 refers to business properties and is very appropriate. The conflict comes when trying to impose residential uses on business properties. Mr. Tovar suggested that this point could be debated. Again, he reminded the Commission that much of the existing code language was written before the City was incorporated and it may not be consistent with the City's current goal of encouraging a mixture of uses and ultimately moving towards more of a form-based code for certain parts of the City.

Commissioner Pyle asked if planners typically consider multi-family developments to be residential uses. He pointed out that many codes do not consider them residential uses. Instead, they are thrown into a commercial category. Mr. Tovar pointed out that traditional Euclidian zoning clearly segregated the various uses. Over time, the City has moved in the direction of desegregation if there is no need to separate uses within a zoning district, and this concept became known as mixed-use. The mixed-use concept has now evolved into a type of form-based code where it doesn't really matter so much what the

use is. What matters most are impacts, adjacencies, and building configuration. He suggested that segregating uses, other than single-family neighborhoods, would not make sense for the City. It would make more sense to look at the development and performance standards, the design and configuration of buildings, etc. He summarized his belief that residential uses should be permitted in any zone where they would not create more problems and impacts than the other uses allowed in the zone.

Commissioner Pyle asked if the City has any mixed-use types of development (ground floor commercial, second story office, and upper stories residential). Mr. Tovar answered that there are mixed-use developments in the Ballinger area, and development proposals for the Echo Lake and Ridgecrest areas include a mixture of uses. He summarized that mixed-use developments are limited at this time.

Commissioner Pyle referred to staff's earlier comment that there are some properties for which the RB zoning designation cannot really be made to fit. He suggested they create a new zone, rezone properties to that zone, and condition them appropriately on a case-by-case basis because they are so unique. Mr. Tovar cautioned that while the City has the ability to write regulations that are specific to properties, the City would not typically initiate a quasi-judicial rezone. Again, he noted that they are only talking about six to ten sites, which is such a small enough number that they could go into detail about conditions, adjacencies, and other reasons why the transitional zone would be more appropriate than the current RB zone. He summarized that this process would allow the City to reach a higher level of detail and understanding of each of these parcels and why they are more appropriate for something less intense than RB. The Commission could discuss specific standards they want to promulgate that would apply to all the parcels in the new zone. However, he cautioned that standards are different than conditions. Conditions are related to specific site plans and locations, but this same exercise is not available when considering legislative rezones. When developing standards, the City must anticipate what might happen on parcels in order to establish appropriate criteria.

Commissioner Wagner expressed her belief that the ideas presented by staff for discussion purposes are absolutely necessary and the right thing to do. However, she expressed concern that the proposed ideas appear to be very reactive in nature. Aside from limiting growth, she said the Commission does not have a lot of information about what they are trying to accomplish. She emphasized the importance of gaining a clear understanding of what problems they are trying to fix. She encouraged the Commission to also consider the City Council's goals for sustainability. She recalled an earlier hearing for a site-specific rezone from single-family to multi-family. While it was noted that the best use of the property would be a development with a smaller footprint but a more intense use, the Commission was not given the tools to increase the density because they were so focused on limiting the number of dwelling units. She cautioned that they must pay attention to incorporate creativity and flexibility to address the actual concerns of footprint bulk.

Commissioner Wagner emphasized the need for good public participation throughout the process. In order to avoid moratoriums in the future, it is important to get the right people involved to address the concerns. They need to also be careful not to discourage developers from moving forward with projects that are consistent with the City's goals.



Commissioner Broili suggested that the Commission hold off on additional discussions related to the RB and transitional zones until the visioning process is in place. He said he would not be comfortable making a recommendation regarding either issue because it may not fit with the ultimate vision for Shoreline. He summarized that he would support an extension of the moratorium until the visioning process has been completed. He said that while he would be in favor of implementing form-based zoning, it would be difficult to identify limiting factors before a clear vision for Shoreline has been established.

The Commission agreed it would be appropriate to solicit public comment prior to making a decision on whether or not to recommend an extension of the current moratorium. Mr. Tovar explained that if the Commission decides they don't want to take action in the near term to rezone properties to a transitional zone that is less than RB, they could still decide to move forward with the creation of the new zone but wait to apply it.

### **PUBLIC COMMENT**

**Dennis Lee, Shoreline**, recalled that when the Comprehensive Plan was adopted, the RB zone was designed to be near 185<sup>th</sup> Street. However, the Comprehensive Plan was created at a time when rent for business properties were much lower. There was no thought about the concept of down zoning, which is when the residential square foot built price becomes more valuable than commercial rental space. He said that while it is clear that the market forces are doing exactly what they should be doing, the community is very concerned about the impacts associated with higher density development. He suggested it is the Commission's task to figure out where the high density should be located. He said he supports very high density, and he doesn't think it is even appropriate to place a cap on density. If the correct regulations are put in place, the higher density would be sustainable (jobs, bus routes, etc) in order to function in the market. He summarized that it is important to establish good criteria and then decide where the very high density should be allowed. They need to make sure it is done separately from community business so they can preserve some community business opportunities.

Mr. Lee said he met with a group of people to identify ideas that address space, density and social issues. He submitted a one-page document of ideas for the Commission to consider. For example, they could establish a per-mile density. Once this density has been met, the remainder of the property would not be allowed to rezone to high density. This would enable community businesses to continue to thrive.

**Les Nelson, Shoreline**, referred to Commissioner Broili's recommendation that the Commission create a definition for CB zoning. He suggested they move one step further to revisit the relationship between RB and CB land use designations and RB and CB zoning designations. This might help eliminate some of the confusion. He noted that the Comprehensive Plan identifies properties near 185<sup>th</sup> Street for the RB land use designation. However, the RB zoning includes other properties throughout the City. He pointed out that the RB and CB zoning designations came from King County, and the land use designations were created by a previous Planning and Development Services Director. He suggested that RB rezone applications should be treated the same as other rezone applications by determining

whether or not the rezone would be consistent with the current Comprehensive Plan land use designation.

Mr. Nelson expressed concern that the only transition to date has been related to building shape and appearance, and they still haven't accomplished the concept of tiering up. He suggested the Commission needs to work more to address this concern. He referred to Ordinance 505, which talks about 110 dwelling units per acre, and noted that this references an average. Therefore, a 2-acre parcel could still be allowed to develop 220 dwelling units on one of the parcels, and the other acre could be preserved for green space and other amenities. He suggested that it would be more appropriate to maintain a density limit of 48 dwelling units per acre. This would require a developer to package together more than four acres in order to develop residential units in a tall building, and the remainder of the property could be utilized for green spaces, amenities, offices, parking, etc. If the regulations are not changed, each of the existing property owners will want to build their own building without aggregating properties and providing amenities and green space. He reminded the Commission of the Growth Management Act's goal of planning for growth while keeping the City livable. That means including green spaces and open spaces in areas where higher densities are developed.

Commissioner Pyle said that while he appreciates the ideas raised by Mr. Nelson, it is important to keep in mind that the Commission must also be realistic about what can be built. They should not create zones where redevelopment will never be realized. He noted that in order for a developer to amass four acres, they need to be allowed to develop a certain number of units. He inquired if Mr. Nelson is suggesting the City obtain the services of a consultant to consider what would be a reasonable return for development. Mr. Nelson agreed that the requirements should not be so restrictive that they prohibit redevelopment. However, the City must decide if it is important to protect single-family zones by providing appropriate transition. Commissioner Pyle said he recently read a report that indicated the return on investment required more than what most people would anticipate. Mr. Nelson said that regardless of how high the City allows development to occur in the RB zones, they must include an appropriate transition plan to protect the single-family neighborhoods.

Commissioner Behrens said he recently walked along the Aurora Corridor between 185<sup>th</sup> and 167<sup>th</sup> Streets. He noted there are several sites in the area that are substantial enough in size to handle very large scale developments. He suggested that market forces would control whether or not owners aggregate properties. However, perhaps they could start by identifying the large pieces of property that already exist and develop criteria that allows higher density development that is based on size, and location. He suggested that most people agree that they need to develop high-density development, but the issue is how and where it is done and what the long-term impacts will be.

**Bill Bear, Shoreline,** said one issue related to density and sustainability is making sure that as people are living closer together they are not socially further apart. For example, in New York City, people live at higher densities, but they are very stable communities. Part of this stability came about because New York City adopted rent control and has people living generation to generation in the same apartment buildings, which allows for great stability. He encouraged the City to identify ways to create community as they build density. There must be a way for the community to see each other face-to-face. If this is not factored in, the cost of higher density would likely exceed any potential gain. He

summarized that, to him, sustainable development means that you don't build a building and count on knocking it down ten years later to build a larger one. You find a way to build in stability of buildings and infrastructure, as well as people in the neighborhoods.

**COMMISSIONER BEHRENS MOVED THAT THE COMMISSION RECOMMEND THE CITY COUNCIL EXTEND THE MORATORIUM FOR RB DEVELOPMENT FOR AN ADDITIONAL SIX MONTHS. COMMISSIONER PIRO SECONDED THE MOTION.**

Chair Kuboi clarified that the purpose for recommending an extension of the moratorium is to allow the Commission to integrate the outcome of the visioning process into their ultimate recommendation for the RB zoning designation. Commissioner Piro summarized that the Commission has had adequate discussion on the issue, and the staff provided excellent rationale to support the motion.

**THE MOTION CARRIED UNANIMOUSLY.**

Mr. Tovar encouraged the Commission to provide additional direction to staff about whether or not they want to move forward with the creation of a transitional zone but wait to apply it or bundle both issues together once the visioning process has been completed. He recommended the Commission proceed with initiating a code amendment to create a new transitional zone that is not as dense or intense as RB. If the Commission concurs, staff could move forward with draft language and schedule a discussion on the Commission's future work program prior to the completion of the visioning process.

Chair Kuboi asked if the City Attorney has issued an opinion on the proposed new transitional zone concept. Mr. Tovar pointed out that the City has the authority to create new zones. Chair Kuboi said he envisions that the transitional zone would have elements that are more restrictive than what's currently allowed in the RB zone. He questioned at what point this would trigger a taking. Mr. Tovar answered that a taking would occur only if the City removed all economic value from a property, and that is not what they are talking about. They are talking about theoretically reducing the economic value from what could be realized under RB zoning. Commissioner Pyle recalled that he asked this question a few meetings ago, and the Assistant City Attorney answered that the City has the authority to down zone properties or reduce their potential to redevelop. Mr. Tovar cautioned that the decision to down zone would have to be based on good public policy.

Commissioner Behrens pointed out that if the City does not move forward with the transitional zone concept now, a property owner could vest under the existing interim RB regulations, and it would be too late for the City to apply the new transitional zone at a later date. He questioned how long it would take staff to create draft language for the Commission to consider. Mr. Tovar answered that the language could be drafted in a week, but it takes time for the SEPA notice to be issued and for the document to be forwarded to State agencies for review. The proposed language would be fairly simple, but it would not be ready for Commission review until November. If the interim regulation is continued for six months, it would not expire until next May.

The Commission unanimously agreed to direct staff to move forward with a transitional zone strategy.

Commissioner Pyle referred to a memorandum that was included in the Commission's packet about the concept of rezoning a property from R-12 and CB to RB. He questioned how the moratorium would impact this proposal. Mr. Cohn recalled that the original proposal was to rezone the property to RB, but when the application was presented to the Commission, the staff and Commission recommended CB zoning. Because a SEPA review was done for the application as RB, the same SEPA determination can be applied to the new application. Commissioner Pyle asked if a SEPA addendum would be filed considering new information brought to light since the SEPA determination was posted in 2006. Mr. Cohn said that if any new information is brought to light, the SEPA checklist would be modified. Commissioner Pyle summarized that there has been a lot of discussion surrounding the whole RB zone and transitional requirements that might apply since the application was originally submitted. None of these factors were considered as part of the initial SEPA scoping. Mr. Cohn said it was staff's thought that these additional factors would be discussed as part of the Commission's review and not necessarily in changes to the SEPA checklist. However, the SEPA checklist could be changed to reflect the results of the Commission's discussion. Mr. Tovar cautioned that elements of the environment do not include legislative actions of the City. Any new environmental facts would have to be addressed in subsequent SEPA documents.

## **DIRECTOR'S REPORT**

### **Point Wells**

Mr. Cohn advised that the supplemental Environmental Impact Statement (EIS) for the Point Wells property would not be issued until December. The entire process was pushed back three months as a result of questions raised by the County. It is still on the County's work program to consider their comprehensive plan amendment related to the site next year, but there would be less time for their staff to prepare their reports. Therefore, there would be less time for the City to review the documentation.

### **Commissioner Training**

Mr. Tovar announced that the City has budgeted money for the Planning Commissioners to attend training events. He noted there are three opportunities in the next few months. A three-day housing conference is scheduled in Tacoma in September and would focus purely on housing issues. Later in September the American Institute of Architects and the Cascade Land Conservancy would sponsor a three-day conference in Seattle entitled, "Making Density Work." The Annual American Planning Association Conference is scheduled for October 13<sup>th</sup> through 15<sup>th</sup> in Spokane, Washington. The theme of this conference is sustainability, and one panel would include a presentation by Juniper Nami of the City's Environmental Sustainability Strategies group. He advised that staff would forward links to all of these conferences to each of the Commissioners.

### **Town Center Project**

Mr. Tovar announced that the City would not get extensively involved in the sub-area plan and work program until after the vision has been adopted by the City Council. However, staff is currently gathering preliminary information and making notes of things that are changing. For example, he noted that billboards are currently scattered along the Aurora Corridor, and they are very rarely removed. However, within the northern portion of the Town Center Area (north of 185<sup>th</sup>) they have lost one billboard. In addition, the billboard has been removed from the northwest corner of the Echo Lake

property development. Also, while doing some right-of-way survey work for miles two and three of the Aurora Project staff discovered that one billboard is entirely within the right-of-way and will have to be removed. A piece of another billboard near Firlands Way hangs into the right-of-way, and staff has notified the property owner that the sign must be removed from the right-of-way.

### **Sleep Aire Property**

Mr. Tovar announced that a pre-application meeting has been scheduled with the developer of the Sleep Aire property for a mixed-use development. They are considering the option of constructing multi-family residential units over retail space. The Sleep Aire roof-mounted sign would be removed as part of this project.

## **UNFINISHED BUSINESS**

### **Planning Commission Retreat**

Mr. Cohn reminded the Commission that their retreat has been scheduled for August 21<sup>st</sup>. Both he and Chair Kuboi have invited the Commissioners to identify potential discussion topics. He noted that Chair Kuboi suggested they discuss the concept of creating subjective design review criteria. He reminded the Commission that a Design Review Subcommittee has been formed.

Commissioner Behrens suggested the workload related to the RB zone is quite large, and the retreat might offer a good opportunity for the Commission to informally discuss ideas.

Commissioner Kaje recalled that one of the hopes for the new vision is the integration of the various strategies that have been developed over the past few years. He suggested it might be useful for the Commission to become more familiar with each of the strategies and discuss how they might be integrated into the Comprehensive Plan and Development Code. Mr. Tovar said one of the Commission's responsibilities will be to become more familiar with the strategies and distill out the essence of each one so they can be integrated into the text of the vision statement in the Comprehensive Plan. He noted that the City's current vision and framework goals are very different in structure and intent than what other cities have used. He suggested staff provide examples of vision statements and framework goals from other jurisdictions. He emphasized the importance of developing a vision statement and framework goals that are succinct and specific. Commissioner Piro agreed that the retreat offers a critical opportunity for the Commission to work on the vision, and he likes the idea of spending time to examine recent strategic planning efforts.

Commissioner Pyle suggested the Commission also discuss how code amendments should be brought forth in the future. He said he supports the concept of simplifying the code and trying to include graphic-rich sections to illustrate the concepts. He suggested they consider creating a set of policies outlining how to draft code in the future. These policies should steer away from text-rich language and move towards simplified language. Commissioner Piro noted that this issue dovetails well with the speaker series presented last year by Mark Hinshaw.

The Commission agreed that they should focus most of their retreat discussion on the visioning process, since this would lay the groundwork for most of their future work. Staff agreed to provide copies of

each of the strategic documents, as well as suggestions of specific pieces they should consider. Mr. Tovar noted that the documents are also available via the City's website. Chair Kuboi asked that some of the retreat time be spent in a free-form discussion about what Commissioners want to get out of being a Planning Commissioner.

## **NEW BUSINESS**

### **Visioning Process**

Mr. Tovar distributed a draft of an article he wrote announcing the upcoming visioning process and outlining opportunities for the public to participate. He invited the Commissioners to forward their comments to him by Monday, August 11<sup>th</sup>. He noted that the article would be published in the September issue of *CURRENTS*. At the Commission's next meeting, they could review the calendar of events and identify which of the meetings they might want to help facilitate. For example, there would be six to eight neighborhood meetings in October. He announced that at the end of October, the City Council would host a town hall meeting to discuss the issue further.

Commissioner Broili asked how the proposed visioning process would mesh with Forward Shoreline's visioning process. Mr. Tovar answered that Forward Shoreline has a separate visioning process that is described on their website. He suggested it would help the City's process if they would host one of the sessions, but they are still pondering this opportunity. The Chamber of Commerce has agreed to facilitate a session on the third Thursday of October, but there are still five or six open dates. He encouraged any group or organization that cares about Shoreline to spend some time discussing the vision.

Chair Kuboi asked staff to review the sequence that would be followed for each of the sessions. Mr. Tovar advised that the meetings would be modeled after a program conducted by the City of Kirkland, which received awards from the Puget Sound Regional Council and the American Planning Association. A short DVD would be produced and shown at each of the events to illustrate what currently exists in Shoreline, how the City has changed, and anticipated future changes. The video would also outline the process that would be used to create the new vision. The video would pose questions for the public to consider as part of their discussion. A facilitator would be available to lead the meetings and record the discussions and ideas. At the end of each session, participants would be invited to write out their answers to the questions raised. Staff would sort through the comments and prepare a summary analysis of major themes and ideas. The summary would be presented to the City Council on December 1<sup>st</sup>, and the Planning Commission would likely be invited to attend that meeting.

Mr. Tovar advised that in addition to the ideas raised by the public during the process, the Commission and City Council must also incorporate the three strategies: economic development, comprehensive housing, and economic sustainability. The Commission could play a large role in this process by distilling the essence of each of the strategies into something that could be incorporated into the vision statement and framework goals. The Commissioners could also facilitate a number of the public meetings in October, as well as meet with the City Council in December to review all of the public input and provide direction to staff regarding potential draft language. Once a draft has been prepared by staff, the SEPA process would be completed and a draft would be forwarded to CTED for comments.

Notices would be sent out for public hearings in January to allow the public an opportunity to review the actual draft language.

Chair Kuboi asked what the City would do to capture public input outside of the specific meetings. Mr. Tovar answered that the DVD would be streamed on the City's new website. In addition, the survey questions would be posted on the website, and the public would be invited to answer the questions via the internet. Chair Kuboi asked what would be done to engage the school-age population. Mr. Tovar answered that Steve Cohn and Paul Cohen spoke with seniors at both of the high schools. Staff would contact the high schools again to find out the best way to conduct the visioning exercise with their students. The Parks Department also works with youth groups, and they plan to conduct a session with at least one of these groups. They would also conduct a session at the Senior Center.

Commissioner Broili asked how the results of the public process would impact the Comprehensive Plan. Mr. Tovar once again reviewed the process that would be used to create the new vision language. He explained that if pieces of the Comprehensive Plan are totally at odds with the vision statement, staff would recommend the City Council either tweak the policy statements in the Comprehensive Plan or remove them. The City Council's intent is for the Comprehensive Plan to be more specific and current. Commissioner Broili expressed his hope that the visioning process includes a discussion about how the City of Shoreline can take advantage of potential exchanges or influence from their neighbors (Lynnwood, Mountlake Terrace, Lake Forest Park and Seattle).

Commissioner Wagner suggested the visioning process offers an excellent opportunity for community outreach to explain how the Planning Commission works and what their role is. Perhaps they should provide handouts outlining the process via a flow chart. She said she would hate for people to come to the meetings and provide their opinion without having a clear understanding of the process and when they can best provide their input. Mr. Tovar agreed that the fruit of effective outreach is an informed, active, participating public. It may be that the visioning workshops will offer an opportunity for neighborhood associations to get fresh new ideas. If the neighborhood associations are more effective and successful, they will become a good conduit for communicating with the Planning Commission, City Council and City staff. He suggested staff offer the public an opportunity to sign up for more information at each of the sessions.

Commissioner Behrens said someone recently mentioned to him that two of the City borders are 145<sup>th</sup> Street and Ballinger Way. He noted that one side of these two streets is located outside of Shoreline, so the City only has control over a part of these roads and they are forced to cooperate with other jurisdictions in some very basic and simple ways. Mr. Tovar suggested that one framework goal could talk about intergovernmental coordination and opportunities to pool resources.

**Les Nelson, Shoreline**, said it sounds like the visioning workshops will focus on meetings with special organizations and 95% of the public is not part of any special organization. He asked how they could encourage the general public to attend the events and provide their comments so that unbiased feedback is obtained. Mr. Tovar said the best way to reach the citizens of Shoreline is through *CURRENTS*. Articles regarding the visioning process would be published in both the September and October issues. In addition, there would be an open ended opportunity for members of the public to view the DVD and

conduct their own meetings. There may also be a town hall meeting at the end of October. He emphasized that members from the general public would be welcome to attend and participate in any of the meetings hosted by organizations throughout the month of October. Commissioner Broilli suggested staff research opportunities to link with the precinct captains to interface with the citizens in their precincts. Mr. Tovar invited the Commissioners to forward potential contacts to staff. Commissioner Behrens suggested that the Republican and Democratic Caucuses also offer an opportunity for encouraging public involvement.

### **Ridgecrest Commercial Neighborhood Redevelopment Proposal**

Mr. Cohn distributed working drawings for the Ridgecrest Commercial Neighborhood. He noted they are a lot different than what was illustrated earlier by staff. The design review process is taking place at this time, and he invited Commissioners to forward their comments to Paul Cohen.

### **Update on Rezone Application**

Mr. Cohn announced that a few weeks ago, the City Council acted on the rezone proposal for property on 1<sup>st</sup> Avenue (R-12 to R-24). The City Council adopted R-18 zoning for the property.

## **REPORTS OF COMMITTEES AND COMMISSIONERS**

Commissioner Piro said former Commissioner McClelland asked him to announce that the North City Jazz Walk is scheduled for August 12<sup>th</sup>.

## **AGENDA FOR NEXT MEETING**

Chair Kuboi reminded the Commission that the Commission Retreat is scheduled for August 21<sup>st</sup>.

## **ADJOURNMENT**

The meeting was adjourned at 9:26 P.M.

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Sid Kuboi  
Chair, Planning Commission

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Renee Blough  
Acting Planning Commission Clerk





## **Memorandum**

**DATE:** August 28, 2008

**TO:** Shoreline Planning Commission

**FROM:** Steven Cohn, Senior Planner  
Steve Szafran, Associate Planner

**RE:** James Alan Salon Rezone

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At your next meeting you will be reviewing the proposal to rezone the James Alan Salon site (two properties at 18501 and 18511 Linden Avenue North) from Community Business (CB) to Regional Business (RB). The Planning Commission considered a similar proposal in January, 2007. At that time, the site was zoned R-48 and Office. The applicant requested a rezone to RB, which was and is consistent with the Comprehensive Plan designation for the site of Community Business and Mixed Use. The Mixed Use and Community Business comprehensive plan designations permit a variety of zoning districts, including multifamily residential districts and most commercial districts.

### Background

At the time of the previous request, staff and the Commission both recommended that the zoning be changed to Community Business. The rationale for the recommendation was that development in a Regional Business zone would be somewhat more intense than would development in a Community Business zone and therefore would be a better fit. The recommendation was accepted by Council and the zoning changed to CB (Ordinance 460).

The recommendation was made with the expectation that staff would, in the near future, propose an additional change to the Development Code that would permit increased residential densities on Community Business zoned properties located within a short walking distance of Aurora Avenue. In staff's mind, a CB zone with a provision for added density would have been appropriate on the site.

### Staff Rationale for Recommendation

It has been almost two years since the Commission reviewed the rezone. Since that time, there have been changed circumstances that have caused the proponent of the rezone to re-submit their original request (to rezone to Regional Business) and caused staff to re-evaluate its recommendation to the Commission.

The first is that the Council did not modify the Development Code to permit greater housing densities on CB sites located close to Aurora Avenue. In making that decision, the Council signaled that decisions would occur on a site-by-site basis through the rezone process or, alternatively, as a result of a Subarea review.

The second change is that the Council has signaled that it wants to look closer at maximum density permitted in RB zones. Currently there is a moratorium on development in RB zones at residential densities greater than 110 du/acre. Staff expects that, after the moratorium is lifted, the densities permitted in RB zones will have a numerical upper limit, though we are not certain what that limit will be.

As noted in staff's analysis of the current rezone request, staff has concluded that this site is appropriate for higher density development due to its proximity to Aurora. As the City continues to attract new residents, it is important to house them in an efficient and cost effective manner, so long as that is compatible with a market niche that is supported by housing demand. There is a portion of the housing market that wants to live near transit corridors and is comfortable living in multistory buildings. This demand can best be satisfied by allowing people to build to higher densities on and near Aurora. This site, located within walking distance of transit, is an appropriate location for higher density.

#### Conclusion

As shown in the "Initial Findings" that is attached, Staff has reviewed the proposal and concluded that, given the changing circumstances that have occurred since the staff recommendation in January 2007, staff will support the current request to rezone the sites from CB to RB because the request meets the intent of the Comprehensive Plan and the criteria for rezoning listed in 20.30.310.

If you have questions about items included in the staff report or have questions that warrant additional research, please contact Steve Szafran prior to the public hearing. He can be contacted at 206-801-2512 or [sszafran@ci.shoreline.wa.us](mailto:sszafran@ci.shoreline.wa.us).

**CITY OF SHORELINE  
STAFF REPORT TO PLANNING COMMISSION**

**INITIAL FINDINGS, CONCLUSIONS AND RECOMMENDATION**

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**PROJECT INFORMATION SUMMARY**

**Project Description:** Rezone application to change the zoning designation of two parcels from Community Business (CB) to Regional Business (RB).

**Project File Number:** 201753

**Project Address:** 18501 and 18511 Linden Avenue North, Shoreline, WA 98133

**Property Owner:** FMAB, LLC.

**SEPA Threshold:** Determination of Non-Significance (DNS)

**Staff Recommendation:** Recommend approval of a rezone of the two parcels zoned CB to Regional Business.

**FINDINGS OF FACT**

*Current Development*

1. The parcels at issue are located at 18501 and 18511 Linden Avenue North, generally on the northwest corner of North 185<sup>th</sup> Street and Linden Avenue North.
2. 18501 Linden Avenue North (tax ID # 7283900302) is 7,565 square feet and is developed with the former James Alan Salon. The site is zoned Community Business (“CB”) and has a Comprehensive Plan Land Use designation of Community Business (“CB”).
3. 18511 Linden Avenue North (tax ID # 7283900303) is 6,631 square feet, directly to the north of 18501 Linden Avenue North, and developed with one single-family residence used as storage space. The site is zoned Community Business and has a Comprehensive Plan Land Use designation of Mixed Use (“MU”).
4. 742 N.185<sup>th</sup> Street (tax ID #7283900301) is 14,000 square feet and located directly west of the former James Alan Salon. The parcel is zoned R-12 and has a Comprehensive Plan Land Use designation of Medium Density Residential. This parcel is owned by the applicant but is not included in this rezoning request.
5. The surrounding neighborhood has experienced development recently: four townhomes have been developed west of the 742 N. 185<sup>th</sup> Street parcel. Also, there is a current rezoning request at 753 N.185<sup>th</sup> Street (the Masonic Temple) to change the zoning from R-12 to CB.

6. There are existing sidewalks along N 185<sup>th</sup> Street adjacent to the applicant's property. No sidewalks exist along Linden Ave N. A traffic signal with crosswalks is located at the intersection of Linden Ave N and N 185<sup>th</sup> Street.
7. The site was rezoned from Office and R-48 to Community Business by the Shoreline City Council on March 26, 2007, Ordinance # 460. The Planning Commission's Public Hearing on the request was held on January 4, 2007.

*Proposal*

8. The applicant proposes to rezone both parcels to Regional Business ("RB").
9. Staff analysis of the proposed rezone includes information submitted in a pre-application meeting and neighborhood meeting for the previous rezone request, conducted on June 19, 2006 and July 31, 2006 respectively.
10. A Public Notice of Application combined with a Public Notice of Hearing was posted at the site on July 31, 2008 for the current action.
11. 25 comment letters were received as of the date of the issuance of the staff report. Of these, 23 were in favor of the request, citing compatible uses, need for housing next to transportation routes, affordable housing opportunities and economic development reasons. The comment letters that were not in favor cited concerns about the potential height in the RB zone, density, environmental impacts and not being located on an arterial street. See *Attachment 1*.
12. 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 31, 2008 describing the Notice of Application and Notice of Public Hearing with SEPA Determination.
13. The Planning Department issued a SEPA Determination of Non-Significance and notice of public hearing on the original proposal on October 12, 2006. Since this rezone request is the same request as recently applied for, staff is adopting the SEPA Determination made at the time of the original rezone. The DNS was not appealed.
14. An open record public hearing was held by the Planning Commission for the City of Shoreline on September 4, 2008.
15. The City's Long Range Planner, Steven Cohn, and Associate Planner Steve Szafran, have reviewed the proposal and recommend that the parcels be rezoned to Regional Business.

*Comprehensive Plan Land Use Designations.*

16. The site contains two parcels, designated Community Business and Mixed Use. Parcels to the north and east have a Comprehensive Plan Land Use designation of Mixed Use, which identifies areas where uses change from lower intensity uses (usually single family uses) to higher intensity uses. The MU designation allows R-8 through R-48 residential zoning and all commercial and industrial zoning. Parcels to the south (across 185<sup>th</sup>) have a Community Business designation, intended to designate higher intensity uses, both residential and commercial. The CB designation allows R-12 through R-48, Office, Neighborhood Business, Community Business and Regional Business. Parcels to the west are designated Medium Density Residential, which allows R-8 and R-12. See ***Attachment 2 (Comprehensive Plan Map)***.
17. The Comprehensive Plan describes Mixed Use as applicable “to a number of stable or developing areas,” and to the potential annexation area at Point Wells and intended “to encourage the development of pedestrian oriented places, with architectural interest, that integrate a wide variety of retail, office, and service uses with residential uses.” Regional Business is allowed under Mixed Use land use designation.
18. The Comprehensive Plan describes Community Business as areas within the Aurora Corridor, North City and along Ballinger Road. This designation provides for retail, office, and service uses and high density residential uses. Significant pedestrian connection and amenities are anticipated. Some limited industrial uses might be allowed under certain circumstances. Appropriate zoning designations for this area might include the Neighborhood Business, Community Business, Regional Business, Office, R-12, R-18, R-24, or R-48.

*Current Zoning and Uses*

19. Parcels immediately to the north of the subject parcels are zoned R-18 and developed with a public utility building, single-family homes and condominiums; parcels to the south (across 185<sup>th</sup>) have a variety of uses and zoning designations including offices zoned R-12, R-18 and Office, the Fred Meyer shopping center zoned RB; parcels to the west are zoned R-12 and townhomes are currently under development; and parcels to the east (across Linden Avenue North) have a variety of uses and zoning designations including retail, office and apartments zoned RB, Office, and R-48. See ***Attachment 3 (Zoning Map)***.

*Proposed Zoning*

20. The proposal is to change the zoning on the site (two properties) from Community Business (CB) to Regional Business (RB). Under SMC 20.30.060, a rezone is Type C action, decided by the City Council upon recommendation by the

Planning Commission. The decision criteria for deciding a rezone, as set forth in SMC 20.30.320, are:

1. The rezone is consistent with the Comprehensive Plan; and
  2. The rezone will not adversely affect the public health, safety or general welfare; and
  3. The rezone is warranted in order to achieve consistency with the Comprehensive Plan; and
  4. The rezone will not be materially detrimental to uses or property in the immediate vicinity of the subject rezone; and
  5. The rezone has merit and value for the community.
21. The purpose of a Regional Business zoning district, as set forth in the Shoreline Municipal Code 20.40.040, is to “provide for the location of integrated complexes made up of business and office uses serving regional market areas with significant employment opportunities”. The Regional Business category permits a variety of commercial uses and residential densities. It is distinguished from CB in that it permits more intense land uses such as warehousing, kennels, construction, retail, and auto rental and allows residential densities up to 110 units per acre.

*Impacts of the Zone Change*

22. The following table outlines the development standards for the current zoning (CB) and the proposed zoning (RB):

	<b>CB</b>	<b>RB</b>
Front Yard Setback	0'	0'
Side Yard Setback	10'	15'
Rear Yard Setback	10'	15'
Max. Impervious Surface	85%	95%
Height	60'	65'
Density (residential development)	48 du/ac	110 du/ac
Total Units (potential)	16	36

The RB zone is a zone that allows more intense development than the CB zone. Side and rear yard setbacks are slightly greater in the RB zone and the amount of impervious service allowed is somewhat higher, as is the permitted height. A major difference is the maximum potential residential allowed. On this site, the current zoning would allow 16 dwellings; the proposed zone would permit 36. If the structure is developed with commercial uses rather than residential uses, the amount of commercial space would be dictated by the building envelope, which could potentially be marginally larger in RB.

## 23. Traffic Impacts

Since the zoning permits a variety of uses, specific impacts are unknowable at this time. However, two scenarios can be defined to provide a reasonable set of bookmarks about the traffic impacts.

- (a) Scenario 1: Develop the property as office. A reasonable development assumption is that one with ½ the parking on grade and one full level of underground parking. This results in 80-90 stalls. Setting aside some stalls for visitors, it is reasonable to assume 85 employees. These could be housed in a 26,000 square foot building, which would suggest a 3 or 4 story building on this site.

Under the assumption that the amount of parking dictates the amount of development, the total building square footage is likely to be similar under both CB and RB zoning, and by extension if the site is developed in office uses, the parking impacts will be the same. This scenario would generate 282 trips daily (3.32 daily trips, half of them are inbound and half outbound) and 39 trips during the PM rush hour (.48 trips during each hour of the PM peak).

- (b) Scenario 2: Develop the property as housing. Because there is a maximum density in RB and CB, the number of units, and by extension, the traffic impacts, can be defined. The ITE trip generation handbook estimates 6.72 daily trips per unit (half inbound and half outbound) and .62 average trips during one hour during the PM peak. If 16 units are built, this translates to an additional 108 trips during the day and 10 more trips during rush hour. If 36 units are built, the trips would be 242 additional daily trips and 22 additional trips during one hour of the rush hour.
- (c) It is possible that a housing development could also include a retail component. In a mixed use building on this site, a retail component on the ground floor is likely to be around 8500 square feet. The retail space will have a trip generation of 377 trips daily and 21 trips during rush hour.

Since the rezone is not tied to a site plan, it is impossible to define specific impacts. However, during the peak hour today, there are times that 185<sup>th</sup> eastbound is backed up from Aurora to Linden. This situation makes left turns (i.e., outbound traffic) from Linden to 185th difficult at times.

If access to the site is from Linden Avenue and the site is developed as office (as it could under both the current and proposed zoning), there might be difficulties leaving the site during PM peak hours as people turn onto Linden and want to turn left onto 185th. In this case, it is possible

that some people may decide to turn left and drive north on Linden for a few blocks in order to eventually connect with Aurora Avenue. If, in the building application review, analysis shows this to be a likely outcome, the City's Traffic Engineer would probably suggest mitigation measures such as limiting turn movements to right-turn only or developing an access onto 185<sup>th</sup>.

If future development is largely residential, that will not present much of a problem because most of the traffic will be inbound into the complex during the PM peak times, and not be affected by eastbound congestion on 185<sup>th</sup>.

#### Future Aurora Corridor Improvements

The City recognizes the concerns about this intersection and has developed plans to improve the eastbound travel lanes of 185<sup>th</sup> Street. This will include a left and right turn only lanes to Aurora Avenue as well as two through lanes continuing on 185<sup>th</sup> Street. These improvements will alleviate some of the traffic backups that occur on 185<sup>th</sup> Street.

### **CONCLUSIONS**

1. The purpose of a rezone is to provide a mechanism to make changes to a zoning classification, conditions or concomitant agreement applicable to property. Rezone criteria must be established by substantial evidence.
2. The notice and meeting requirements set out in SMC 20.30 for a Type C action have been met in this case.

#### *Rezone criteria*

#### *Is the rezone consistent with the Comprehensive Plan?*

3. a. Under the first criterion, Regional Business is appropriate under Land Use Element Goals I and V of the Comprehensive Plan.
2. Land Use Element Goal I of the Comprehensive Plan is to “[e]nsure 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.”
3. Land Use Element Goal V of the Comprehensive Plan is to “assure that a mix of uses, such as services, office, retail, and residential, are allowed either in low intensity buildings placed side by side or within the same building in designated areas, on arterials, or within close walking distance of high frequency transit, serving a neighborhood commercial and residential function.”



The RB rezone proposal is consistent with Land Use Element Goal I and V because a more intense commercial zone will promote redevelopment and allow for a greater mix of uses. RB zoning would permit a greater number of dwelling units or slightly more commercial space in close proximity to area services than a CB designation.

*Will the rezone adversely affect the public health, safety or general welfare?*

4. The GMA planning process of developing Comprehensive Plan designations which allows this level of development and the City's development standards in its zoning regulations for the RB zone protect against uses that would be contrary to the public health, safety or general welfare.
5. If the site is developed with residential uses, it could have a positive impact on public health. Placing density closer to area amenities such as shopping, restaurants and public transportation, encourages walking or biking rather than driving. Density in this instance creates better health opportunities than before.

*Is the rezone warranted in order to achieve consistency with the Comprehensive Plan?*

6. Both RB and CB zoning are consistent with the Comprehensive Plan vision for the area (CB and Mixed Use). Efficient use of land, higher densities in appropriate areas, close to services and transportation and an improved circulation pattern on 185<sup>th</sup> and Aurora support more intense development on this site and the proposed zoning.

*Will the rezone be materially detrimental to uses or property in the immediate vicinity of the subject rezone?*

7. The proposed rezone will have minimal negative impacts to the properties in the immediate vicinity. Concerns have been raised by one nearby resident about the appropriateness of commercial zoning and increased building height allowed by the proposed RB zoning.

(a) Appropriateness of Commercial Zoning

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 James Alan Salon has been a long-time fixture on the property as has a telephone company building located north of the site.

As the two parcels have Mixed Use and Community Business land use designations, commercial zoning is appropriate. Under the Shoreline Development Code Section 20.40, uses allowed under the CB and RB zoning designations are very similar. RB zoning allows somewhat more

intense commercial uses than does CB zoning, such as warehousing. Staff believes that the more intense uses allowed in an RB zone are unlikely to locate on a relatively small site.

With general uses, development standards, design standards and parking standards being similar, one major distinction between CB and RB is density. CB allows 16 units, RB allows up to 36 units. Staff believes density should be located in areas that are less intrusive to the single-family neighborhoods, are in close proximity to amenities and transit, and are located on major collector, arterial streets that do not impact local streets.

(b) Height

The height difference between RB and CB zoning is 5 feet. RB zoning permits heights of 65 feet; CB zoning permits heights up to 60 feet. Given current building design, RB buildings could attain a height of 6 stories, whereas CB buildings would likely be 5 stories. In this location, with multifamily zoning to the west and a telephone utilities building to the north, transition to single family zones is addressed through zoning.

In addition, the City recently adopted transition standards for areas adjacent to single family zoning. Though not affecting this site (because it is not adjacent to single family), transition through building and site design will occur on neighboring sites if they are rezoned to CB or RB.

(c) Traffic

Analysis shows that the heaviest traffic impacts will occur if the property is developed in office uses. The likely impacts will be no different whether the site is zoned CB or RB because a building constructed under in either zoning district is likely to be a similar size because of parking constraints due to the cost of developing more than one level of underground parking.

*Will the rezone have merit and value for the community?*

8. The proposed rezone will allow commercial and residential expansion to meet the changing needs of the community. Recent actions by the City Council will ensure that new buildings will comply with transition area requirements and density of the RB zone must be capped at 110 units per acre.
9. Unlike last time the applicants made application for RB, there was no guarantee of a unit maximum on the site since there was no numerical density cap. With RB now limited to 110 dwelling units per acre, the greatest number of units on the site is now limited to 36.

10. This criterion is met since the rezone provides an opportunity to accommodate more jobs and multi-family dwelling units in an area not immediately adjacent to existing single-family neighborhoods and in close proximity to services and transportation.

### **RECOMMENDATION**

The Planning Commission recommends that the City Council approve a rezone of the two parcels to Regional Business.

Date: \_\_\_\_\_

By: \_\_\_\_\_  
Planning Commission Chair

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# Windermere

Agenda Item: 7.1 - Attachment 1

Windermere Real Estate/Shoreline

August 26, 2008

City of Shoreline  
Attn: Steven Szafran  
17544 Midvale Av North  
Shoreline, WA 98133

Re: Rezone Permit #201753  
18501 and 18511 Linden Av N

Dear Mr. Szafran:

We are located directly across Linden Avenue to the east of James Alan Salon and have received your notice of rezone application for these properties. James Alan Salon has been an excellent neighbor for many years.

We are in support of this rezone and consider the project to be of great benefit to the whole community. Shoreline is a growing city and needs to retain and attract well respected businesses and employees. This should be a fundamental concern to the city.

We have a couple concerns that we hope will be addressed without further delay. The first is the length of time this property has been vacant. It is in a deteriorated state which we feel is detrimental to our property. This is also an invitation for vandalism which does not bode well for the community.

The second concern is regarding the apparent length of time this rezone is taking. Your notice refers to an original date of October 2006. In checking with the city as to why it was taking so long we were told that there was a code amendment that was up for adoption which could affect the property. Apparently since that time it has been brought to the city council four times with recommendation for approval by both the planning commission and the city staff. Each time the city council majority has sent it back to the planning commission for further study. It would appear that this process is taking an inordinate amount of time. Is this now or has this become a standard rezoning process and/or code amendment adoption in the City of Shoreline?

We feel this is an ideal location for the intended purposes and the rezone should be approved without further delay.

Sincerely,

Gary Alston,  
Owner, Broker

cc: Steve Cohn

Received 4:43 on Aug 26

-----Original Message-----

**From:** Ken and Pearl Noreen [mailto:noreen@seanet.com]

**Sent:** Tuesday, August 26, 2008 4:42 PM

**To:** Steve Cohn

**Subject:** Letter of support for rezone#201753

2625 NW 205h  
Shoreline, Washington 98177  
August 26, 2008

Dear Planning Commission Members,

We want to strongly urge you to support the Rezone Request at 18501 Linden Ave North #201753 for the James Allen Salon. The James Allen Salon has been a responsible community business and contributor in our community for the past 28 years. We can personally vouch for their unbelievable support for a variety of community organizations. Their support is highly visible at fundraisers and events for the Shoreline Public School Foundation, the Shoreline Art's Council, the new Dale Turner YMCA, the Center for Human Services, and Rotary. They have also given young mothers in the Healthy Start program makeovers at the Salon. No other business in Shoreline has contributed at this level in our community!

We urge your support for this rezone. The City Council has supported the Gambling Casinos by lowering their taxes repeatedly, and we find Casinos support for the community vacant. The Casinos have repeatedly turned organizations down when asked for contributions. We know we have asked them. How can the city turn a deaf ear to this rezone when James Allen is so supportive in this community?

We urge your support for the #201753 rezone because the rezone supports the economic strategy, the sustainability strategy, and the housing strategy for the city of Shoreline. This development also supports the Shoreline growth plan. With 34 much need apartments and 70 parking spaces this development enhances responsible business development in Shoreline.

What a tragedy for the Shoreline community if the James Allen does not get its rezone and chooses to move its business to another community! I cannot believe that this City Council and Planning Commission would let this happen! Unfortunately the city of Shoreline is gaining a reputation for being unfriendly to businesses! For over two years this rezone has been held up by the city! That is unbelievable to us!

We once again urge your support for Rezone Request at 18501 Linden Ave N. #201753. It is incomprehensible that it has taken 2 years to complete this process!

-----Original Message-----

**From:** Catherine Furnia [mailto:cmfurnia@gmail.com]

**Sent:** Tuesday, August 26, 2008 4:56 PM

**To:** Steve Cohn

**Cc:** Matthew@JamesAlanSalon.com

**Subject:** rezoning request for James Alan Salon

To Whom It May Concern,

I am writing because I am concerned that the Shoreline City Council is acting in a biased manner toward the owners of James Alan Salon in their effort to get zoning for their building project at 18501 Linden Ave N. I do not know the owners, but have been a customer of theirs for the last two years.

I have watched the HUGE development of the south Echo Lake YMCA and housing units over the last year, and cannot fathom why the city council would then object to such a small project in what is clearly a mixed used neighborhood, when they approved such a behemoth project in an environmentally sensitive area. This is the same city council that has allowed cottage housing in R-6 neighborhoods, so why would there be concern about a 34 unit mixed use building? Although Fred Meyer is very useful, it is an eyesore. I believe this new building would only benefit the neighborhood financially and aesthetically. The location in question is bordered by a major arterial, Windermere Real Estate, a fairly questionable apartment complex to the northeast, a utility station directly to the north. In what way would the James Alan project hurt the neighborhood? They have made, from what I can ascertain, reasonable accommodations for increased traffic and parking.

I also do not understand why zoning would allow a building of the same size if it were all office space, but not for mixed use. The logic completely escapes me. This is a perfect place to have apartments that would actually help REDUCE car traffic, since tenants/owners would be able to literally walk across the street to have almost all their needs met at nearby businesses.

It seems as though James Alan Salon has been a very "good neighbor" to the community through the years. I can only deduce that there are city council members who are acting out of spite or financial motivation to prevent this project from getting the appropriate permits and zoning.

I look forward to your response to my questions and concerns.

Sincerely,  
Catherine McConnachie  
(206)546-5992

**From:** CaraLee Cook [caraleester@yahoo.com]

**Sent:** Tuesday, August 26, 2008 10:17 PM

**To:** Steve Cohn

**Subject:** Rezone of property at 185th and Linden

Dear members of the city of Shoreline's planning Commision,

I live in the Richmond Highlands neighborhood of Shoreline, and wish to express my support for the re-zoning of the land on the corner of 185th and Linden Ave N., currently the James Alan Salon and the two surrounding parcels. The goal is to develop this property into a mixed use building with 36 apartments and office space.

Please grant the re-zone necessary to enable this project. There is a huge need for affordable housing in our city. Many of our transitioning households do not desire a detached single family home. Dense apartment style housing is needed, but belongs in the commercial corridors where public transport, shopping and services can be accessed on foot. The design of this project will enhance the aesthetics of the area, I especially appreciate the design of parking in the back and under the site, so it is not visible from the street view. An increase in property value increases the return of tax revenue to the city. Mixed use provides the best return for the space and resource, and is the preferred development model for urban corners.

There are many positive outcomes of this project and I urge you to grant the needed rezone so that the project moves forward with the highest number of housing units possible. If you have any questions, please do not hesitate to call me.

CaraLee Cook, (206) 546-0145



**Steve Cohn**

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**From:** Dave Tousley [DTousley@nfcorp.com]  
**Sent:** Tuesday, August 26, 2008 9:22 AM  
**To:** Steve Cohn  
**Subject:** Rezone request for 18501 Linden Ave N. #201753

Dear City of Shoreline Planning Commission

I am writing this letter in support of the Rezone Request at 18501 Linden Ave N., #201753.

The City Council of the City of Shoreline has adopted a housing strategy, a sustainability strategy and an economic development strategy. I assume that means the council supports these strategies. The project planned for the James Alan Salon property also supports those strategies.

It is time for the planning commission, the city and the city council to start supporting the well established small businesses in our community and approving this rezone might show that Shoreline can be a business friendly community.

Sincerely,

David & Roseann Tousley

16229 14<sup>th</sup> Ave. NE  
Shoreline, WA 98155  
August 25, 2008

To: Shoreline Planning Commission

From: Janice R. Ellis

Re: **Public Hearing: Rezone Request at 18501 Linden Ave N, #201753**  
(James Alan Salon project)

As a resident of Shoreline since 1966 and a client of the James Alan Salon for many of those years, I am writing in support of their request for a rezone to permit the teardown of the old salon and the construction of a new building which would house the salon on the first floor and 34 apartments on floors above. My support lies in three main areas.

1. The salon has been a significant business in Shoreline for 28 years. With 25 employees it is an important part of the overall economic structure of the community. As a business it has been very successful and has received an award for the quality of the management and the way employees are treated. This is the type of small business that Shoreline needs both to serve residents and to enhance the overall livability of the city. If the city does not support this rezone, it may not be economically viable for the Salon to rebuild in the city of Shoreline. Forcing a business such as this to relocate is a loss for all. Sustaining Shoreline's business climate is important.
2. All businesses serving the public need to address issues of access. As a retired person, I recognize that there is a significant aging population in the city of Shoreline as well as individuals with disabilities. The old building (not the current temporary one) lacked appropriate access for those with any kind of disability. A new building with adequate parking and access is essential for a business that must serve the public. The plan would include adequate parking for clients as well as residents and thus would not impinge on the neighboring housing area. As an individual who may need an accessible salon in the future, I encourage support for a business that is making this change a part of its planning.
3. Placing high density apartment housing close to the Aurora corridor meets multiple community needs. Apartments are essential for many individuals for whom purchasing a home may not be either desirable or in some instances possible. This is true of those with lower incomes, young people beginning independent living, the disabled, some older individuals, and those who simply prefer apartment living. This urban center on Aurora would be a great place for apartment dwellers and the number of units would add significantly to a segment of the housing stock of the city that is greatly needed. These apartments would be close to bus lines, near shopping and medical resources, and within easy walking distance of the Interurban Trail and other community amenities. This is an environmentally sound plan as we all search for ways to decrease the use of single person car trips.

**Steve Cohn**

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**From:** Monica Johns [Monica.Johns@tideworks.com]  
**Sent:** Monday, August 25, 2008 10:43 AM  
**To:** Steve Cohn  
**Subject:** Public Hearing: Rezone Request at 18501 Linden Ave N, #201753  
**Importance:** High

Dear Planning Commission:

Please note that I am a Shoreline resident and a valid registered voter.

This email serves as my support for the James Alan Salon Project.

Below are few of my reasons as to why I am in support of said project:

- This development supports the economic development strategy, the sustainability strategy and the housing strategy, all three of which have been adopted by the city council
- All 70 parking spaces will be below and behind the building, making for very nice street appeal
- It is responsible growth – multi-family dwellings planned one block off of Aurora (not in the residential neighborhoods)
- James Alan Salon has been a responsible community business and partner for over 28 years and during this time, James Alan Salon has made countless service and financial contributions back to the community.
- Both the business and residences will add to the city's economic development

Thank you,  
Monica Johns  
638 NW 181<sup>st</sup> Court  
Shoreline WA 98177

**Steve Cohn**

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**From:** Joan Dressler [gemlady@mail.com]  
**Sent:** Monday, August 25, 2008 5:31 PM  
**To:** Steve Cohn  
**Subject:** Support For The James Alan Salon Project

I am writing in support of a rezoning of the property, James Alan Salon project at 18501 Linden Ave N, #201753.

This development is in line with recommendations from the Housing Commission, as well as being in line with Shoreline's growth plan.

It is responsible growth with multi-family dwellings planned one block west of Aurora Avenue, not in residential neighborhoods. At the same time it will provide 34 apartments to assist with the replacements of those apartments lost through condo conversions.

The Salon has been a responsible community business and partner for over 28 years. Both the business and residences will add to the city's economic development.

Thank you for taking this rezoning proposal under serious consideration.

Yours truly,  
Joan Dressler, Shoreline Resident

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**Steve Cohn**

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**From:** anastacia spear [anastacia\_spear@hotmail.com]  
**Sent:** Friday, August 22, 2008 6:02 PM  
**To:** Steve Cohn  
**Subject:** #201753

To Whom It May Concern:

I am writing in support of the James Alan Salon project, I would like to state a few key points in my support of the project.

First, the James Alan Salon has been a responsible community business and partner for over 28 years and during this time, the salon has made countless service and financial contributions back to the community. Second, over 25 employees are employed by the salon and almost half of them are Shoreline residents, Third, their development is in line with recommendations from the Housing Commission as well as in line with Shoreline's growth plan. Lastly, their development plans support the economic development strategy, sustainability strategy and housing strategy, all three of which have been adopted by the city council.

Thank you for your time.

Respectfully,  
Anastacia Spear

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**Steve Cohn**

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**From:** rlspeed@aol.com  
**Sent:** Friday, August 22, 2008 9:09 AM  
**To:** Steve Cohn  
**Subject:** Public Hearing: Rezone Request at 18501 Linden Ave N, #201753



To: City of Shoreline Planning Commission  
From: Valerie Speed  
Subject: Public Hearing Rezone Request at 18501 Linden Ave N, #201753  
Date: August 22, 2008

I am sending this testimony in regards to the zoning change needed for the James Alan Salon building project at the above noted address. As a twenty five year resident of Shoreline, and a ten year patron of the salon, I urge you to approve this application.

The City of Shoreline has promoted sustainability, responsible growth and multi-family housing near to business districts. This project meets these goals set out by the city council, and provides so much more! The salon, in addition to providing great services to its customers, employs over 25 people, many of whom live in the city. It has been an established and responsible community member, participating in local organizations and charities. The new building will provide apartments, which are disappearing at an alarming rate. Last but not least, the proposed project provides for on site parking which should please patrons, neighbors and general citizens as well! It is located on a major bus route, and one block from the busy Aurora corridor, an ideal setting for a project of this kind.

I would like to also point out there is an adjacent property with recently completed project of condominiums, and there is a large, long standing condominium complex on Linden north of the property adjacent to the power/phone substation. I think these structures indicate that this proposed project is ideally suited to this location.

Fortunately for the patrons of this great business, they have stayed open in a temporary location. Hopefully, with your approval and the City's blessing, they will be able to return to their original location as soon as possible. Thank you.

**Steve Cohn**

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**From:** DANIEL LYONS [danlyons1@verizon.net]  
**Sent:** Thursday, August 21, 2008 10:36 AM  
**To:** Steve Cohn  
**Subject:** Rezone request at 18501 Linden Ave. N. #201753

Dear Planning Commission members,

It seems to me that the community would benefit from construction of additional rental apartments, and to accomplish this it will apparently be necessary to change the present zoning at the subject address from "Community Business" to "Regional Business".

Therefore, we strongly urge you to make this change.

Daniel and Maureen Lyons  
18033 13th Ave. NW  
Shoreline, WA 98177

**Steve Cohn**

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**From:** Lamar and Cathy Scott [scott7911@msn.com]  
**Sent:** Thursday, August 21, 2008 8:30 PM  
**To:** Steve Cohn  
**Subject:** James Allen Salon Project

We want to express our support for the James Allen Salon Project.

We strongly support development of new apartments in Shoreline particularly those along public transportation corridors and within walking distance of shopping and community services. It is past time for our community to recognize the importance of development that does not rely on private vehicles generating more traffic and causing more road construction.

This is a responsible development, consistent with Shorelines growth plan, by a responsible community business.

Lamar Scott  
Cathy Scott  
2133 N 159<sup>th</sup> St  
Shoreline, WA 98133



**Steve Cohn**

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**From:** Gordon Mehus [gm.boosters@verizon.net]  
**Sent:** Thursday, August 21, 2008 4:07 PM  
**To:** Steve Cohn  
**Subject:** Public Hearing: Rezone Request at 18501 Linden Ave N, #201753

Dear Mr Cohn,

I am writing to express my complete support for the zoning variance requested by James Alan Salon. This is *exactly* the type of business activity that we in Shoreline should be encouraging at every turn. James Alan has been a fixture at the 185th and Linden location for many years. They have supported the community in a number of ways and proven to be a very good neighbor. Now they want to improve and expand their business. They have earned any assistance the City can offer.

The James Alan project is the perfect use of a location that abuts a utility sub-station, a bank, a real estate office, Fred Meyer and one of the busier intersections on 185th. What better use is there for this particular property? It puts higher density apartments within walking distance of mass transit and shopping. The parking is off-street, which I personally feel is important. The new, revived business and additional residences will add to Shoreline's economic development.

The City needs to do everything it can to encourage and keep businesses like James Alan Salon here in Shoreline.

Sincerely,  
Gordon Mehus  
17 Year Shoreline Resident

**Steve Cohn**

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**From:** Allen Anderson [jeada1118@gmail.com]  
**Sent:** Wednesday, August 20, 2008 11:10 AM  
**To:** Steve Cohn  
**Subject:** Improving Shoreline

Planning Commission, City of Shoreline

Dear Ladies and Gentlemen

I am writing on behalf of the Rezone Request at: 18501 Linden Avenue North # 201753

I favor the proposed rezone and the building proposed for that site. Having served on the City's Economic Development Committee, this is just one type of development for the City that the committee envisioned.

As I understand the proposed building it will consist of a business and thirty-four apartments with more than adequate parking. The site is geographically located to provide easy access for the tenants to a wide variety of businesses, medical facilities, restaurants, banks and public transportation. I am assured that the building will have street appeal and be a meaningful addition to the City of Shoreline.

The proposed building accomplishes many benefits to the City including: A business site to provide meaningful employment, additional housing, and improvement to the neighborhood.

The owners of the property have been in business over over a quarter of a century and have long been contributors, hands-on and financially, to the community of Shoreline. While I have met Mr. Fairfax, I am not involved in any way with him or his business. My interest is solely on the improvement to the City of Shoreline.

I ask your approval of this zoning change and recommendation to the City of Shoreline Council.

If the current building code will allow a single use building of business offices but not allow a mixed used building of the same size the City should really change to code.  
Sincerely,

Allen D. Anderson  
19819 5th Avenue NW  
Shoreline WA 98177  
206 546 6631

Steve Cohn

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**From:** Witeck, Jennifer L [Jennifer.L.Witeck@mercerc.com]  
**Sent:** Wednesday, August 20, 2008 12:06 PM  
**To:** Steve Cohn  
**Subject:** Letter in Support of the James Alan Salon Project, #201735

Dear Shoreline Planning Commission Members:

My name is Jennifer Witeck and I am writing to you in support of the James Alan Salon Project (#201735). I respectfully encourage the Planning Commission to honor the project's request to rezone their location at 18501 Linden Avenue North.

Although I am not a Shoreline resident, I am in support of the Salon project being rezoned as a Regional Business vs. a Community Business. I live in Ballard and I have been a James Alan Salon customer over the past seven years. Hearing about their project, I believe the retail and residential space created by the project would benefit both the Shoreline community and the region as a whole. The salon has a 28-year history of being a respectable community-involved business and it is only logical that their project would continue to directly benefit the city of Shoreline.

From the retail perspective, the development of this property supports the economic development strategy and the sustainability strategy adopted by the city council. With its location, the new building would provide easy access to public transportation as well as other retail services such as food, medical/dental, pharmacy, restaurants and banking, thereby generating financial growth to surrounding businesses in the community. With new retail space available, the Shoreline community will benefit from the increased economic growth.

From the residential perspective, the development is in line with recommendations from the Housing Commission as well as Shoreline's growth plan. The 34 apartments will help mitigate the limited apartment availability created by the past several years of condo conversions, thus providing a financially-viable option for Shoreline residents. With the easy access to transportation and other businesses mentioned above, residents will also add to the city's financial success.

Again, I encourage the Planning Committee to approve the rezoning request. With the responsible community growth provided by this multi-family dwelling and additional retail space, Shoreline could only benefit from the James Alan Salon project.

Sincerely,  
Jennifer Witeck

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This e-mail and any attachments may be confidential or legally privileged. If you received this message in error or are not the intended recipient, you should destroy the e-mail message and any attachments or copies, and you are prohibited from retaining, distributing, disclosing, or using any information contained herein. Please inform us of the erroneous delivery by return e-mail. Thank you for your cooperation.  
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FE01

**Steve Cohn**

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**From:** Tom Corbett [tom.corbett@comcast.net]  
**Sent:** Wednesday, August 20, 2008 1:21 PM  
**To:** Steve Cohn  
**Subject:** James Alan Hair Salon - Public Hearing: Rezone Request at 18501 Linden Ave N, #201753

To: Shoreline Planning Commission  
From: Tom Corbett, 19599 - 27th Ave NW, Shoreline, WA 98177  
Date: August 20, 2008

I strongly support James Alan Solon's rezoning request. The city of Shoreline desperately needs more affordable housing alternatives that simply cannot be found in the city today. With 4 million new residents expected in the Puget Sound region by 2050, we need to begin to make room today. Having traveled to many locations in Europe and Asia, I have seen the huge benefits that cities and even small towns realize with higher-density housing, particularly near areas like 185th and Aurora. With its access to shopping, medical/pharmacy, restaurants, banking and bus lines, it could be an ideal location for independent seniors. With its easy access to the Interurban Bike Trail, it could be ideal housing for students going to Shoreline Community College, or even U.W. and S.P.U., who would appreciate the savings made possible by biking rather than driving and parking. Both of these groups need more affordable housing, and would be happy to live within the smaller spaces. In other cities, I have witnessed people who have smaller living quarters make better use of "third places", such as coffee shops, book stores, and restaurants, which keeps a community healthy and vibrant. Higher density means more eyes on the street, which would help keep Aurora and the neighborhoods nearby more crime-free. The city would be making a positive statement and taking a leadership role with regard to sustainable development, since the construction, heating, and maintenance of these units would be leaving a significantly smaller carbon footprint per resident. I know that the Planning Commission has wisely supported this project in the past, and that it has been the City Council that has stood in the way. I hope that you can continue to educate the City Council to see that projects like this are the way of our future. The huge demand and exceedingly small supply of units such as these guarantee that they would seldom/never be vacant.

In the interest of public disclosure, I would not benefit financially or any other way directly or indirectly, other than my general level of satisfaction would increase in knowing that I live in a city that gives more than lip-service support of economic development, sustainability and affordable housing.

Most sincerely,  
Tom Corbett  
19599 - 27th Ave NW  
Shoreline, WA 98177

August 20, 2008

Planning Commission  
City of Shoreline

Re: Rezone Request at 18501 Linden Ave N., #201753

Dear Commissioners,

This is a request for you to support the James Alan Salon project. The proposal to rezone the area at 18501 Linden Ave N. would benefit our city. It would continue the effort to provide more affordable housing choices for Shoreline and also concentrate the multi-unit housing with businesses within walking distance of other businesses and accessible to public transportation.

As a 40 year resident of Shoreline, I participated in the visioning process prior to incorporation, participated in the King County citizen panel that recommended incorporation and was a member of the public works committee upon incorporation. Throughout these activities there was an effort to protect residential areas and focus business in areas easily accessed by public transportation. We need to support those businesses that cooperate with this goal.

As I understand the James Alan Salon project, having 34 apartments and parking spaces below and behind the building would reduce the amount of in and out traffic and make it easier for residents to walk. It supports the economic development strategy, the sustainability strategy and the housing strategy adopted by the city council.

James Alan Salon has been a model business in Shoreline by providing volunteer services, participating in community activities and providing excellent hair cuts to us citizens over the years. This is the type of business we should be encouraging in Shoreline.

Please support the James Alan rezone request. You will be helping to implement the vision of Shoreline as a safe, friendly and economically viable community.

Respectfully,

Eddie Loyer Nelson  
19544 15<sup>th</sup> Ave NW  
Shoreline, WA 98177  
206-546-6323

Cc: James Alan Salon

**Steve Cohn**

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**From:** d.fosmire@comcast.net  
**Sent:** Wednesday, August 20, 2008 2:18 PM  
**To:** Steve Cohn  
**Subject:** Public Hearing: Rezone Request at 18501 Linden Ave N, #201753

Dear Mr. Cohen,

I am writing to express my support for the re-zone request at the property located at 18501 Linden Ave. N. I am surprised to hear that the City Council has still not approved this re-zone. As a Shoreline resident who holds a degree in Urban Geography from the University of Washington I would offer several reasons this property re-zone should be approved.

It has access to public transportation as well as services such as food, medical/dental, pharmacy, restaurants, and banking located on the Aurora Corridor.

This project falls within the parameters of the economic development strategy, the sustainability strategy and the housing strategy, all three of which have been adopted by the City Council.

This development is in line with the GMA as well as supporting Shoreline's growth plan.

As the owner of apartments in Seattle who has resisted condo conversion, this new building will provide 34 apartments helping increase the limited number of apartments built in the past several years of condo construction and conversion.

It provides for responsible growth – multi-family dwellings built near the Aurora Corridor and not in adjacent residential areas.

Both the retention of James Alan Salon business and construction of new multi-family residences will add to the city's economic growth.

Sincerely,

David Fosmire

8237 14th Ave NW  
bsp;

**Steve Cohn**

---

**From:** CRAIG SCHOCH [schoch5@msn.com]  
**Sent:** Tuesday, August 19, 2008 3:35 PM  
**To:** Steve Cohn  
**Subject:** Fw: James Alan Salon

----- Original Message -----

**From:** CRAIG SCHOCH  
**To:** schohn@ci.shoreline.wa.us  
**Sent:** Tuesday, August 19, 2008 3:33 PM  
**Subject:** James Alan Salon

I have been a resident in Shoreline for the past 22 years. I ask the Planning Commission to reconsider the request and rezone the property to "Regional Business". James Alan Salon has been a supporter in this community for many years. They donate their time and materials to support the education system here. This is a responsible owner who will add to the city's economic development.

Thank you,

Patty Schoch  
518 North 188th Street  
Shoreline, WA 98133

**Steve Cohn**

---

**From:** emoke@windermere.com  
**Sent:** Tuesday, August 19, 2008 3:36 PM  
**To:** Steve Cohn  
**Subject:** James Alan Salon

Dear Mr. Cohn,

As a member of Shoreline Breakfast Rotary and immediate past president, I am requesting the Council's support of and the Planning Commission's approval of the rezone request #201753 for the James Alan Salon. These people are a vital part of our community and do so much pro-actively to support the community's needs. Their proposal is in excellent taste and would enhance the aesthetics of the neighborhood.. Additionally it would provide quality affordable housing and parking. I urge all to support a positive motion.

Thank you,

Emoke Rock

Emoke Rock  
Associate Broker  
Windermere G.H. L.L.C.  
cell: 206-794-2920  
office: 425-672-1118  
web: emoke.com



**Steve Cohn**

---

**From:** harrysloan@comcast.net  
**Sent:** Tuesday, August 19, 2008 10:40 AM  
**To:** Steve Cohn  
**Subject:** Rezone request at 18501 Linden Ave N #201753

Steve,

I hope this e-mail finds you well. I'm writing to you in support of a rezone request #201753 for the James Alan Salon.

As you well know, we spent a year together as part of the Shoreline Housing Commission effort to help identify the future housing needs for the city of Shoreline and how best to meet those needs. By way of background I lived in Shoreline for four years and currently work in Shoreline as a Windermere residential specialist. I'm also a client of the James Alan Salon.

As a client I've come to appreciate how much the Salon contributes back to the community and its reputation as one of the best places to work. As a residential specialist and a past member of the Housing commission I can appreciate that the development supports the economic development, housing and sustainability strategies adopted by the city council.

Over the course of a year the Housing Commission looked at a variety of possibilities for the city and found in some instances how difficult it can be to find a perfect solution where a development can make economic sense for the developer while staying within the character and guidelines of the city's plan. The James Alan request comes as close as any I've seen to fitting that "perfect solution".

- >It has great access to public transportation.
- >Gives the city 34 new apartment units
- >All 70 parking spaces will be below and behind the building making for nice street appeal.
- >It is not out of character for the neighborhood.

The James Alan Salon has been a productive member of the Shoreline Community for over 28 years and I urge you and the rest of the planning commission to approve the rezone request.

Thanks for taking the time to read and consider this.

Sincerely,

Harry

Harry D Sloan  
206-295-9551

**Steve Cohn**

---

**From:** Barbara Boldrin [Barbara.Boldrin@PREMERA.com]  
**Sent:** Tuesday, August 19, 2008 9:00 AM  
**To:** Steve Cohn  
**Subject:** James Allen Salon Proposed Project

I have lived in Shoreline since 1996 and live a block and a half from the James Allen Salon location at the corner of Linden and 185th. I've been a customer of the salon for the past several years and drive and walk by the location daily.

This area has been commercial in nature from the day I arrived. The proposed enlargement of the James Allen Salon seems very consistent with the development of the area and should enhance the quality of life for nearby residents in bringing more services to the area within walking distance of where they live. I feel the proposed building and the services proposed would help to anchor the intersection considering the proposed changes for the Mason building and the already existing structures for Windermere Realty, the Bank of America, Fred Meyer and the dental offices adjacent to the fire department.

The volume of traffic on 185th certainly isn't compatible with private residential use and the provisions built into the plan for James Allen for parking seem responsible and well considered. Frankly, I don't understand the opposition to this project as originally proposed but do hope you will reconsider the current proposal and approve it.

Thank you for your service to the community.

Barbara Boldrin  
18233 Linden Avenue N  
Shoreline, WA  
206-546-9649

**Steve Cohn**

---

**From:** Barbara Boldrin [Barbara.Boldrin@PREMERA.com]

**Sent:** Tuesday, August 19, 2008 9:00 AM

**To:** Steve Cohn

**Subject:** James Allen Salon Proposed Project

I have lived in Shoreline since 1996 and live a block and a half from the James Allen Salon location at the corner of Linden and 185th. I've been a customer of the salon for the past several years and drive and walk by the location daily.

This area has been commercial in nature from the day I arrived. The proposed enlargement of the James Allen Salon seems very consistent with the development of the area and should enhance the quality of life for nearby residents in bringing more services to the area within walking distance of where they live. I feel the proposed building and the services proposed would help to anchor the intersection considering the proposed changes for the Mason building and the already existing structures for Windermere Realty, the Bank of America, Fred Meyer and the dental offices adjacent to the fire department.

The volume of traffic on 185th certainly isn't compatible with private residential use and the provisions built into the plan for James Allen for parking seem responsible and well considered. Frankly, I don't understand the opposition to this project as originally proposed but do hope you will reconsider the current proposal and approve it.

Thank you for your service to the community.

Barbara Boldrin  
18233 Linden Avenue N  
Shoreline, WA  
206-546-9649

August 12, 2008

City of Shoreline  
17544 Midvale Ave. N.  
Shoreline, WA 98133

RECEIVED

AUG 12 2008

RE: Application #201753  
18501 and 18511 Linden Ave.  
Attn: Steve Szafran


CITY CLERK  
CITY OF SHORELINE

To whom it may concern:

This application does not meet the requirements of the Shoreline city comprehensive plan and should be denied as described in the current proposal. As is evident from the address of the project it is sited on a neighborhood street and not an arterial as directed by the comprehensive plan. In reviewing the information submitted to the public at a public meeting I saw that the height of the building is contrary to the Shoreline comprehensive plan. The comprehensive plan has directed this height of structure to be located on Aurora Avenue not adjacent to a residential neighborhood. The proposal representative at the meeting I attended made the statement that the stair stepping of this structure on the west side met the intent of the "wedding cake" statement in the comprehensive plan. The height of this structure by being placed next to a residential neighborhood will negate the plan for Aurora Avenue because buildings will need to be very high to be above this structure. The property value increases dramatically at the height of 65 feet and above because a view of Puget Sound and downtown Seattle is available at that height. The wedding cake concept in the comprehensive plan preserved views on the west side of Aurora Avenue because structures a block or more to the west of Aurora could not be significantly taller than those sited on Aurora.

The adjoining structures across from this proposal are no where near as high as this building. The concept of "community business" is not intended to create such a high structure that towers over every other residence and commercial building in the neighborhood. Mixed use zoning such as the Echo Lake site is sited on Aurora Avenue. Just because this property came up for sale before the properties on Aurora Avenue is no reason to rezone this property and in effect amend the comprehensive plan. It appears that these concerns were not correctly taken into consideration when the DNS for this site was issued.

Sincerely,

  
Kenneth Howe  
745 N. 184th Street  
Shoreline, WA. 98133

206-546-6883

**Steve Szafran**

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**From:** Steve Cohn  
**Sent:** Thursday, August 28, 2008 8:09 AM  
**To:** Steve Szafran  
**Subject:** FW: James Alan Salon Rezone

Sent Aug 28

-----Original Message-----

**From:** Agreement Dynamics, Inc. [mailto:hq@agreedynamics.com]  
**Sent:** Thursday, August 28, 2008 7:25 AM  
**To:** Steve Cohn  
**Cc:** 'Matthew Fairfax'  
**Subject:** James Alan Salon Rezone

Dear Planning Commission:

As a resident and business owner in Shoreline, I'm writing to support the James Alan Salon proposed rezone to a regional business designation.

Please support their request for increased housing units on the site. The James Alan Salon is a long-time neighborhood business that employs a number of Shoreline residents and makes a positive contribution to our community. This type of development is good for Shoreline because:

- It increases rental property in the area, much of which has been converted to condos in the past several years.
- Its location is one block off Aurora, allowing residents to walk to shopping and transportation services. This is sensible development for our community's future.
- The mix of business and residences there will increase the economic vitality of the area.
- Without the additional residences proposed their business plan for this building project may not be economically viable.

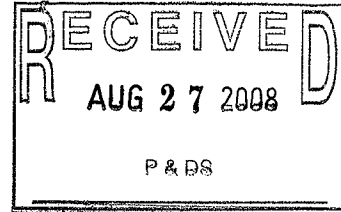
Please feel free to contact me if you have any questions. Thank you for your consideration of this important request.

Sincerely,

Rhonda Hilyer, President, Agreement Dynamics, Inc.  
18410 16<sup>th</sup> Ave. NW, Shoreline, WA98177

Agreement Dynamics, Inc.  
*relationships, agreements, results*  
(206) 546-8048

August 28<sup>th</sup>, 2008



**Subject:** SEPA and Rezone Request at 18591 Linden Ave N #201753

**To:** Steve Szafran, Steve Cohn, City of Shoreline Planning Commission

Please let me apologize for writing at the last minute and without making time to personally review the file. I did not realize how quickly time was passing. I am trying to better understand what has/has not transpired before it's too late to ask. I am writing in regards to both the SEPA and the requested rezone on the reference property commonly known as the "James Alan" property owing to the hair salon that has operated there from a one story building for a number of years. I will address my SEPA questions/concerns first and then provide my re-zone concerns.

**Regarding SEPA**

1. It's my understanding the only SEPA currently available on this property is for the current Community Business (CB) permit application of 20 units. Is this correct? *SEPA*
2. Was there a recent period for SEPA review that I missed? If not, could you please enlighten me as to why not?
3. I assume a SEPA was done for the proposed re-zone? Could I please get a copy of it? When did I miss the chance to comment on it?

4. Are the applicant required copies of Washington Department of Fish and Wildlife Habitat Species maps for this location provided? to verify if the property is part of a migratory route and if so, for what species?
  
5. Also, how will the loss of solar lighting/energy on the single family home immediately to the north be mitigated? by shape/height/location of the proposed structure?

Please provide a *written response* to each of the above SEPA related questions.

### **Re-Zone Concerns**

I implore you keep the zoning of this property at CB (R48) and to look at the most current facts available. It concerns me that comments I have been able to review are from the following:

Harry Sloan – Windermere Real Estate Agent

Emoke Rock – Windermere Broker

David Fosmire – 14<sup>th</sup> Ave NW

Edie Loyer Nelson – 15<sup>th</sup> Ave NW

Allen D Anderson – 198<sup>th</sup> & 5<sup>th</sup> NW

Patty Schoch – 500 block of N 188<sup>th</sup>

Barbara Boldrin – 18233 Linden Ave N

Of these, only the last is really a neighbor that will be affected.

Here are calculations I did on the lot dimensions and the proposed increase in units:

There are 43, 560 sf/acre

The lot is 14,200sf or 32.6% of an acre

36 units (based on receipt of the requested RB re-zone) proposed units.

(I believe this would be 34 housing units plus the James Alan Salon itself)

$$14,200 \times 3.0675 = 43,560$$

Or

$$36 \text{ units} \times 3.0675 \text{ (multiplier determined above)} = \underline{110 \text{ units per acre}}$$

110 units per acre *might* be appropriate in some locations that face directly onto Aurora, however, this property not on Aurora and is on the edge of a single family neighborhood.

The proposed re-zone would allow what is now a five story building, immediately adjacent to a two story, single family residence to grow to six stories.

	<u>Zoning Code</u>	<u>Zoning Density</u>	<u>Height</u>	<u>Stories</u>
<u>Current</u>	Community Business (CB)	Max R48	Max 60 ft	Max 5
<u>Proposed</u>	Regional Business (RB)	Max R110?	Max 65	Max 6

The existing CB zoning will allow for 4 additional stories and 20 residential units not currently on site. To increase that level of growth even further is simply unwarranted "piling on". If this property is allowed to re-zone to RB it will represent an additional 125% increase in units over those already zoned, an additional story and not require any of the small businesses so badly needed to re-vitalize our city. This seems both unwise and totally unwarranted.

I have lived in Shoreline, at the same address since 1965. I have seen many changes and how they have affected the neighborhood near this property. I live one block north of the James Alan Salon where Linden Ave N becomes Firlands Way and intersects N 188<sup>th</sup> Street. I was also a member of the Planning Academy. The Academy's sole purpose was to work as a diverse group made up of developers, contractors, home owners and



businesses to of “form” so they could be used to show by means of example what citizens wanted their neighborhoods to look like. This process, by default, also defined the least desirable attributes.

One the most undesirable forms identified was the lack of any transition from one type (multi-family; large bulk) building(s) to another type of building like single family. The larger building literally overshadows the smaller one and destroys any sense of local character and continuity.

The existing, Community Business zoning already allows for up to five stories that will be erected just feet away from a small 2 story home. Regional Business zoning would allow this to increase all the way to six stories looking down on this 2 story home.

Furthermore, I am concerned the existing SEPA is no longer timely, nor reflective of the increased impacts the proposed re-zone might cause.

Also, Firlands Way is a residential street that already experiences traffic volumes considered to be excessive for the street and neighborhood characteristics. I have attached the average weekday total axel counts provided by Traffic Engineer, John Marek. These were done for the Hillwood Neighborhood Traffic Plan. You can see that during the course of the average weekday in February 2007 there are 2213 cars coursing through the neighborhood at a rate of 1 every 15 seconds at the 7AM & 5PM peak times. I am very concerned that 34 housing units, with 70 additional parking spaces (not to mention overflow parking on the street) will simply add more traffic to this already overused, unsafe street. I am absolutely opposed to anything that would add even one more car to the traffic on this street until the City finds, implements and demonstrates the means to successfully reduce the existing traffic volumes in our once relatively quiet neighborhood.

Furthermore, RB zoning would allow for all the units in the proposed building to be residential without any commercial occupants. While this may prove lucrative for the owner, it will not bring locally owned small businesses into the community to diversify and deepen our business tax base. Having all housing units, which some find most attractive, would not only increase daytime commuter traffic, it would also mean the local neighborhood streets would have an increase in evening traffic as well. Local neighbors have a right to expect reasonable traffic volumes. According to the City's own current traffic counts, before any changes to this site are made, we have unacceptably high traffic volumes and adding even more units than currently allowed, will simply exacerbate an untenable situation. Then imagine that even more of the units are likely to be 24 hour residential units and you can easily imagine the outcomes.

Zoning and Comprehensive Plan Disconnect

I understand the Zoning Code allows for R-110 density. However, aren't the Comprehensive Plan and accompanying Environment Impact Statement (EIS), which don't address this level density, the controlling documents? This continues to be a concern that needs to be addressed before even considering this level of density directly adjacent to single family housing.

Thank you for your thoughtful consideration and responses to my concerns.

Sincerely,



Boni Biery  
903 N 188<sup>th</sup> St  
Shoreline, WA 98133

**City of Shoreline**  
**Public Works - Traffic Service**  
 17544 Midvale Ave N

Location : Firlands Way N  
 Cross-St : N 190 St  
 Direction : s/o

Site:  
 Date: 01/29/07

DirectorTOT

Interval Begin	Mon 1/29	Tue 1/30	Wed 1/31	Thu 2/1	Fri 2/2	Sat 2/3	Sun 2/4	Weekday Avg	Week Avg
12:AM	*	*	*	*	*	8	15	*	11
1:00	*	*	*	*	*	8	4	*	6
2:00	*	*	*	*	*	9	4	*	6
3:00	*	*	*	*	*	8	8	*	8
4:00	*	*	*	*	*	1	4	*	2
5:00	*	*	*	*	*	5	4	*	4
6:00	*	*	*	*	*	12	9	*	10
7:00	*	*	*	*	*	14	7	*	10
8:00	*	*	*	*	*	43	44	*	43
9:00	*	*	*	*	*	76	48	*	62
10:00	*	*	*	*	*	110	73	*	91
11:00	*	*	*	*	*	150	90	*	120
12:PM	*	*	*	*	*	149	99	*	124
1:00	*	*	*	*	*	144	114	*	129
2:00	*	*	*	*	*	104	140	*	122
3:00	*	*	*	*	*	136	95	*	115
4:00	*	*	*	*	*	110	66	*	88
5:00	*	*	*	*	*	97	74	*	85
6:00	*	*	*	*	*	94	33	*	63
7:00	*	*	*	*	*	52	62	*	57
8:00	*	*	*	*	*	41	54	*	47
9:00	*	*	*	*	*	45	30	*	37
10:00	*	*	*	*	*	26	25	*	25
11:00	*	*	*	*	*	28	9	*	18
Totals	0	0	0	0	0	1,470	1,111	0	1,283
AM Peak	*	*	*	*	*	11:00	11:00	*	11:00
Volume	*	*	*	*	*	150	90	*	120
PM Peak	*	*	*	*	*	12:00	2:00	*	1:00
Volume	*	*	*	*	*	149	140	*	129

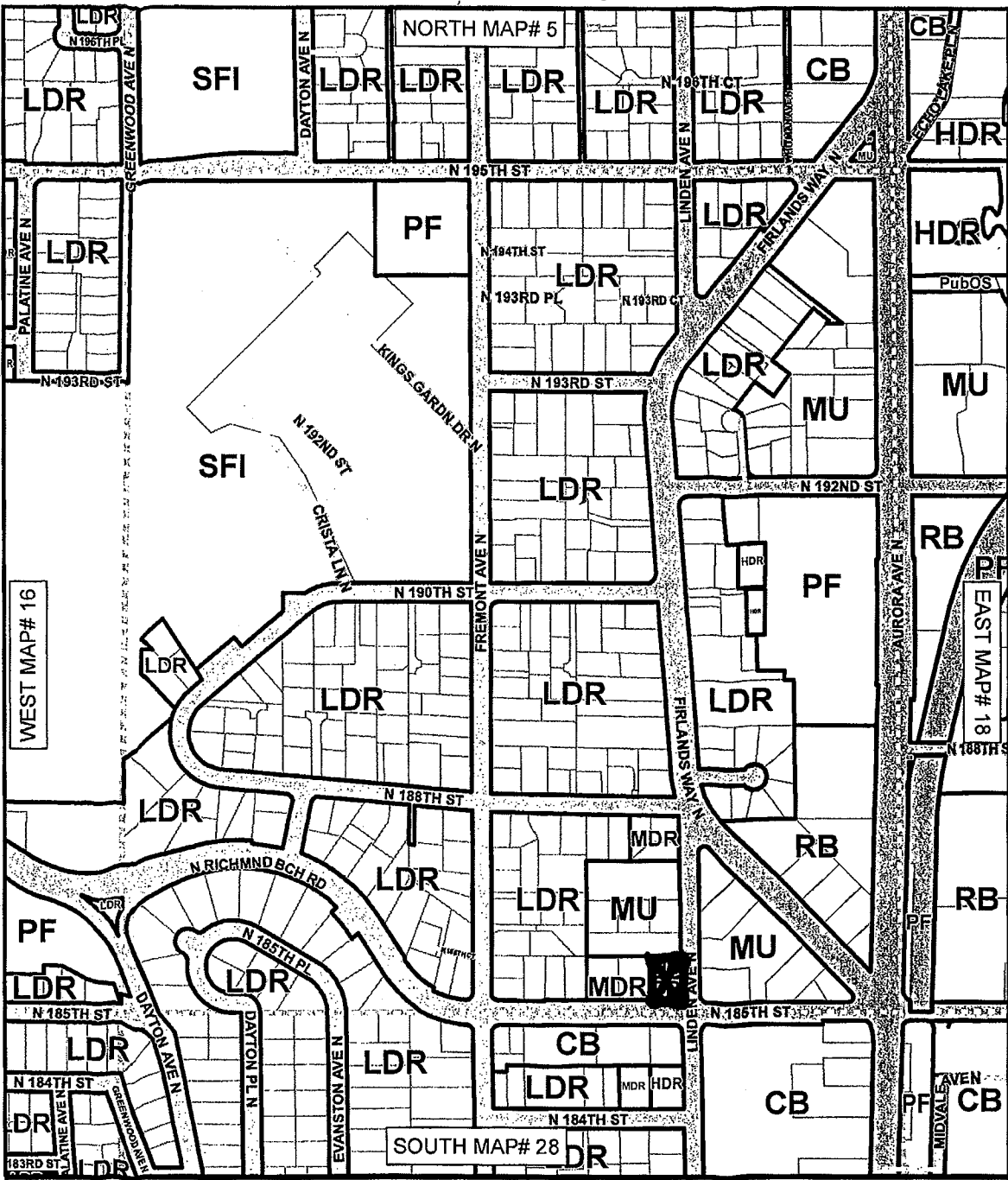
**City of Shoreline**  
 Public Works - Traffic Service  
 17544 Midvale Ave N

Location : Firlands Way N  
 Cross-St : N 190 St  
 Direction : s/o

Site:  
 Date: 02/05/07

DirectorTOT

Interval	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Weekday	Week
Begin	2/5	2/6	2/7	2/8	2/9	2/10	2/11	Avg	Avg
12:AM	4	4	1	8	*	*	*	4	4
1:00	4	2	2	2	*	*	*	2	2
2:00	2	4	3	3	*	*	*	3	3
3:00	2	2	1	1	*	*	*	1	1
4:00	6	4	4	4	*	*	*	4	4
5:00	16	16	14	13	*	*	*	14	14
6:00	64	66	69	64	*	*	*	65	65
7:00	210	309	226	211	*	*	*	239	239
8:00	148	202	154	135	*	*	*	159	159
9:00	116	102	89	98	*	*	*	101	101
10:00	111	86	76	114	*	*	*	96	96
11:00	136	117	95	107	*	*	*	113	113
12:PM	127	144	127	142	*	*	*	135	135
1:00	142	125	116	128	*	*	*	127	127
2:00	142	156	152	142	*	*	*	148	148
3:00	243	168	195	174	*	*	*	195	195
4:00	247	163	176	182	*	*	*	192	192
5:00	276	197	230	216	*	*	*	229	229
6:00	135	150	129	155	*	*	*	142	142
7:00	88	88	92	84	*	*	*	88	88
8:00	53	80	60	68	*	*	*	65	65
9:00	39	56	43	52	*	*	*	47	47
10:00	22	30	38	30	*	*	*	30	30
11:00	20	10	9	17	*	*	*	14	14
Totals	2,353	2,281	2,101	2,150	0	0	0	2,213	2,213
AM Peak	7:00	7:00	7:00	7:00	*	*	*	7:00	7:00
Volume	210	309	226	211	*	*	*	239	239
PM Peak	5:00	5:00	5:00	5:00	*	*	*	5:00	5:00
Volume	276	197	230	216	*	*	*	229	229

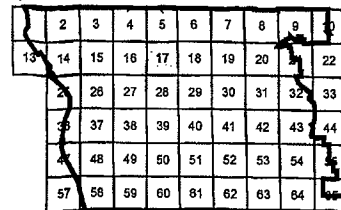


**CITY OF SHORELINE COMPREHENSIVE PLAN  
LAND USE MAP**

Plot Date: 2/6/2007

**Land Use Designation Legend**

- |                                     |                                   |
|-------------------------------------|-----------------------------------|
| BaSSA Ballinager Special Study Area | PF Public Facility                |
| BrSSA Briarcrest Special Study Area | PSSA Paramount Special Study Area |
| CB Community Business               | ProS Private Open Space           |
| HDR High Density Residential        | PubOS Public Open Space           |
| LDR Low Density Residential         | RB Regional Business              |
| MDR Medium Density Residential      | SFI Single Family Institution     |
| MU Mixed Use                        | SSA Special Study Area            |
| NCBD North City Business District   |                                   |



**MAP # 17**

1:3,600

0 75 150 300 450 600 Feet

**Feature Legend**

- |                  |                    |
|------------------|--------------------|
| - Map Tile Lines | - Unclassified ROW |
| - City Boundary  | - Parcel Line      |

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

Representation of official Comprehensive Plan land use map adopted by City Ordinance No. 292. Shows amendments through June 21, 2005.



SW1/4-S6-T26N-R4 E





## **Memorandum**

**DATE:** August 28, 2008

**TO:** Planning Commission Members

**FROM:** Steven Cohn, Senior Planner

**RE:** Background for discussion of concept of sending most quasi-judicial items to Hearing Examiner

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At your last joint meeting with the City Council held on April 7, the Commission discussed its recommendation to have the Hearing Examiner hear most quasi-judicial items (such as rezones) in order to free up the Planning Commission's time for long-range planning items. At your retreat you said that you'd like to revisit this item prior to the upcoming joint meeting with the Council, now scheduled for September 22.

Staff is attaching a copy of the minutes of the April 7 meeting where this item was discussed to provide context for Commission discussion on September 4.

Depending on the time it takes for the Commission to develop a recommendation on the rezone (the first item on the September 4 agenda), the Commission may want to continue this discussion to another evening. If that is the case, it is unlikely that this will be a topic on conversation at the upcoming joint meeting.

going into gardens or into lawns to save water and add filtration.

Commissioner Kuboi opened the next item on the Planning Commission work plan and said subarea plans are used to clarify, apply and implement existing Comprehensive Plan policies.

Vice Chair Hall stated that there is a lot of value in subarea plans. He added, however, that there are some larger citywide issues. He said parking, upper floor stepbacks or transitioning, traffic, greenspaces, and waterways could be issues that can be addressed in subarea plans.

Commissioner Piro agreed with Vice Chair Hall and noted that one of the speakers discussed the Growth Management Act and it does have provisions for subarea plans as long as they are consistent with the Comprehensive Plan. He added that it is specific and detailed at what happens in specific neighborhoods.

Commissioner Broili said the neighborhood councils do have individuals and well-defined neighborhoods. He suggested that there should be subarea plans for each of them. The neighborhood councils are not being used to their fullest value and they can be with this.

Councilmember Kuboi stated that it is important that the communities know what a subarea plan is and what it isn't. He noted that all four of the current plans are different and the citizens are confused. He also said there needs to be a discussion of what will be the result of the process and what this document will do.

Councilmember Way said the subarea plans should include the parks. She suggested that natural boundaries be considered, to include the roadways. She suggested that Ballinger should be a subarea.

Commissioner Broili warned that the subarea plans are mechanistic and there needs to be a systemic view so they end up being holistic, not microscopic.

Commissioner Behrens noted that there are five areas that you could possibly have one block looked at one way and the next block looked at another way. He stated the areas should be looked at as systems and interrelated. He suggested that there needs to be a consistent approach so that a problem isn't moved from one spot to the next.

Moving on, Commissioner Piro raised the issue of moving quasi-judicial items to the hearing examiner for a period of one year. He stated there was discussion by the Planning Commission and the determination was that the work plan is large. He stated that the Planning Commission is looking at where they could use help and their meetings have been longer and more frequent. He added that the number of quasi-judicial hearings is increasing, and having the hearing examiner decide them would be less of a burden. However, he pointed out that there still would be a public comment process and the larger items could come to the Planning Commission if necessary.

Mr. Cohn stated that the hearing examiner would be looking at the same criteria as the Planning Commission and would be based on the code. Secondly, the hearing examiner would make a recommendation to the Council. In turn, he explained that the Council would then make the final decision to concur or remand the item back to the hearing examiner for reconsideration.

Mr. Olander explained that the current hearing examiner charges the City about \$2,000 per hearing.

Mr. Cohn confirmed for Council that the fees would be paid by the applicant.



Councilmember McGlashan favored the recommendation.

Councilmember Way stated that she is concerned about this item because the hearing examiner process is more formal and not user-friendly. She was concerned that there is a perception that hearing examiners are biased because they are being paid by the City. She passed out a proposal to reform the hearing examiner process.

Councilmember Eggen stated that he supported the proposal by Councilmember Way and that public comment was confusing when he had a hearing examiner hearing.

Councilmember McGlashan asked that this item be tabled until there is a determination whether Council supports it.

Commissioner Pyle explained the process that is used in his work with other cities, which is similar to Councilmember Way's proposal. He added that there is a professional who puts together a conclusion for the Council and the process goes well.

Commissioner Broili commented that when the Planning Commission handles these quasi-judicial records it is hard for him to separate proposals and the developments relating to them. He agreed with the legislation because it is only for a one year period and the Planning Commission will still be in the loop concerning the hearings.

Commissioner Kaje suggested that the Council give consideration to the financial implications because the code gives strict direction about the fees and this would costly to the residents.

Commissioner Kuboi asked from remarks from the staff on this and wanted to know what the transition would be.

Mr. Cohn explained that the Council would either accept the decision of the hearing examiner or remand the case back to the hearing examiner for further recommendation. He clarified that the Council couldn't modify a decision of the hearing examiner.

Deputy Mayor Scott asked if these would ever be heard by the Planning Commission again if this is approved.

Commissioner Hall responded that he doesn't know the long term answer, but he suggested that the Council determine who they would want to review the criteria. He added that this is a tough question; however, if this route is taken they would review the decisions and see if the process is working.

Councilmember Way read from the staff report and asked why there are more quasi-judicial rezones coming up.

Mr. Cohn explained they are coming forth because of economics and the generality of the City's Comprehensive Plan.

Mr. Olander noted that the Comprehensive Plan has general land use regulations that cover broad areas and there is a high density of residential property in Shoreline. Additionally, he noted that the Comprehensive Plan allows rezoning to R-12, R-24, and R-48 based on economics. In the future, he said wide area rezones will address these individual quasi judicial hearings. In more general terms, he said the current zoning doesn't match what the Comprehensive Plan allows.

Councilmember McConnell supported the recommendation by the Planning Commission. She noted that if there are issues in the future with the hearing examiner handling quasi-judicial cases, then the Planning Commission should resume handling them. She opposed Councilmember Way's proposal.

Mr. Olander stated that since there are new Planning Commissioners he isn't sure whether or not they should reevaluate this item. He communicated that the City already has backup hearing examiners. He added that you may not have a large pool because it is critical that the hearing examiner knows the City Code.

Councilmember Way stated that hearing examiners are highly trained and if cases go to superior court there are pro tem judges that hear them. She felt her proposal would increase public confidence and would provide an additional step for the public to have their hearings heard. She thought there should be something in the code stating that one City staff member deals directly with the hearing examiner.

Assistant City Attorney Collins stated that all communications to the hearing examiner from the City Attorney, the appellant and the applicant are coordinated directly through the Deputy City Clerk.

Deputy Mayor Scott discussed the development review process and that there should be a design review committee to address issues in the community.

Commissioner Pyle commented that design review has been missing from the code for a long time and needs to be taken seriously. He said property rights should be taken into consideration. He supported Deputy Mayor Scott's recommendation.

Commissioner Broili echoed Commissioner Pyle's comments and said this is something that the City has needed for a while. He suggested taking a hard look at it.

Commissioner Piro thought both Commissioners are on track and this needs to be considered with the influx of population and redevelopment. He stated that a design review committee is much needed to ensure character is preserved.

Mr. Olander felt this would be a very good move and that a design review committee is only as good as the design review code. He added that it would be an outlet for residents to voice their concerns and that people sometimes accept density if they know what it will look like. He noted that there are several questions that will need to be addressed about this committee and suggested starting with a subcommittee of the Planning Commission, Council, and City staff to determine what is going on in the region then have the ideas brought back to the full Council and Planning Commission.

Councilmember Way said she favored design review with either the commission or director with standards. She added that design also includes interrelationships (pedestrians, traffic, landscaping, soils, stormwater, etc) and connectivity to environmental effectiveness and priorities which may lead into cumulative impacts. She suggested that this be an environmental design and review commission. She noted that Lake Forest Park has an environmental design commission.

Councilmember Eggen supported the proposal as long as there are clear standards to be implemented by this commission. He added that there are several aspects to design, and he doesn't think that too much can be taken on. He added that it also has the potential to grow into something purely subjective.

Commissioner Kuboi said this seems to be a solution, but urged looking for examples where things went wrong and how a design review process would fix the problems.

Mr. Cohn introduced that next item on the staff report.

Mr. Olander commented that sometimes the Planning Commission insight is missing in the recommendations to them. He questioned how the information that the Planning Commission presents to the Council could be more developed or improved. He suggested perhaps more meetings between the Planning Commission and Council.

Deputy Mayor Scott thanked Mr. Olander and noted that the Planning Commission does diligent work. He noted that all of the work done by the Planning Commission is missed by the community by the time it comes to the Council. He said it is integral for the community to see how the Planning Commission comes to a conclusion based on the work they have done.

Councilmember Way suggested televising the Planning Commission meetings which would allow the public to view what is happening. She noted that the speaker series is viewed on the television. She felt it is beneficial and asked if the video recording staff can fit the Planning Commission meetings into their schedules and what the cost may be. She said it would be helpful if the Council could hear or view the Planning Commission meetings in totality.

Commissioner Wagner noted that the Planning Commission spent a lot of time reviewing its own goals. She added that they discussed utilizing *Currents* to notice upcoming events. She said the Planning Commission would love to be on television, but it is costly. She said she has tried to build the record for the Council when it comes to their meetings and has asked the City staff rhetorical questions for the Council's benefit and to have City staff provide a framework for issues heard at their meetings. She added that as records are being compiled, the Council should have City staff explain the issue and frame it as how the Planning Commission came to the conclusions that they came to.

Councilmember McGlashan noted that the Planning Commission meetings are already recorded and wanted to know if the City staff has considered putting them on television or doing "podcasting."

Mr. Olander stated that the staff will look into recording the Planning Commission meetings.

Commissioner Piro urged the Commissioners to feel free to discuss deliberations with the Council and staff.

Mayor Ryu called for public comment.

a) LaNita Wacker, Shoreline, supported the suggestion of moving quasi-judicial hearings to the hearing examiner. She said the hearing examiner acts as a judge. Based on the codes the hearing examiner gathers the record and generates a conclusion. She is concerned about a city with uniformity and conformity, and supported individuality. She opposed the design review commission. She communicated that houses are different and people in them are different.

b) Tom Poitras, Shoreline, said there is a problem between the Council, Planning Commission and the City staff. He said the Ridgecrest area development still needs a lot of work, especially with the parking issues. He said there was a communication in the Planning Commission meetings that people were being taken seriously, but they weren't. He noted that when this issue went to the Council some of them took the issue seriously and the issues were solved. **(The Council meeting was interrupted by a fire alarm. At 9:55 p.m., Mr. Poitras continued his comments).** Mr. Poitras felt that the opinions expressed during the Planning Commission and Council meetings concerning Ridgecrest aren't representative of the community.

c) Les Nelson, Shoreline, commented that the design review committee sounds like a good idea and it would be good to have them review the transition proposal to see if they are matching what the community wants. He noted that the City will be taking a guess at this as they search for what will replace the moratorium and maybe certain aspects can be implemented and tested. He suggested having some beginning guidelines.

#### MEETING EXTENSION

**At 10:00 p.m. Councilmember Way moved to extend the meeting to 10:30 p.m. Councilmember McGlashan seconded the motion, which carried 6-0.**

#### (c) Southeast Neighborhoods Subarea Charter

Mr. Cohn stated that the 2005 Comprehensive Plan update designated parts of the Briarcrest and Ridgecrest neighborhoods as special study areas, which means there is no long range plan concerning them. He discussed the proposed Comprehensive Plan map and noted that there would be policy recommendations and Development Code amendments specific to this subarea. He noted that the subarea plan process has been used in many cities and the community advisory committee process works as noticed in the City's housing committee. He added that it is a way to build leadership on the ground as they get a taste for City planning. He added that the advisory committee process is beneficial to the community. He noted that he and Miranda Redinger have been discussing the plan within the community and had a community meeting on March 19 taking in about 45 applications for the committee. He added that staff has been asked to hold a second meeting, and a consultant was retained to facilitate the next meeting. He noted that the advisory committee process would begin in September because it is difficult to hold the meetings in the summer. He commented that the members of the community should be representative of the stakeholders in the area and be diverse. He urged holding the size of the committee to 12 - 14 members. He said the housing advisory committee consisted of 16 members, and that was a bit large. He communicated that the citizen advisory committee would have its recommendation to the Council in May.

Ms. Redinger commented that the charter is similar to the housing committee and reviewed it with the Council.

Mayor Ryu called for public comment.

a) Betty Lynn Brown, Shoreline, commented that she lives north of the subarea. She said she has been working on the Briarcrest newsletter for the neighbors so they would have a voice. She wanted the neighbors to be participants in what is going on in the area. She said that the PowerPoint presentation done by Steve Cohn is good, but the terms need to be familiar to everyone, and the word "charter" is unfamiliar to her. She said the next meeting will have more people who will be affected in it. She submitted a document to the Council concerning public involvement.

b) Dennis Lee, Shoreline, said he has tried to talk to the City Manager and the Planning Director and it took several phone calls to speak to them. He noted that he was told dates have been revised and asked for a spirit of trust and cooperation from the City. He said he is trustworthy and wants the City staff to note his value because he wants the City staff to excel. He said the City doesn't know how to recruit a community to get involved and is concerned that the committee should be different and run as it is in the charter, but all of the members should reside in the community. People need to work together and said he can't turn in an outline by tomorrow.

Mr. Cohn stated that there is no deadline yet concerning when the information can be submitted to the