

# AGENDA

## CITY OF SHORELINE PLANNING COMMISSION REGULAR MEETING



**Thursday, March 20, 2008  
7:00 p.m.**

**Shoreline Conference Center  
18560 1<sup>st</sup> Ave. NE | Mt. Rainier Room**

	<u>Estimated Time</u>
<b>1. CALL TO ORDER</b>	7:00 p.m.
<b>2. ROLL CALL</b>	7:01 p.m.
<b>3. APPROVAL OF AGENDA</b>	7:02 p.m.
<b>4. DIRECTOR'S REPORT</b>	7:03 p.m.
<b>5. APPROVAL OF MINUTES</b> a. March 6, 2008	7:08 p.m.
<b>6. GENERAL PUBLIC COMMENT</b>	7:10 p.m.

*The Planning Commission will take public comment on any subject which is not of a quasi-judicial nature or specifically scheduled for this agenda. Each member of the public may comment for up to two minutes. However, Item 6 (General Public Comment) will be limited to a maximum period of twenty minutes. Each member of the public may also comment for up to two minutes on action items after each staff report has been presented. The Chair has discretion to limit or extend time limitations and number of people permitted to speak. In all cases, speakers are asked to come to the front of the room to have their comments recorded. Speakers must clearly state their name and city of residence.*

<b>7. PUBLIC HEARING</b> <i>Legislative Public Hearing</i>	7:15 p.m.
<b>1. Code Amendments to replace moratorium (interim regulations) in CB, RB &amp; I Zones</b>	
a. Staff Overview and Presentation of Preliminary Staff Recommendation	
b. Questions by the Commission to Staff	
c. Public Testimony or Comment	
d. Final Questions by the Commission	
e. Closure of Public Hearing	
f. Deliberations	
g. Vote by Commission to Recommend Approval or Denial or Modification	
<b>8. REPORTS OF COMMITTEES AND COMMISSIONERS</b>	8:45 p.m.
<b>9. UNFINISHED BUSINESS</b>	8:50 p.m.
<b>10. NEW BUSINESS</b>	8:55 p.m.
<b>a. Prepare for April 7<sup>th</sup> joint-meeting with City Council</b>	
<b>11. ANNOUNCEMENTS</b>	9:25 p.m.
<b>12. AGENDA FOR March 27, 2008</b>	9:37 p.m.
Joint-meeting w/ Park Board at 7 p.m. in Cascade Room at Spartan Recreation Center	
<b>13. ADJOURNMENT</b>	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 546-8919 in advance for more information. For TTY telephone service call 546-0457. For up-to-date information on future agendas call 546-2190.*

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# CITY OF SHORELINE

## SHORELINE PLANNING COMMISSION SUMMARY MINUTES OF REGULAR MEETING

March 6, 2008  
7:00 P.M.

Shoreline Conference Center  
Mt. Rainier Room

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### COMMISSIONERS PRESENT

Chair Piro  
Vice Chair Kuboi  
Commissioner Wagner  
Commissioner Phisuthikul  
Commissioner McClelland  
Commissioner Harris (left at 7:13 p.m.)  
Commissioner Hall (left at 8:24 p.m.)  
Commissioner Broili  
Commissioner Pyle

### STAFF PRESENT

Steve Cohn, Senior Planner, Planning & Development Services  
Steve Szafran, Associate Planner, Planning & Development Services  
Jessica Simulcik Smith, Planning Commission Clerk

### CALL TO ORDER

Chair Piro called the regular meeting of the Shoreline Planning Commission to order at 7:06 p.m.

### ROLL CALL

Upon roll call by the Commission Clerk, the following Commissioners were present: Chair Piro, Vice Chair Kuboi, and Commissioners Wagner, Phisuthikul, McClelland, Harris, Hall, Broili and Pyle.

### APPROVAL OF AGENDA

The Commission accepted the agenda as proposed.

### GENERAL PUBLIC COMMENT

**Les Nelson, Shoreline**, recalled that at the last meeting Vice Chair Kuboi asked him to share his thoughts about the R-24 and R-48 zoning designations, but he was not allowed to respond because the public testimony portion of the hearing had already been closed. Mr. Nelson emphasized his point that,

regardless of the height limit of the zone, a property owner would not be able to build to the height allowed in the R-24 and R-48 zones without constructing very large units because of the limit on the number of units allowed. He summarized that limiting the number of units to 24 or 48 would also limit the mass of the building because the economy would not support the development of very large units.

**PUBLIC HEARING ON MATULOVICH REZONE REQUEST FOR PROPERTY AT 16526 THROUGH 16538 LINDEN AVENUE NORTH (FILE NUMBER 201699)**

Chair Piro reviewed the rules and procedures for the quasi-judicial public hearing. He reminded the Commissioners of the Appearance of Fairness Rules and invited them to disclose any ex parte contact they might have received regarding the subject of the hearing outside of the hearing. Commissioner Harris announced that one of the applicants is a long-time friend. Therefore, he indicated he would excuse himself from participation in the hearing. He left the meeting at 7:13 p.m. No one in the audience voice a concern.

**Staff Overview and Presentation of Preliminary Staff Recommendation**

Mr. Szafran said the applicant is requesting to rezone five contiguous properties on Linden Avenue from R-8 to R-48. He provided an aerial overview of the subject properties and surrounding properties. He advised that the subject parcels are currently zoned as R-8, and are developed with four, single-family homes and one duplex. Most of the units are renter occupied. Parcels to the north are zoned R-8 and R-18 and developed with three, single-family homes and two fourplexes. Parcels to the south are zoned R-12 and R-18 and developed with townhomes. Parcels on the west side of Linden Avenue North are zoned R-6 and developed predominantly with single-family homes. There is Regional Business (RB) zoning to the east of the subject property along Aurora Avenue.

Mr. Szafran said the Comprehensive Plan designates the entire block as mixed use to the north, south and east of the subject property. The majority of the properties west of Linden Avenue are identified as low-density residential and public facility (Richland Highlands Park). Mr. Szafran provided pictures to illustrate the existing site conditions of the subject properties. He also provided pictures to illustrate the single-family residential development and park land that is currently located on the west side of Linden Avenue.

Mr. Szafran displayed a chart comparing the current R-8 zoning designation with both R-24 and R-48 zoning. He noted the applicant is proposing R-48 zoning, but staff is recommending R-24 zoning. He pointed out that building coverage is the same for the R-24 and R-48 zones, with only a 5% difference in the amount of impervious surface allowed. The real difference between the two zones is in the number of units allowed.

Mr. Szafran said both staff's proposal and the applicant's request would be consistent with the mixed-use goals and policies found in the Comprehensive Plan. In addition, it would meet the zoning criteria by:

- Increasing the number of housing units.

- Increasing the housing choices.
- Locating higher-density housing in an appropriate area (adjacent to RB zoning) as directed by the Comprehensive Plan.
- Locating higher-density housing near public transportation (Aurora Avenue) and near a major park.

Mr. Szafran reminded the Commission that the Comprehensive Plan identifies the subject properties as mixed-use so any residential zoning between R-8 and R-48 would be consistent, as would all commercial zones. He pointed out that subsequent development of the property would create a transition between high-intensity uses (RB along Aurora Avenue) to lower-intensity uses (R-6 to the west). Staff feels the likely zoning for a transition density on the site would be R-24 or R-48.

Mr. Szafran reviewed the concerns raised at the neighborhood meeting as follows:

- Traffic – Neighbors pointed out that streets are already impacted by activities at the park, the high school, speeding cars, and no sidewalks. Many questioned where all the cars were going to park.
- Crime – Neighbors believe by adding additional housing, crime and drugs may infiltrate into the area.
- Property Values – Neighbors expressed their concern that possible rental units would erode the value of the single-family homes in the community.
- Density – Current neighbors were worried that potential renters would change the “feel” of the single-family neighborhood.

Mr. Szafran said staff recommends approval of R-24 instead of R-48 zoning. He explained that Linden Avenue is classified as a local street, meaning it does not have sidewalks and has not been developed to its full width. Typically, staff believes R-48 zoning should front directly onto a collector or arterial street. Staff does not believe that, in most cases, a zone that allows 48 units would be appropriate on a local street. He advised that staff believes the R-24 or R-48 zoning would be a workable transition adjacent to the RB zone. However, because of the very low density on the west side of Linden Avenue, staff believes R-24 zoning would be a better fit for the area.

Commissioner Phisuthikul said the zoning diagram shows the property encroaches onto Linden Avenue, as does the playfield at Richmond Highlands Park. That means that Linden Avenue is partially located on private property. Mr. Szafran answered that a large portion of the street is located on City property that is part of the park, and the remainder is on private property. He said the property owners would be required to dedicate right-of-way for Linden Avenue to be its full width. Vice Chair Kuboi asked if this dedication requirement would impact the unit count for the subject property. Mr. Szafran answered that the dedication would result in a 3,000 square foot reduction in the amount of property available for development to occur.

Commissioner McClelland questioned why the City’s Public Works Department has not settled the right-of-way issue. Staff noted that, regardless of whether the property is zoned R-48 or R-24, the unit count would be impacted by the dedication requirement. Commissioner Hall questioned why this situation should impact the Commission’s final decision one way or the other. He suggested it is an issue that could be worked out through the normal course of development. Even if the applicant were to build a project consistent with the current zoning, he would have to address this situation and provide

frontage improvements, etc. He reminded the Commission of the retreat discussion that the questions they ask during a hearing should have a bearing on how they would vote on the proposal. Commissioner Pyle said he deals with right-of-way issues frequently, and it is not unusual to deal with them as part of a development proposal.

Vice Chair Kuboi clarified that the depiction offered by staff of what could happen on the property given the R-48 or R-24 zoning designation is based on the five parcels being aggregated. Mr. Szafran concurred. Vice Chair Kuboi asked if this would be a requirement of rezone approval. Mr. Szafran answered negatively.

### **Applicant Testimony**

**Mike Matulovich, Applicant, Shoreline**, said he owns the property at 16532 Linden Avenue. He pointed out that because they requested R-48 zoning, all of the data they collected and submitted to the City would support the R-48 zoning. He suggested the City's Comprehensive Plan supports R-48 zoning for the subject property, as does the traffic analysis that was provided. The other zoning and buildings on the block, which is mostly multi-family or business, support R-48 zoning. He advised that upon completion of the development, the property line would be changed to address the right-of-way issue. He pointed out that the property owners currently own 17 feet of Linden Avenue on the north end of the subject property and 19 feet at the south end. He added that Mr. Koo, owner of the southern two properties, has already donated 19 feet of the front of his property to the City of Shoreline. This was done when the back portion of his property was developed as a duplex. *(The parcel map provided by Mr. Matulovich was entered into the record as Exhibit 1.)*

Mr. Matulovich said people have expressed a concern that the property owners do not have a connection with the neighborhood. He pointed out that the property owners are all long-time residents of the community. He said he grew up just down the street. He has owned his current property for five years, and lived in the home for four years. He summarized that he has many close connections and family in the neighborhood. His desire is to construct a quality development. He said the applicants believe that the proposed rezone would have a positive impact on the neighborhood. The goal is to create a buffer between the commercial development on Aurora Avenue and the single-family residential and park properties to the west. They do not intend to build substandard housing, and he noted that most of the block has already been developed as multi-family residential or business uses. They believe the proposed change represents positive growth.

**Ernest Swanson, Applicant, Brier**, said he owns the property at 16538 Linden Avenue. He said he grew up in Shoreline from 1954 to 1976, and his mother still owns property on Wallingford Avenue. He said he has a connection to the community and wants the redevelopment to be positive. He said he purchased property in Shoreline because he loved the community. When he purchased the property, the paint was peeling off all four sides of the house, and the roof was in terrible shape. The backyard was completely covered in blackberry bushes. Over the past five years, he and his family has maintained the property and carefully screened tenants to bring affordable housing to citizens of Shoreline. He commented that this is the only investment property he owns, and he is very committed to redeveloping the property in a quality manner.

### **Questions by the Commission to Staff and Applicant**

Commissioner Hall asked the applicants to comment on their view of the future of the property if it were rezoned to R-24 as recommended by staff as opposed to their request for R-48. Mr. Matulovich said the property owners do not currently have a building plan. However, the usability of the property would be a lot greater with an R-48 zoning designation, and that's what they would prefer. He emphasized that they are not necessarily interested in developing to the maximum number of units allowed, but they don't want to be limited by a smaller number.

### **Public Testimony or Comment**

**Les Nelson, Shoreline**, agreed with the staff's recommendation that a lower density would be more appropriate for the subject properties. In fact, he suggested that an R-12 or R-18 zoning designation would be even better, and both would be compatible with the Comprehensive Plan's land use designation of mixed-use. He expressed his belief that zoning in an area should be balanced on both sides of the street so there is not a large demand for parking for the more intense development on one side that causes the lower-density property owners to suffer the consequences.

Commissioner Wagner asked staff to comment on other densities that were considered for the subject property, and why they are recommending R-24. Mr. Cohn pointed out that the Comprehensive Plan identifies the subject properties as mixed-use, so the first density they considered was Community Business. Staff felt that retail businesses or offices were probably not appropriate in the current street environment. Next, they considered the lower-density residential designations and determined that a higher residential density would be more appropriate. He noted there are townhomes next to the subject property, and staff considered the option of rezoning to a type of townhouse zoning, which is about 24 units per acre. As the Staff Report notes, staff felt R-24 would work better than R-48 in terms of traffic, which has to go through single-family areas to get to Aurora Avenue. Staff made the judgment call that R-24 would be a better transition zone from the R-6 properties.

Commissioner Wagner clarified that the subject properties are owned by three separate people. She asked if the numbers in the staff report are based on the entirety of all the properties as one large, single lot that would require dedicated land for street and frontage improvements. Mr. Szafran answered affirmatively. Commissioner Wagner asked what the property owners would have to do to aggregate the properties. Mr. Szafran said the lot lines could be removed via an administrative process. Mr. Cohn pointed out that if the properties are not aggregated, it could be possible to develop more units because the City rounds up when calculating the number of units allowed. Commissioner Wagner said she would be curious to know the difference between the number of units allowed on the subject properties if they were separate as opposed to aggregated.

Commissioner Hall asked if the applicants would be more likely to develop the properties as five separate projects, one on each parcel. Or would they likely design a development that aggregates the five parcels together. Commissioner Wagner pointed out that the applicants would not be bound to aggregate the properties if the rezone were approved. Therefore, the Commission must consider both

alternatives. Mr. Swanson said he does not intend to sell his property, and he would do any redevelopment that occurs on the site. Mr. Matulovich said there are currently no building plans for the subject properties, and they haven't determined if they would be developed as one or separately. Chair Piro summarized that the Commission should consider the parcels as five separate sites and not make the assumption they would be aggregated for development.

**Robert Koo, Applicant**, said he owns the properties at 16520, 16522 and 16526 Linden Avenue. He said he purchased the home at 16520 when it was constructed in 1965, and he lived there for a long time. He recalled that when he purchased the properties, they were part of King County because Shoreline had not been incorporated yet. King County allowed lots that were adjacent to commercial zones to be developed as duplexes. He short platted two lots into three lots and constructed a duplex on the rear lot. At that time, the County recognized there was no Linden Avenue between 165<sup>th</sup> and 167<sup>th</sup> Streets, and they asked him to donate 19 feet of his property frontage for this purpose, which he did. He said the duplex is in good condition, and he would like to maintain it for now. The other two homes are fairly old, and he would like to redevelop these sites.

Mr. Koo said he would prefer R-48 zoning for the subject properties, and he expressed his belief that an R-48 zoning designation would not create any more impacts to surrounding properties than would the R-24 zoning. He noted that most residents in the area would travel down Linden Avenue to 165<sup>th</sup> Street in order to access Aurora Avenue. He said he doesn't anticipate the residents (of the subject properties) would travel northbound on Linden Avenue. He noted that the intersection at 167<sup>th</sup> and Aurora Avenue only allows right turns. If the City approves R-48 zoning, he would be allowed to construct an additional story of residential space, which would make it more affordable to provide underground parking. The cost per unit would be much less.

### **Commission Discussion**

Commissioner McClelland said she was originally under the impression they were talking about an aggregated piece of property. Now, it appears the owners want to maintain the separate lots, and that some of the existing structures would be maintained. She questioned if the unit count in the Staff Report would be correct given that each lot would have to have its own setbacks. Mr. Szafran said the table was provided to illustrate the unit count differences between the two zoning designations, but staff did not take rights-of-way, etc. into account. Commissioner McClelland inquired how many units would be allowed on a single 7,500 square foot lot that is zoned R-48. Mr. Cohn pointed out that however many units would be allowed in an R-24 zone, the number would be double for an R-48 zone. Commissioner McClelland said it sounds as though the proposed zoning would be far less dense than the people who attended the neighborhood meeting might have perceived it. Commissioner Broili reminded the Commission that they have been charged with making a decision about whether or not R-24 zoning would be appropriate for the site. How the site is eventually developed has no bearing on the Commission's decision.

Commissioner Pyle agreed with Commissioner Broili in part, but he expressed his belief that the zoning controls found in the Development Code are ultimately what the Commission should consider when reviewing a rezone of this magnitude. They must look at what the current and future zoning controls

would provide for upon redevelopment and not what the property owners intend to do with the property. It is important to recognize that a property owner could sell a parcel, and a new owner may come up with a different plan. The Commission should keep in mind that future redevelopment of the site would only be limited by the zoning controls that are in place. Rather than considering sentiment and ownership, they should consider factors such as setbacks, lot coverage, landscaping, number of units allowed, parking requirements, proximity to transit, etc. Ultimately, security lies in the development standards.

Commissioner Hall said he applied the R-24 and R-48 density calculations to the five properties, not taking into account any future dedication of land. An R-24 zoning designation would allow between four and eight units per site, and the R-48 zoning designation would allow between eight and fifteen units on each property. He noted this number would likely be less based on right-of-way dedications. If the properties were aggregated, the total number of units allowed might be one greater or one less. He summarized that if the properties were developed individually, the bulk and massing would be broken up by the zoning regulation requirements. If they were aggregated, the potential development could be larger and more contiguous with open space on one side or the other.

### **Final Questions by the Commission and Commission Deliberation**

Commissioner Pyle noted that the Commission does not have an opportunity to condition the rezone application. He also pointed out that a SEPA review would be required for any redevelopment that exceeds four units. If the properties were developed independently, no traffic review would be required. However, if the properties were aggregated, redevelopment could potentially require traffic review. Mr. Cohn agreed but pointed out that the traffic study in the submittal documents suggests the existing road infrastructure is adequate to support an R-24 or R-48 zoning designation.

Commissioner Pyle pointed out that curbs, gutters and sidewalks would be required frontage improvements for any of the sites to be developed. However, the property owners would be eligible to pay a fee in lieu, and no frontage landscaping would be required by the code. If an applicant were required to put in frontage, street trees could be used in lieu of the landscaping in the front yard. This could ultimately result in no separation of landscaping between the multi-family and single-family developments except the street trees. Commissioner Pyle noted that interior landscaping within the setbacks would be required if the sites were redeveloped independently, and the developer would be eligible for up to a 50% reduction in the parking requirement because of the properties proximity to transit. Mr. Szafran said this parking reduction would be at the discretion of the Planning Director. Commissioner Pyle also noted that side yard setbacks would be required and would provide for more limited development within the sites.

Vice Chair Kuboi asked if staff agreed with the information provided in the traffic study. Mr. Szafran answered that the traffic study was reviewed by the City's Traffic Engineer, and he did not raise any issues or concerns. Vice Chair Kuboi asked staff to once again review the subjective merits of the R-24 and R-18 zoning designations. Mr. Cohn said both zones would allow the type of density staff would expect to see as a transition from commercial uses along Aurora, and there was not a lot of R-48 zoning

close by the subject properties. Nearby development is townhouses, and today's townhomes are typically developed at 24 units per acre. He reviewed that 20 years ago, townhouses were developed at about 8 to 10 units per acre, but that has changed dramatically in the last several years. Mr. Cohn said the staff also considered the impacts of putting additional density on a local street. They felt that even though the local street could handle the additional traffic, there was no compelling reason to do it. The Commission must answer the question of what the best transition would be, given the location of the subject properties between the R-6 and RB zones. Staff believes R-24 zoning would be a better choice than either R-18 or R-48. He cautioned that staff did not take economics into consideration, but they did consider that the market demand for townhouses is about 24 units per acre.

Commissioner Broili noted there is no R-24 zoning nearby. He questioned what is going on in the area to warrant the higher density, when the maximum density currently in the area is R-18. Mr. Cohn said staff believes the market demand is for 24-units per acre, and staff does not see a lot of difference between R-18 and R-24 in either the number of units or the associated impacts.

Vice Chair Kuboi summarized that staff is stating that an R-24 density would allow a developer to construct a unit that would sell on the market. This makes it appear as though staff is beginning to weigh economic, non-planning factors into their recommendation. He said the bigger issue is what the street would look like 20 years from now if a rezone is approved. Approving this rezone could result in other property owners along the east side of the street making the same type of rezone request and this could change the character of the street. Mr. Szafran said that when he considered the appropriate zone for the subject properties, he considered how much density could be most efficiently accommodated on the sites, while being sensitive to the single-family zones and utilizing the opportunities for transit on Aurora Avenue. He noted there are not a lot of areas in the City where they can provide more density close to Aurora Avenue and directly adjacent to intense business uses. He said he felt R-24 zoning would provide the appropriate balance. Mr. Cohn referred to the aerial photograph and noted that townhouses have already been developed on the south side of the subject properties. A rezone to R-24 would not represent a great change; the change has already started, and the proposed rezone would continue what is already taking place on the street.

**COMMISSIONER HALL MOVED TO RECOMMEND APPROVAL OF CHANGING THE REZONE OF FIVE PARCELS ON LINDEN AVENUE SOUTH (16520, 16522, 16526, 16532 AND 16538) FROM R-8 TO R-48 AS PROPOSED BY THE APPLICANT. COMMISSIONER PYLE SECONDED THE MOTION.**

Commissioner Hall commended staff for bringing a proposal that is different than what was originally proposed by the applicant. They took a hard look and were willing to recommend something different. This sends a clear message that the staff and Commission are willing to work with the community and the proponents to find a balance. He also applauded the applicant's professionalism in presenting the matter, as well. He suggested it would be appropriate for the Commission to duly consider their proposal for R-48 zoning.

Commissioner Hall shared the reasons why he would be in favor of the rezone, whether it was R-48 or R-24. He recalled Mr. Koo's comment about possibly developing the property far into the future, and

this reminded him of the importance of keeping in mind that there are no guarantees on how a property would be developed. He also considered the things about the subject parcels that are inherently long term such as it's proximity to Aurora Avenue, transit service and the park across the street. He disagreed with the citizen comment that it is not appropriate to place high-density residential development next to a park. He suggested a park would provide a magnificent buffer. He also considered such things as the properties' proximity to Shoreline Community College, the high school, etc. While traffic and speeding are already issue, he would not expect this to change as a result of the proposal. Commissioner Hall said he respects the property owners who shared their connections to the community, and he is completely convinced they care about the neighborhood. He expressed his belief that redevelopment would likely enhance the safety and security of the neighborhood by putting more eyes on the street. He said parking would always be an issue, but the more opportunities to walk to parks and transit, the less parking would be a problem.

Commissioner Hall pointed out that the hearing was noticed as R-48 zoning, and the comments from the community were based on R-48. However, no one from the neighborhood attended the hearing to oppose the rezone. He contrasted this with many of the other rezone applications that come before the Commission for review. They often hear from a large number of people who live across the street coming out to voice their opposition. The only three people in the neighborhood they heard from were in support of the rezone for its potential future redevelopment opportunities. For those reasons, he said he would vote to support the rezone at either R-48 or R-24.

Commissioner Pyle agreed with Commissioner Hall's comments. In addition, he suggested the Commission consider the rezone proposal from the perspective of a non-project action, as was disclosed in the SEPA checklist. There is no development proposal to consider. In doing so, he said the Commission must consider the zoning controls as he discussed earlier. He said he would support rezoning the property to R-48. He believes the properties' proximity to the park and to transit opportunities make it a good location for the higher use. However, at the same time, he feels a great need for the Commission to focus their efforts on possible revisions to the Development Code so they can better the community but also provide for the density they need to achieve along places like Aurora Avenue. In the interim, he said he would support either R-24 or R-48 zoning for the subject properties.

Commissioner Wagner pointed out that the Commission did receive one letter that expressed strong opposition to the R-48 rezone request. She suggested the Commission should contrast this discussion with their recent recommendation to the City Council that would allow a developer to build to the envelope without worrying about how many units are inside a structure. She noted the difference in outside appearance between the R-24 and R-48 zones would be minimal. However, she also referred to Mr. Nelson's comment that this could potentially result in much larger units if a developer were to build to the maximum size possible. She suggested that if the Commission believes this logic is still applicable, then R-48 zoning would make as much sense as R-24 in terms of look, feel and neighborhood character. There would not be a significant difference in the mass of the building.

Commissioner Phisuthikul said he would not support a rezone to R-48. Instead, the staff's recommendation of R-24 zoning would offer a good compromise and an appropriate step down buffer between the higher-density commercial uses on Aurora Avenue and the single-family uses to the west.

He reminded the Commission that they would be considering the issue of “transition” in the future as they discuss anticipated redevelopment along Aurora Avenue.

Commissioner McClelland said she would support a rezone to R-24 as an appropriate transition between Aurora Avenue and the single-family neighborhood. However, she said it grieves her to see the cute little starter houses torn down and destroyed. She wished the City had a large piece of land to relocate the houses to. She emphasized that transition to the single-family neighborhoods across the street is a sensitive issue. It is important to keep in mind that the street would be all the transition people have between the higher density commercial uses and the small houses on the west side of Linden Avenue.

**COMMISSIONER BROILI MOVED TO AMEND THE MAIN MOTION TO RECOMMEND CHANGING THE ZONING FROM R-48 DOWN TO R-24 AS RECOMMENDED BY STAFF. COMMISSIONER PHISUTHIKUL SECONDED THE MOTION.**

Commissioner Broili expressed his belief that staff has reviewed the proposal carefully, and their recommendation to limit the zoning to R-24 would be appropriate. He suggested R-24 zoning would offer an appropriate transition between the RB zoning along Aurora Avenue and the R-6 zoning on the west side of Linden Avenue. He emphasized that at some point in the future as the City grows, the property could eventually be zoned upward. But presently, R-24 would be an appropriate upgrade.

Chair Piro said he would support the motion to amend. He agreed with the comments provided by Commissioner Hall that it would be appropriate to allow for more intense development, particularly given the properties’ proximity to Aurora Avenue and opportunities to take advantage of the emerging transit corridor that is being developed. However, he said he is concerned about the transition issue and that they not set too much of a pattern. He suggested that as the City grows and matures and takes on more density, the density could be accommodated in areas that are already zoned for higher-density development. While there may be a few single-family properties that merit a rezone, they should strive to keep the single-family neighborhoods intact into the future. Again, he said he believes the subject properties are located in an area that is appropriate for higher density, and an R-24 designation would be sensitive to the need for transition to protect the character of the single-family neighborhoods.

**THE COMMISSION UNANIMOUSLY APPROVED THE MOTION TO AMEND THE MAIN MOTION.**

**Closure of the Public Hearing**

**COMMISSIONER MCCLELLAND MOVED TO CLOSE THE PUBLIC HEARING ON THE MATULOVICH REZONE LOCATED ON LINDEN AVENUE NORTH, PROJECT NUMBER 201699. COMMISSIONER HALL SECONDED THE MOTION. THE MOTION CARRIED UNANIMOUSLY.**

**Vote by Commission to Recommend Approval or Denial or Modification**

**THE MAIN MOTION WAS UNANIMOUSLY APPROVED AS AMENDED.**

Commissioner Hall left the meeting at 8:24 p.m.

## **REPORTS OF COMMITTEES AND COMMISSIONERS**

Commissioner Pyle referred to the issue he raised earlier about the affects of a rezone on a piece of property due to the requirements found in the Development Code. He inquired when the Development Code Amendments would be presented to the Commission. Mr. Cohn said he expects a Development Code Amendment bundle would be presented to the Commission within the next six weeks. He encouraged interested Commissioners to submit their ideas for new amendments to staff within the next week. Commissioner Pyle suggested the Commission form a subcommittee to work on code amendments, and he indicated his willingness to participate. Mr. Cohn said a second batch of code amendments would also be presented to the Commission in September.

Commissioner Pyle suggested that with the next set of Comprehensive Plan amendments, it would be appropriate to review the land use designation map and identify properties, via a GIS study, that are clearly residential but do not abut Aurora Avenue or an arterial street. He suggested the Commission consider the concept of recommending a land use change for these properties to high-density residential. He suggested the current mixed-use land use designation sends a mixed message to property owners that they can rezone their property to any zone. The actual analysis that is supposed to be done at the Comprehensive Planning stage was never really done properly, and many of these sites are not really appropriate for Aurora type designations and should be a transition site, instead. Mr. Cohn agreed it is important to review the Mixed Use land use designation. He further agreed there is a need for tighter Comprehensive Plan designations in a lot of other places, as well. He cautioned that staff does not have the time to accomplish this task for at least six to nine months, but they know the Commission would like them to share their thoughts about how to address the problems.

In light of the Development Code amendments that are scheduled to come before the Commission in September, Commissioner Broili asked if the Commission would also talk about low-impact development changes, as well. Mr. Cohn said low-impact development ideas would be discussed by the Commission later in the year, but not necessarily with the September Development Code amendments. He emphasized that the City's ability to change the Development Code is not limited to one time per year. Commissioner Broili agreed with Commissioner Pyle that a subcommittee should be appointed to review low-impact development ideas, as well as other code amendments. He said he envisions the Commission developing a list of suggested code changes, including the issues raised by Commissioner Pyle, as well as low-impact development issues. Mr. Cohn agreed to work with staff to form a subcommittee to start this issue. Chair Piro agreed to meet with staff to review the extended agenda and identify an appropriate time to initiate the subcommittee and identify its task and schedule.

Chair Piro reported on a meeting he attended with Planning staff and Council of Neighborhoods (C of N) staff. He recalled the Commission held a brief discussion to assess the benefits of their attendance at the C of N meetings. The Commission had originally thought this would be an opportunity for them to spend more time with neighborhood groups and interject planning and land use issues into their discussions. He said the Commission expressed concern that their attendance at the meetings was in an

observer capacity only. This issue was raised at the meeting, and the C of N staff suggested the Commission partner with the Planning Department to propose some concrete issues that could go both to the C of N and individual neighborhood groups for discussion. This would allow them to get into the agenda sequence and get a more regular time at the actual C of N meetings.

Mr. Cohn said his interpretation of the C of N staff's response was that the Commission is welcome to attend their meeting on a regular basis, but in a listening mode. Perhaps once or twice a year they could provide a presentation. If the Commission wants to talk to the individual neighborhood groups, they would go the impacted group rather than the C of N. Chair Piro said he suggested there would be some value for the Commission to get on the agenda of the neighborhood groups even if they didn't have a specific issue, to discuss general planning issues. Again, Mr. Cohn noted this would be with the individual neighborhood groups rather than with the C of N.

Chair Piro said that he and Vice Chair Kuboi occasionally attend the Echo Lake Neighborhood Association Meetings, and they have been invited to submit information for the community newsletter. He summarized that a good relationship has been built, and they have been able to clear up misinformation on previous occasions. Mr. Cohn suggested that as Commissioners attend the Council of Neighborhood meetings, they should not hesitate to correct misinformation if possible.

Vice Chair Kuboi argued that some of what is going on in one neighborhood now may become an issue in another neighborhood in the future. He suggested their overall strategy should be to impress upon the neighborhood groups that issues are citywide. Mr. Cohn said staff's hope was that representatives from the various neighborhood groups would get Planning Commission information out to their groups via the C of N, but the C of N staff suggested the City not depend upon that happening and suggested they use other means to get the word out.

Chair Piro again summarized the meeting conclusion that the Commission should list the types of issues they could bring into conversation for specific neighborhood groups and the C of N. They could forward this information to the C of N and request an opportunity to present the issues at their meeting as well as various neighborhood group meetings. He said it would be up to the C of N and the individual neighborhood groups to issue an invitation to the Commission.

Ms. Simulcik Smith noted that the C of N staff requested that items sent to the C of N from the Commission should be uniform in appearance. She suggested the Commission establish a template for transmitting communications. Mr. Cohn said they also suggested it is better to provide written information to the C of N.

Commissioner McClelland pointed out that the C of N and the various neighborhood associations are involved with more than just land use issues. They talk about all kinds of things that involve people in the community. She said she would like the Commission to be pulled more into that process. Mr. Cohn said the C of N is not suggesting Commissioners avoid attending the meetings, but they indicated the Commissioners would not be given a forum every meeting. Their role would be more of a listener.

Vice Chair Kuboi reported that the Comprehensive Housing Strategy's Advisory Committee offered a presentation to the C of N on March 5<sup>th</sup>, and they had a lot of questions. Chair Piro advised that staff would provide an update to the Commission in April regarding the committee's work.

## **DIRECTOR'S REPORT**

Mr. Cohn announced that the City's Surface Water Manual would be updated by staff over the next several months, and this would involve some Development Code amendments, as well. The updated draft and proposed amendments would be presented to the Commission in July. He advised the City is currently using the 1998 King County Surface Water Manual, and they plan to change to either the 2005 King County Surface Water Manual or the Department of Ecology Manual for Western Washington. Several staff members are currently working on the project.

Mr. Cohn reminded the Commission of their joint meeting with the City Council on April 7<sup>th</sup>. He invited the Commission to identify the issues they want to discuss with the City Council. Vice Chair Kuboi said he would like a better handle on how the City Council envisions the Southeast Subarea Plan would proceed. He said he would be particularly interested in learning what the Commission's role would be in the process. Mr. Cohn said staff envisions the formation of a committee to work on this task, and perhaps one member of the Commission could be appointed to participate. The Commission would be informed of the committee's meeting times. He announced that a kick-off open house has been scheduled for March 19<sup>th</sup>, and impacted property owners in the Briarcrest and Paramount Park Neighborhoods have been invited to attend and share their ideas.

Chair Piro suggested it would be appropriate to have a general discussion with the City Council about subarea planning. He noted that some citizens have raised concern about how the subarea planning process would relate to the current Comprehensive Plan. He said it is important for the City to communicate a common message to the public.

Commissioner Wagner questioned if it would be appropriate to discuss the Commission's transit resolution with the City Council. Chair Piro announced that he presented the resolution to the City Council. After a very positive conversation, they indicated their appreciation to the Commission for raising the issue. They passed the resolution unanimously, with no modifications. Steps are currently being taken to transmit it to city councils of neighboring cities, as well as to King County Council Members, legislators, etc.

Chair Piro announced that the City Council also discussed Sound Transit's alternate plan in light of the recent defeat of Proposition 1. There is interest in having a transit-only ballot measure in 2008 or 2010. The City Council expressed concern that there is currently only minimal service from Sound Transit to the City (one stop at 145<sup>th</sup> and Interstate 5 during peak hours). Under the new plan, that service would be removed altogether, meaning there would be no direct service to the City of Shoreline. The City Council request staff draft a transmittal letter to express their displeasure with the proposed plan.

## **UNFINISHED BUSINESS**

There was no unfinished business scheduled on the agenda.

### **NEW BUSINESS**

There were no new business items scheduled on the agenda.

### **ANNOUNCEMENTS**

Commissioner McClelland referred to an article from the March 6<sup>th</sup> edition of *THE SEATTLE TIMES* written by Gene Duvernoy and Steve Franks in response to a letter from a professor at the University of Washington. She agreed to leave the article with staff, and they could forward a web link to each of the Commissioners. Commissioner McClelland suggested the article might be a helpful item to include in the City Council's next packet, and the remainder of the Commission agreed that would be appropriate.

Commissioner Phisuthikul announced that he attended the March 3<sup>rd</sup> City Council Meeting, where they discussed proposed zoning for the Ridgecrest Commercial Neighborhood. He reported that the City Council made a motion to hire an independent, third party reviewer to study the feasibility of developing a project comparing three, four, five and six-story buildings. He said he was frustrated by this decision, and felt the City Council took a step backwards. He emphasized that the project has already been in the works for more than a year, with input from local communities and citizens.

Chair Piro said he was present when the proposal was first introduced to the City Council, and he has attended several subsequent discussions, as well. He commended staff for developing a matrix that allays many of the issues that have come out during the process. They have offered pros and cons to the various issues, as well as the course of action each might take if they were pursued.

Vice Chair Kuboi asked for a status update on the process for filling the future vacant Commission positions. Mr. Cohn reported that staff received 17 applications. The subcommittee met and identified the top 10 candidates, and these individuals would be invited to interview. Commissioner Broili asked staff to suggest the subcommittee consider providing the interview questions to each applicant before the interview takes place.

### **AGENDA FOR NEXT MEETING**

Chair Piro announced that the Commission's March 13<sup>th</sup> agenda would include a study session on the proposed code amendments related to the moratorium on development in CB, RB and I zones. Mr. Cohn apologized for not having the March 13<sup>th</sup> packet ready. Staff is working to correct the colors on the map before it is disseminated. Mr. Cohn advised that a public hearing on the proposed code amendments has been scheduled for March 20<sup>th</sup>.

### **ADJOURNMENT**

**COMMISSIONER BROILI MOVED THE COMMISSION ADJOURN THE MEETING AT 9:04 P.M. COMMISSIONER WAGNER SECONDED THE MOTION. THE MOTION CARRIED UNANIMOUSLY.**

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Rocky Piro  
Chair, Planning Commission

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Jessica Simulcik Smith  
Clerk, Planning Commission

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## **Memorandum**

**DATE:** March 20, 2008

**TO:** Shoreline Planning Commission

**FROM:** Paul Cohen, Senior Planner

**RE:** Code Amendments to Address CB, RB, I Moratorium

The Planning Commission met March 13, 2008 to study the proposed transition area requirements. Generally, the commission seemed to be comfortable with the proposed amendments knowing that further refinements are likely to come out of future subarea planning. Below are some of the key suggestions and questions.

### **1. Type I Landscape Area –**

- Assure that the evergreen screen planted along the abutting property line is maintained and replanted. This will require an easement to ensure the landscape area is legally established with the condition that trees will be replaced if lost or removed. See changes to the code amendment.
- Assure that a possible utility easement cannot cut into or replace the required landscape buffer. Currently the code exempts utility easements in required landscaping. See changes to the code amendment.
- Be flexible about the possibility that abutting single family lots may prefer solar access over a dense screen of evergreens. See changes to the code amendments.
- Assure that the Type I trees are planted at a larger size and can obtain effective height to screen. See changes to the code amendment below.
- Provide additional landscaping for the adjoining single family property. It would be simple to prescribe a landscape but it would be asserting our taste onto the adjoining property. If it isn't to their liking and the developer needs to pass inspection then it could easily be entangled with drawn out negotiations between the landscape demands of the property owner and the willingness of the developer. Staff recommend not to amend the code on this topic.

### **2. Define or simplify the terms of “Buffer”, “Setback”, “Inset”, and “Transition”. See changes to the code amendment below.**

3. **Surface parking lots allowed behind a building that is abutting a single family zone may be undesirable.** Under this proposed code amendment surface parking lots would be allowed because the 20 foot landscape area with plants and fence would effectively screen parking and it would provide additional building setback. Staff believes that with the transition requirements the remaining buildable area will be a premium and likely result in underground or under-building parking. Staff recommend not to amend the code on this topic.

Currently, the Development Code has one area that conflicts with the moratorium intent and two areas where the amendment needs to be repeated since it does not have its own code section.

- Delete: Dimensional Standards allows R-48 zoning adjacent to single family to reach heights of 50 and 60 feet (SMC 20.50.020 – Exception 9).
- Replace SMC 20.50.020(2)(2) Transition Areas for Industrial zones with Densities and Dimensions Standards for Residential Development in Nonresidential Zones (SMC 20.50.020(2) – Exception 2).
- Replace SMC 20.50.020(2)(2) Transition Areas for Industrial zones with Dimensions for Commercial Development in Commercial Zones (SMC 20.50.230 - Exception 4). It is recommended by the city attorney that repeating this language would be redundant and that citing the code language under SMC 20.50.020 – Exception 2 would suffice. See changes to the code amendment below.

### **Revised Proposed Amendment for Transition Area Requirements (Attachment C) in italics followed by staff comments.**

- (1) All development in CB, RB, or I zones abutting to or across a rights-of-way from single family zones R-4, R-6, or R-8 shall meet transition area requirements.*

The reason to include only properties abutting or across rights-of-ways is to simplify which commercial zoned properties are affected by the transition area requirements and to show the effects of transition area requirements the first 100 feet into a commercial property rather than the moratorium's limit of any property touched by the 90-foot margin around single family. This definition of transition areas affects fewer properties than those affected by the moratorium.

- (a) A 35-foot maximum building height at the required setback and a building envelope within a 2 horizontal to 1 vertical slope up to the maximum building height for the commercial zone.*

The intent is to match the adjacent maximum single family building height on the commercial property with the current 20 foot setback and then use a 2:1 building

## Agenda Item 7.1

envelop. This will reduce the looming quality of a 60 foot high façade with decks peering into single family backyards (Attachment D).

*(b) Building facades abutting R-4, R-6, and R-8 zones must have additional setbacks for every 50 horizontal feet of façade. The additional setbacks must be a minimum 800 square feet of open ground with a minimum 20 foot horizontal dimension.*

The intent is to complement the 35-foot height limit of single family with a horizontal element to break up the potential for a broad and voluminous building mass for more of a single family house scale. Each inset will potentially remove three, 800 square foot apartments.

*(c) Transition area setbacks shall contain Type I landscaping along property lines abutting R-4, R-6, and R-8 zones and Type II landscaping along property lines with right-of-ways across from R-4, R-6, R-8 zones. A solid, 8-foot in height fence shall be placed on the abutting property line. Patio or outdoor recreation areas are allowed up to 20% of landscape area and no less than 10 feet from abutting property lines if Type I landscaping can be effectively grow. Required trees species shall be selected to grow a minimum height of 50 feet. The option for a written agreement with the abutting property owners to delete or substitute tree varieties must be offered by the developer and submitted to the City. The entire length and 20- foot wide landscape area shall be a recorded easement that requires plant replacement as needed to meet Type I landscaping. No utility easements can encroach into the landscaping requirements.*

The intent is to provide ample landscape area to grow Type I landscaping abutting single family. Type I acts as a screen with mostly native conifers, 10 feet in height at planting and planted 10 feet apart with shrubs 3 feet apart. Patio and outdoor recreation areas are limited to provide more privacy to the single family properties.

Overall, this amendment patch is to make compliance simple and clear while protecting the single family neighborhoods. Staff's intent is to look at the development code more holistically for our design and dimensional standards to be more coordinated.

Attachments:

- A. Moratorium 488
- B. City Map of Affected Properties
- C. Proposed Code Amendments
- D. Cross-Sections
- E. Public Comment Letters

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**ORDINANCE NO. 488**

**AN ORDINANCE OF THE CITY OF SHORELINE, WASHINGTON, AMENDING A MORATORIUM ON THE FILING OR ACCEPTANCE OF ANY APPLICATIONS FOR RESIDENTIAL DEVELOPMENT OF LAND WITHIN THE COMMUNITY BUSINESS, INDUSTRIAL OR REGIONAL BUSINESS LAND USE DISTRICTS IN PROXIMITY TO RESIDENTIAL NEIGHBORHOODS.**

WHEREAS, under the provisions of the Growth Management Act the City has adopted development regulations implementing the City of Shoreline Comprehensive Plan; and

WHEREAS, the City's adopted land use regulations pursuant to Land Use Policies for the Community Business and Regional Business land use designations include Community Business, Regional Business and Industrial zoning districts in both of these Comprehensive Plan land use designations; and

WHEREAS, these three business zones include development standards for residential development which may be incompatible when located adjacent to existing residential zones; and

WHEREAS, the continued acceptance of development applications proposing new residential development utilizing existing community business, regional business and industrial zone development standards and density may allow development that is incompatible with existing neighborhoods, leading to erosion of community character and harmony, and a decline in property values; and

WHEREAS, a six-month moratorium on the filing of applications for residential development in these three business zones will allow the City to preserve planning options and prevent substantial change until the existing land areas so designated and the text of development standards applicable to residential development in these zones is reviewed and any needed revisions are made to these regulations; and

WHEREAS, the City Council has determined from recent public correspondence and comment that the integrity of existing land uses may suffer irreparable harm unless a moratorium is adopted; and

WHEREAS, the potential adverse impacts upon the public safety, welfare, and peace, as outlined herein, justify the declaration of an emergency; and

WHEREAS, pursuant to SEPA regulation SMC 20.30.550 adopting Washington Administrative Code Section 197-11-880, the City Council finds that an exemption under SEPA for this action is necessary to prevent an imminent threat to public health and safety and to prevent an imminent threat of serious environmental degradation through

continued development under existing regulations. The City shall conduct SEPA review of any permanent regulations proposed to replace this moratorium; and

WHEREAS, a public hearing was held on Ordinance No. 484 adopting a moratorium on residential development in the CB, RB and I zones in close proximity to low density residential neighborhoods; and

WHEREAS, Council finds that some exceptions to the moratorium should be adopted to allow certain residential development covered by the moratorium which does not created an impact to adjacent residential neighborhoods; now therefore

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

**Section 1. Finding of Fact.** The recitals set forth above are hereby adopted as findings of the City Council.

**Section 2. Moratorium Amended.** Section 2 of Ordinance 484 is hereby amended as follows:

A moratorium is adopted upon the filing of any application for development within the Community Business, Regional Business or Industrial zoning districts of the City which includes proposed residential use of any parcel located within 100 90 feet of an R-4, R-6 or R-8 zoning district. No land use development proposal or application may be filed or accepted which proposes a development described in this section. Development otherwise prohibited by this moratorium shall be allowed if the following criteria are met:

1. The maximum height of a residential building proposed in the RB, CB, and I zones shall not exceed 40 feet above the average elevation of the shared property line with R-4, R-6, or R-8 zones.

**Section 3. Effective Dates.** This ordinance shall take effect and be in full force five days after publication of a summary consisting of the title in the official newspaper of the City, and shall expire April 29, 2008 unless extended or repealed according to law.

**PASSED BY THE CITY COUNCIL ON DECEMBER 17, 2007**

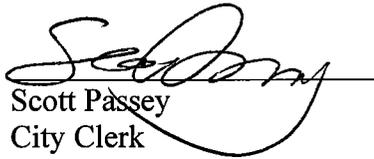
  
 Mayor Robert L. Ransom

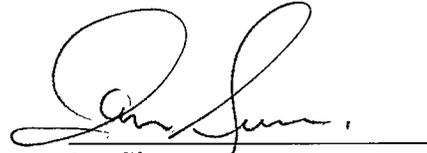
**ATTEST:**

**APPROVED AS TO FORM:**

**ORIGINAL**

**Item 7.1 - Attachment A**

  
Scott Passey  
City Clerk

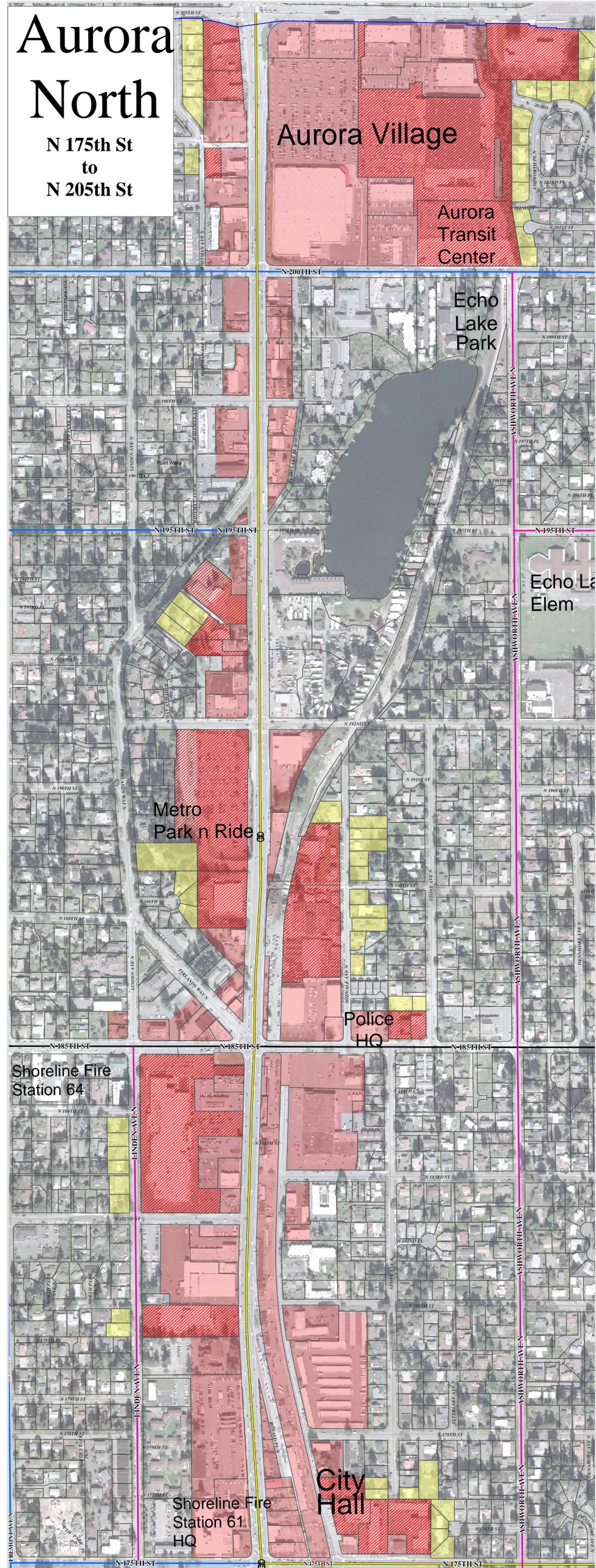
  
Ian Sievers  
City Attorney

Date of publication: December 20, 2007  
Effective date: December 25, 2007

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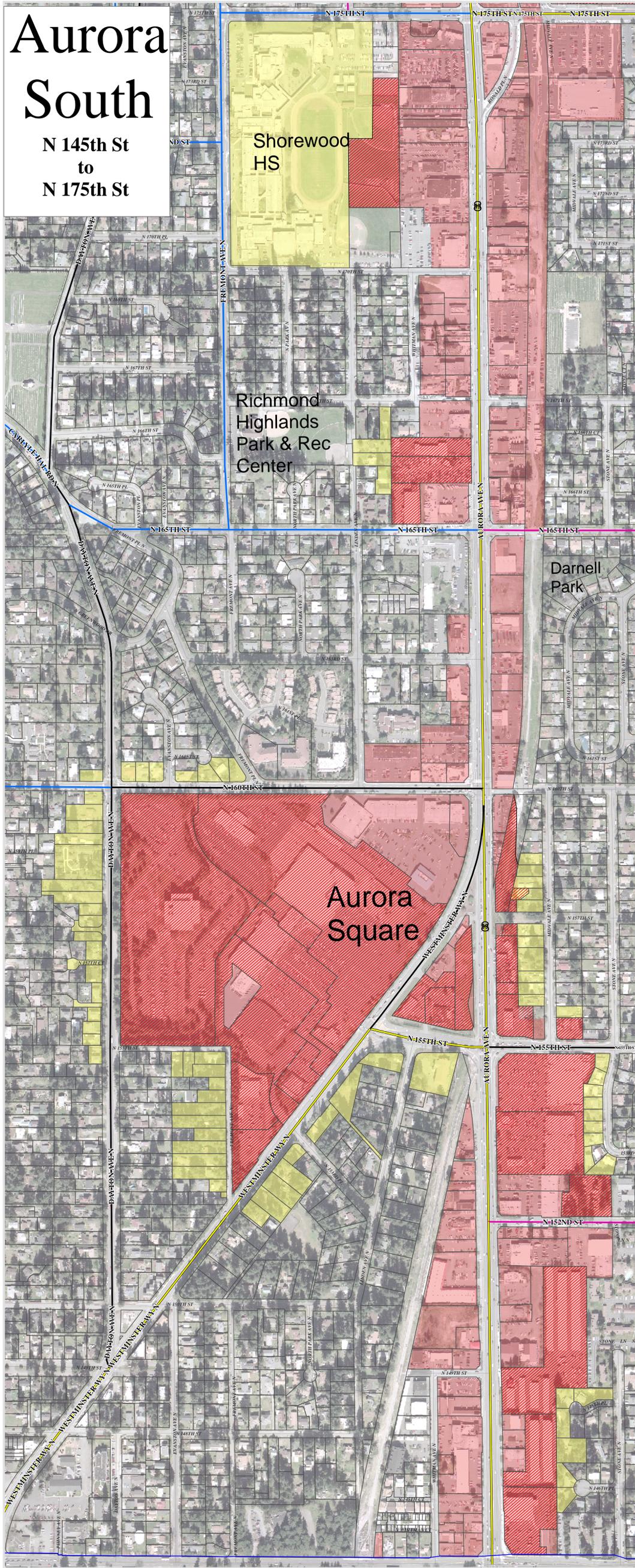
# Aurora North

N 175th St  
to  
N 205th St



# Aurora South

N 145th St  
to  
N 175th St



**DRAFT**

**CB, RB, I**

**Transition Area Requirements**

-  City Boundary
-  CB, RB, I
-  Tax Parcel Boundary

-  CB, RB, I that Require Transition Area
-  R4, R6, R8 that Trigger Transition Area

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

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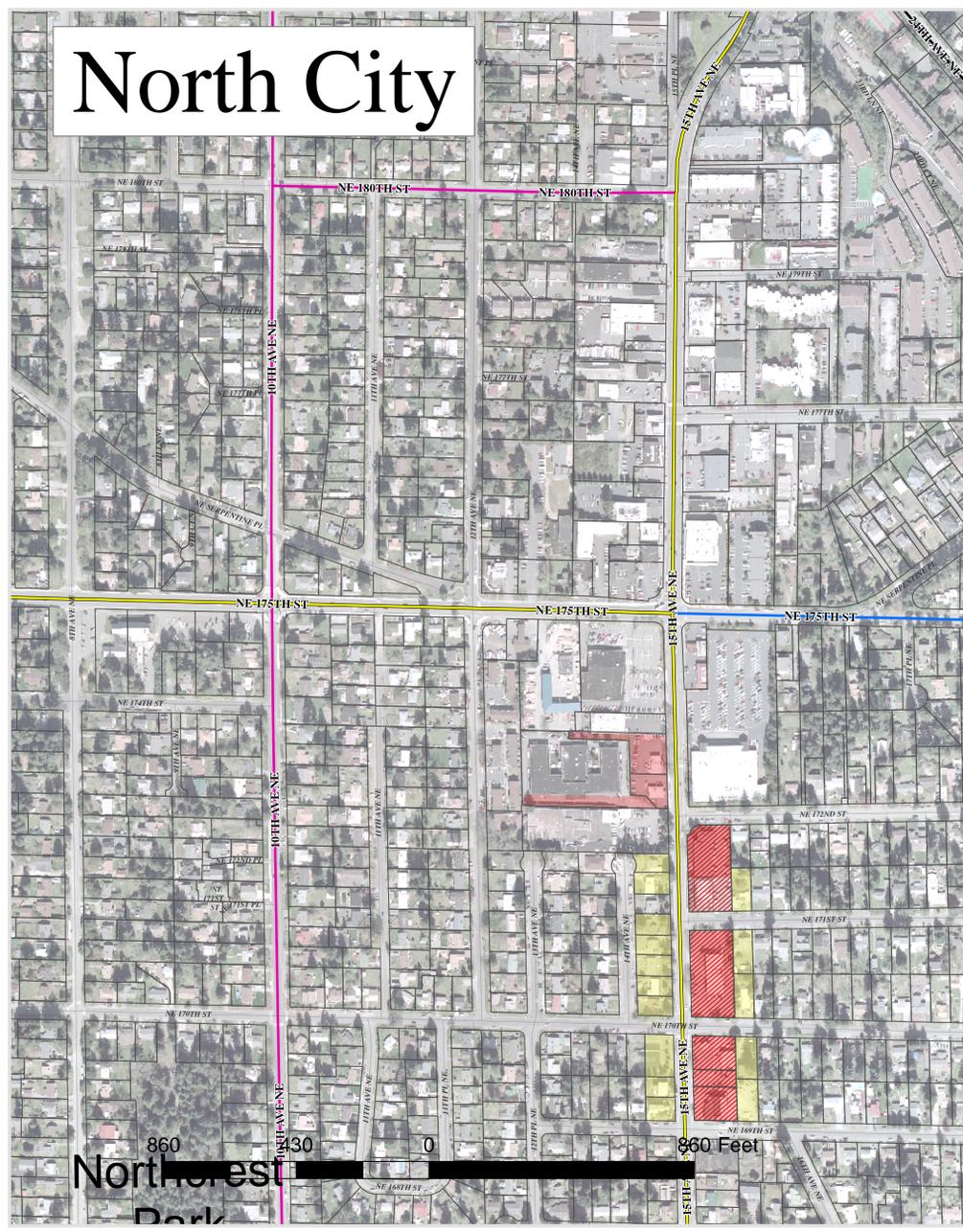
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# Richmond Highlands

## Hillwood Park



# North City

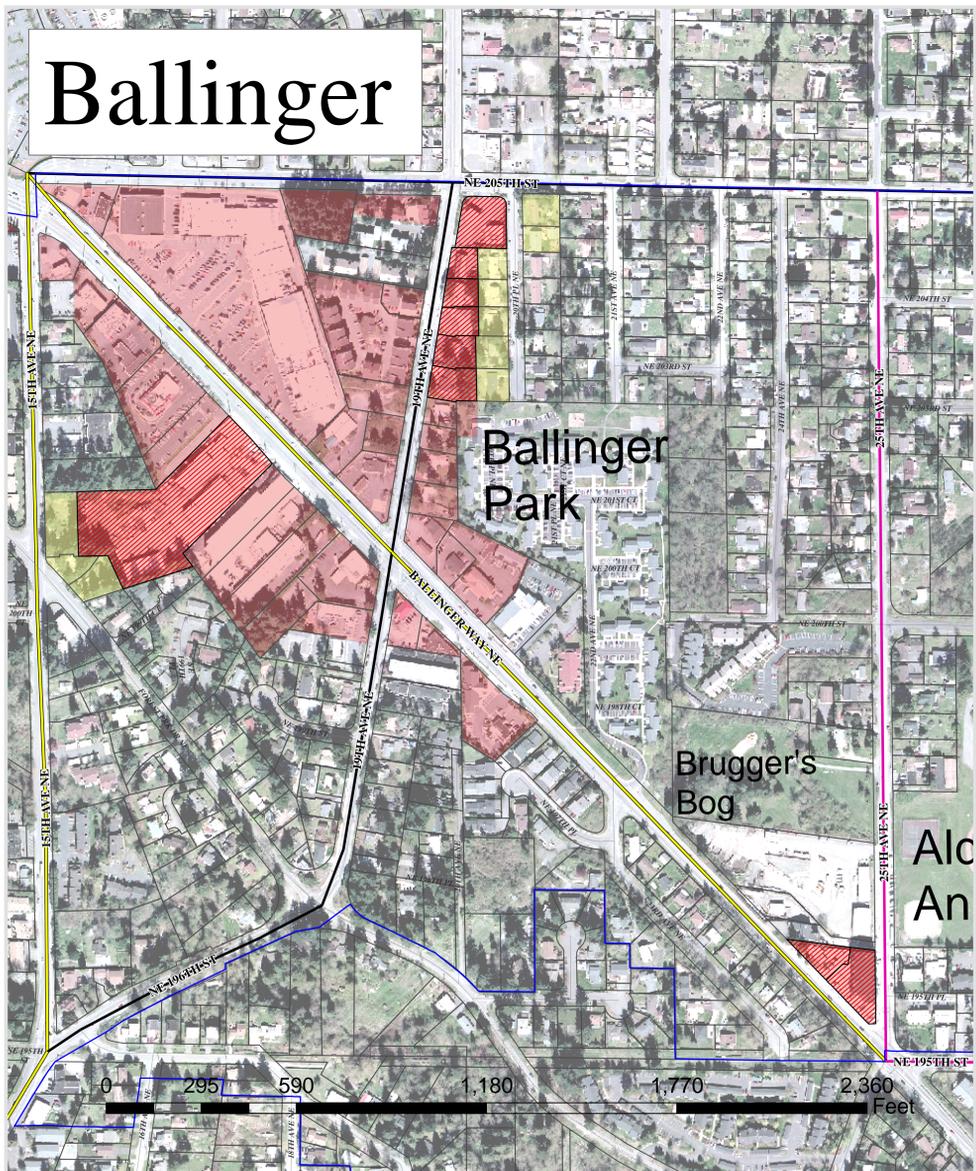


# Ballinger

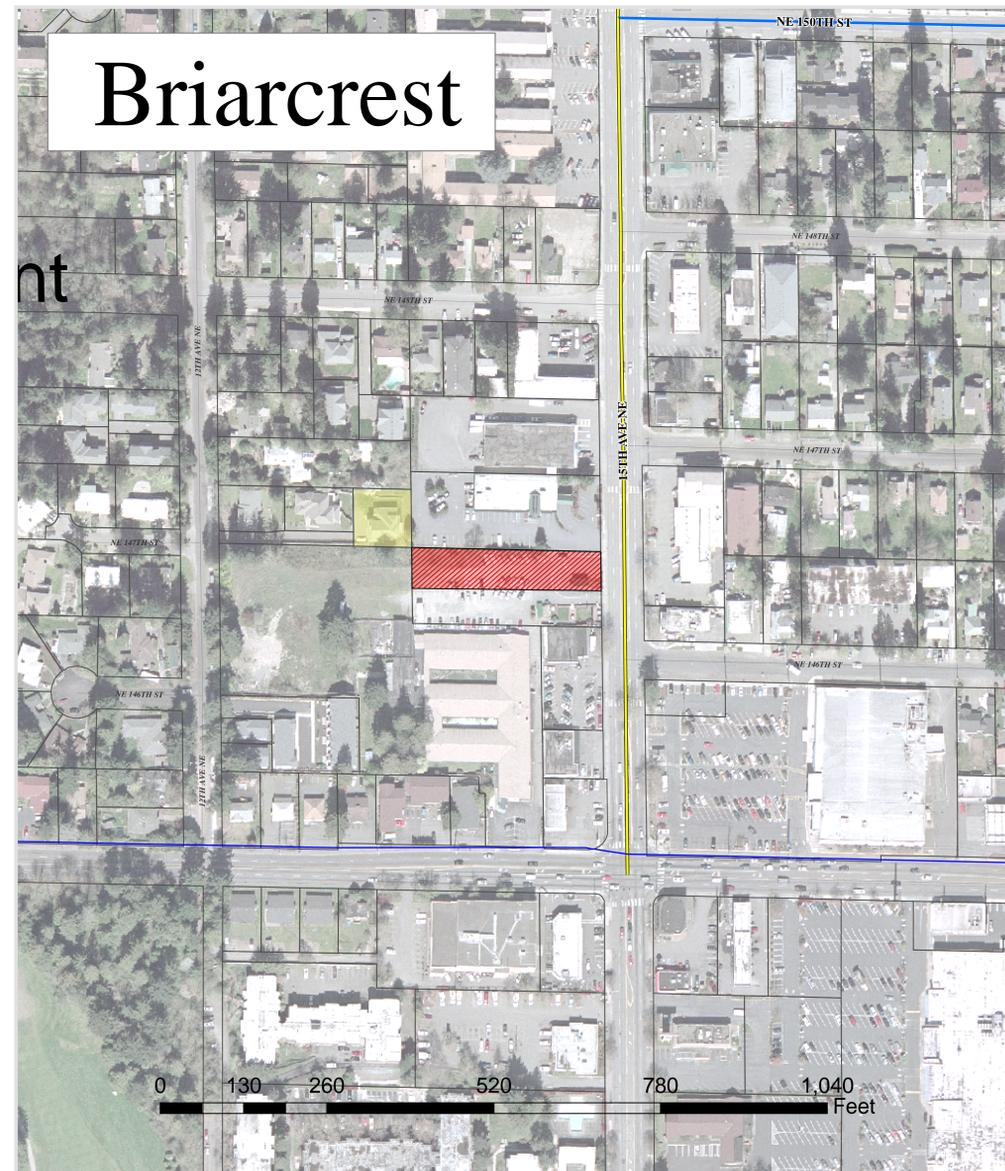
## Ballinger Park

## Brugger's Bog

Alc An



# Briarcrest



**DRAFT**

**CB, RB, I  
Transition Area Requirements**

-  City Boundary
-  Tax Parcel Boundary

-  CB, RB, I that Require Transition Area
-  R4, R6, R8 that Trigger Transition Area
-  CB, RB, I



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

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# Draft Transition Area Code Amendments (3/20/08)

**20.50.020** Standards – Dimensional requirements.

**Delete (8)** For development on R-48 lots abutting R-4, R-6, and R-8 zoned lots the maximum height allowed is 35 feet. The height of these lots may be increased to a maximum of 50 feet with the approval of a conditional use permit or to a maximum of 60 feet with the approval of a special use permit.

## Table 20.50.020(2) – Densities and Dimensions for Residential Development in Nonresidential Zones

STANDARDS	Neighborhood Business (NB) and Office (O) Zones	Community Business (CB) Zone <u>(2)</u>	Regional Business (RB) and Industrial (I) Zones <u>(2)</u>
Maximum Density: Dwelling Units/Acre	24 du/ac	48 du/ac	No maximum
Minimum Front Yard Setback	10 ft	10 ft	10 ft
Minimum Side Yard Setback from Nonresidential Zones	5 ft	5 ft	5 ft
Minimum Rear Yard Setback from Nonresidential Zones	15 ft	15 ft	15 ft
Minimum Side and Rear Yard (Interior) Setback from R-4, R-6, and R-8	20 ft	20 ft	20 ft
Minimum Side and Rear Yard Setback from R-12 through R-48	10 ft	10 ft	15 ft
Base Height (1)	35 ft	60 ft	65 ft (2)
Maximum Impervious Surface	85%	85%	95%

Exceptions to Table 20.50.020(2):

(1) See Exception 20.50.230(3) for an explanation of height bonus for mixed-use development in NB and O zones.

**(2)Delete:** For all portions of a building in the I zone abutting R-4 and R-6 zones, the maximum height allowed at yard setback line shall be 35 feet, 50-foot height allowed with additional upper floor setback (transition line setback) of 10 feet. To 65 feet with additional upper floor setback (transition line setback) of 10 feet after 50-foot height limit.

**Item 7.1 - Attachment C**

Unenclosed balconies on the building that are above the 35-foot transition line setback shall be permitted to encroach into the 10-foot setback.

(2) Replace: All development in CB, RB, or I zones abutting to or across rights-of-way from single family zones R-4, R-6, or R-8 shall meet transition area requirements.

(a) A 35-foot maximum building height at the required setback and a building envelope within a 2 horizontal to 1 vertical slope up to the maximum building height for the commercial zone.

(b) Building facades abutting R-4, R-6, and R-8 zones must have additional setbacks for every 50 horizontal feet of façade. The additional setback must be a minimum 800 square feet of open ground with a minimum 20 foot horizontal dimension.

(c) Transition area setbacks shall contain Type I landscaping along property lines abutting R-4, R-6, and R-8 zones and Type II landscaping along property lines with right-of-ways across from R-4, R-6, R-8 zones. A solid, 8-foot in height fence shall be placed on the abutting property line. Patio or outdoor recreation areas are allowed up to 20% of landscape and no less than 10 feet from abutting property lines if Type I landscaping can be effectively grow. Required trees species shall be selected to grow a minimum height of 50 feet. The option for a written agreement with the abutting property owners to delete or substitute tree varieties must be offered by the developer and submitted to the City. The entire length and 20-foot wide landscape area shall be a recorded easement that requires plant replacement as needed to meet Type I landscaping. No utility easements can encroach into the landscaping requirements.

**Table 20.50.230 – Dimensions for Commercial Development in Commercial Zones**

Note: Exceptions to the numerical standards in this table are noted in parenthesis and described below.

STANDARDS	Neighborhood Business (NB) and Office (O) Zones	Community Business (CB) (4)	Regional Business (RB) and Industrial (I) Zones (4)
Min. Front Yard Setback (Street) (1) (2)	10 ft	10 ft	10 ft

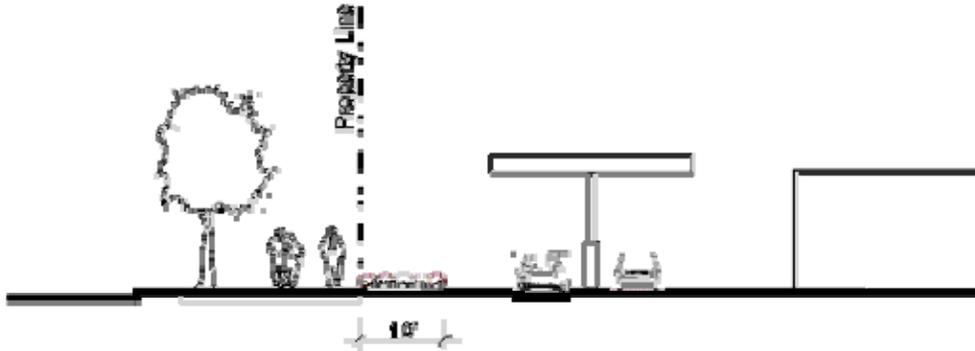
## Item 7.1 - Attachment C

Min. Side and Rear Yard (Interior) Setback from NB, O, CB, RB, and I Zones (2)	0 ft	0 ft	0 ft
Min. Side and Rear Yard (Interior) Setback from R-4, R-6, and R-8 (2)	20 ft	20 ft	20 ft
Min. Side and Rear Yard (Interior) Setback from R-12 through R-48 (2)	10 ft	10 ft	15 ft
Base Height (5)	35 ft (3)	60 ft	65 ft (4)
Max. Impervious Surface	85%	85%	90%

**Exceptions to Table 20.50.230:**

(1) *Front yard setback may be reduced to zero feet if adequate street improvements are available or room for street improvements is available in the street right-of-way.*

**Front Yard (Street) Setback:** *Residential developments (excluding mixed-use developments), parking structures, surface parking areas, service areas, gas station islands, and similar paved surfaces shall have a minimum 10 feet wide, fully landscaped separation measured from the back of the sidewalk.*



**Example of landscaped setback between the sidewalk and a gas station.**

(2) *Underground parking may extend into any required setbacks, provided it is landscaped at the ground level.*

## Item 7.1 - Attachment C

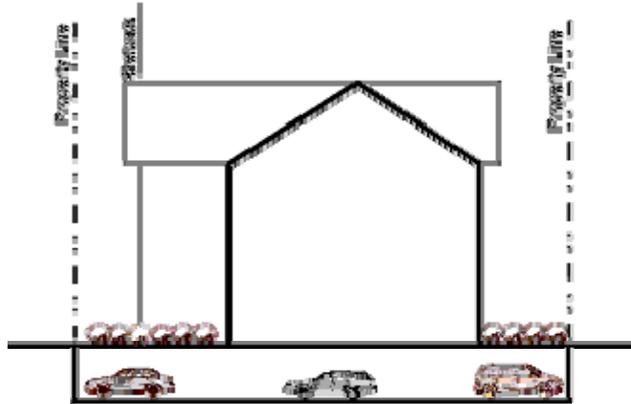
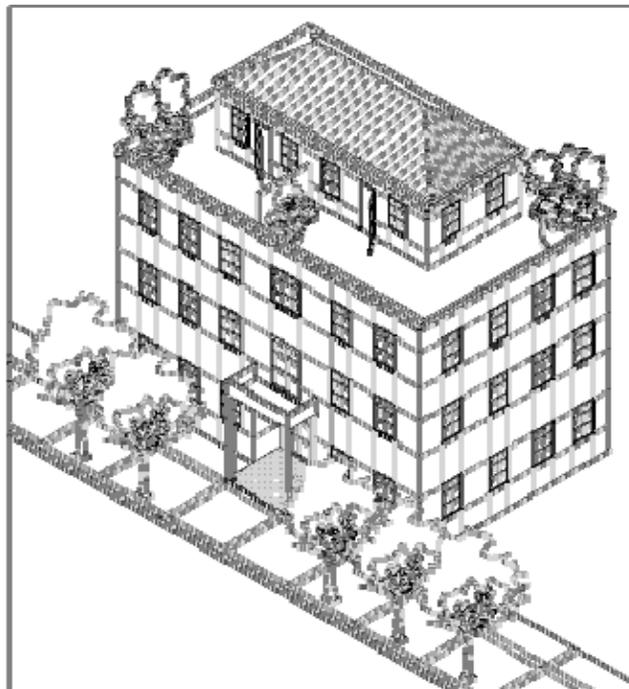


Diagram of multifamily structure with underground parking within a required setback.

- (3) **Bonus for mixed-use development in NB and O zones:** *In order to provide flexibility in types of housing and to meet the policies of the Comprehensive Plan, the base height may be increased for mixed-use development to four stories or up to 50 feet, if the added story is stepped back from the third story walls at least eight feet, and subject to the following requirement:*

*Residential dwelling units shall occupy a minimum of 25 percent to a maximum of 90 percent of the total floor area of the building.*



## Item 7.1 - Attachment C

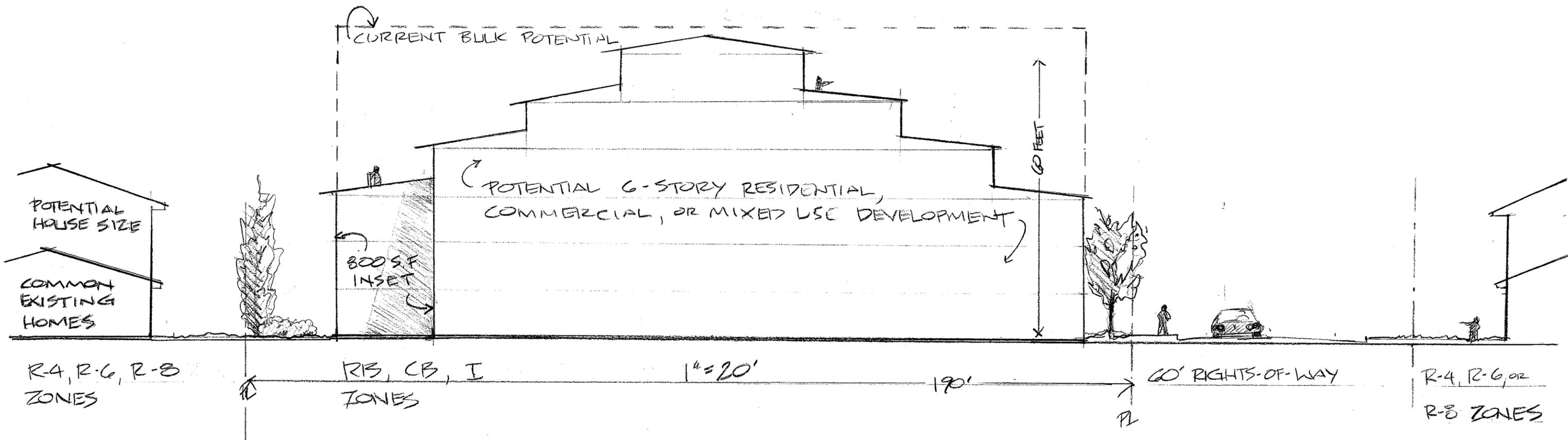
(4)Delete: For all portions of a building in the I zone abutting R-4 and R-6 zones, the maximum height allowed at yard setback line shall be 35 feet, 50-foot height allowed with additional upper floor setback (transition line setback) of 10 feet. To 65 feet with additional upper floor setback (transition line setback) of 10 feet after 50-foot height limit. Unenclosed balconies on the building that are above the 35-foot transition line setback shall be permitted to encroach into the 10-foot setback.

(4) Replace: See SMC 20.50.020(2) exception (2) for Transition Area Requirements

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# TRANSITION AREA CROSS-SECTION

## Item 7.1 - Attachment D



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RECEIVED

**Item 7.1 - Attachment E  
Comment Letters**

**Susan T. Melville**  
15305 Stone Ave. North  
Shoreline, WA 98133-2661  
(206) 365-3061  
s.melville1@comcast.net

JAN 22 2008

City Manager's Office

January 17, 2008

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

Re: John B. Sullivan, CFO, Steve Smith Development LLC  
12/17/2007 letter to Mayor and City Council of Shoreline

To Shoreline City Council Members:

Following are comments about Mr. Sullivan's letter. While I realize the moratorium is still in effect, I request the Council consider this input in future deliberations about plans for this property.

[The moratorium] affects the whole parcel if the property line lies within 100 feet of any other low density . . . zoned property . . . . As identified in the attached list . . . this represents a total assessed property valuation of \$331,563,800 . . . annual property tax revenues of \$4,372,300 . . . 46% of the total.

I certainly can't identify all the property owners listed on the attachment, but the Safeway and Sears properties are listed. How many other properties not directly affected by this 6-month moratorium are included in the \$331M property valuation?

This project will be property tax exempt. Overland Trailer Court is currently valued (for tax purposes) at \$1.5M and owners paid \$20,003 in 2007 property tax: lost revenue to the City.

This project will compete directly with properties that do pay property taxes. The Stone Court Apartments (R-18) directly to the east occupies .61 acres, is valued at \$1.7M and paid \$21,161 in 2007 property tax. It has 14 two bedroom/two bathroom units, 820ft<sup>2</sup>, which rent for \$850 - \$1000/month, including all utilities except garbage and offer tenants free off-street parking.

The Autumn Ridge (R-18) directly south of Overland occupies 6.65 acres, is valued at \$11.6M and paid \$143,851 in property tax in 2007. It has 84 one-bedroom units, 491 - 622ft<sup>2</sup>, which rent for \$650 - \$700. Autumn Ridge offers its tenants: Clubhouse, Racquetball Court, Residents' Lounge, Swimming Pool and free off-street parking.

Finally, because there is limited on-street parking (certainly more than at Overland) management representatives at SHAG New Haven advise visitors to park in lots belonging to the adjacent strip mall. At the public meeting neighbors were told construction equipment would be using the strip mall parking lot adjacent to Overland. How long will these tax-

City Council

Re: John B. Sullivan, CFO, Steve Smith Development LLC  
12/17/2007 letter to Mayor and City Council of Shoreline

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paying businesses survive with their parking occupied first by construction equipment and later by visitors and service providers?

Why is (or did) the City even considering permitting this tax-exempt "intensive development" which will compete directly with tax-paying property and threaten area businesses?

[Each and every property owner] will find their personal finances adversely affected by finding fewer housing opportunities as well as fewer nearby job opportunities

This project is senior housing. Are there 240 Shoreline seniors unable to find "affordable" housing? Many if not most of the planned units at Overland are  $\pm 500$  ft<sup>2</sup> units renting for a minimum of \$688 (including utilities-*except electricity*) and tenants will be charged extra for off-street parking (\$40/month at New Haven); this exceeds market rate. If the property owner and developer are concerned about fewer housing opportunities in Shoreline, why aren't we considering low-income housing to replace the trailer court and its now displaced really low-income residents? What nearby job opportunities? Once the construction is complete, how will this facility provide living-wage jobs? What will adversely affect the personal finances of "each and every property owner" are widening and straightening N. 152nd and Ashworth, installing sidewalks and providing additional fire and emergency workers to serve this senior community.

By stepping down the allowed density as you travel from commercial toward the residential, a more natural and harmonious transition will insulate the single-family residents.

In the December 17 meeting Council members Ransom and Hansen, who have served on the Council since the City was formed, stated this was exactly the Council's original intent.

Furthermore, up-zoning areas adjacent to these long-standing commercial zones will have tangible benefits to existing residents such as the property owners adjacent to our property.

Having destroyed the character of our neighborhood with this "intensive development", Mr. Sullivan apparently wants to up zone our property somehow increasing its value: perhaps by tear down our houses so he can build even more "intensive developments"!

Redevelopment to higher and better uses is currently sorting out these prior planning lapses is illustrated in some of the accompanying photographs of current single family residences in the City of Shoreline

Attached is a copy of Mr. Sullivan's attachment #1. Is this really our vision of Shoreline?

In the specific case of the neighbors to Overland Trailer Park (sic), they have bought into (and in one case built upon) transitional property adjacent to long-standing commercial uses.

I don't know when the trailer court went in, however, each of my neighbors bought their home in a single-family residential neighborhood which (may or may not at the time of purchase) have included a very private lot containing one-story trailers sited among over 30 (now mature) trees. The use of the land for a six-story building - actually the building will be

City Council

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12/17/2007 letter to Mayor and City Council of Shoreline

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80 feet tall, built property line to property line (with minimum setbacks per zoning laws), with 106 windows on the side facing north and a few 10-foot trees as a screen (per developer's drawings) is not the same thing! As to the reference to the newly built house (presumably the one shown in photograph #5 attached to Mr. Sullivan's letter), it is occupied by very nice people who own and operate a dry cleaning business near 145th. They work all the time and, while we have provided them information about this development, they have shown no interest one way or the other and we do not speak for them.

It is important for the city to timely reaffirm its commitments to... and the affordable housing needs of its senior population.

Based on information provided by the developer and information from other SHAG projects, this proposed "affordable housing" would be at or above the market price of rental housing in this area. The more one looks into the project, the more it appears to be a giant boondoggle, primarily benefiting its owners and not benefiting its residential or business neighbors, seniors or the City of Shoreline.

Sincerely,



Susan T. Melville

Attachment

cc: Joe Tovar, Director  
Shoreline Planning & Development Services

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## Item 7.1 - Attachment E Comment Letters

*Susan T. Melville*

*15305 Stone Ave. North  
Shoreline, WA 98133-2661  
(206) 365-3061  
s.melville1@comcast.net*

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February 19, 2008

Paul Cohen, Senior Planner, Current Planning  
Shoreline Planning and Development Services  
1110 N. 175th St., Suite 107  
Shoreline, WA 98133-4921

Re: Overland Trailer Court  
Transition Regulations to Replace Moratorium

Dear Mr. Cohen:

At city meetings we often hear that the zoning map was inherited from King County and that it is not in compliance with the Comprehensive Plan (Comp Plan). The Comp Plan was developed after Shoreline became a city twelve years ago and it continues to reflect the citizen's wishes and the growth and vision that go along with the Growth Management Act. Mayor Ransom and Councilman Hansen served continuously on the City Council since 1995 and reiterated at the December 19 meeting that the original intent of the Council was to provide transition between large-scale development and single family homes. Members of the Council supported this principal when they unanimously passed the moratorium. Statements of this vision are contained in the Comprehensive Plan (emphasis added):

### **Housing Element - Goals & Policies**

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

### **Housing Policies**

**H5:** *Require new residential development to meet or make provisions for the minimum density as allowed in each zone.* **H6:** *Encourage infill development on vacant or underutilized sites to be compatible with existing housing types.*

### **Maintain and Enhance Neighborhood Quality**

**H22:** Initiate and encourage community involvement to foster a positive civic and neighborhood image.

**H23:** *Maintain the current ratio of owners and renters.*

**H28:** *Assure that site and building regulations and design guidelines create effective transitions between substantially different land uses and densities.*

In preparing transitional regulations to replace the moratorium I ask that you remember, first, the Overland Trailer Court property is zoned CB in the Comp Plan and, second, that you respect the stated vision for Shoreline. A five or six story building, even if it has 10-foot set backs on the upper floor(s) does not meet the standard of "transition" between large scale development and single family homes intended by the Comp Plan; a 20-foot rear setback and 10-foot side setbacks,

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Paul Cohen

even if the developer agrees to put in a few 10 foot trees as a screen, does not create an effective transition between substantially different land uses and densities as described in the Comp Plan.

While the action of the Planning Commission at its January 17 meeting no doubt met the letter of the law, it did not meet the spirit of the Comp Plan. Changing requirements of Community Business zoning to equal those of Regional Business zoning bypasses the rezoning process. Shoreline residents invested in this City. This action in the Towncenter Subarea denied them what the Comp Plan promised: community involvement in decisions concerning their neighborhoods.

Shoreline residents deserve to be able to trust city officials to represent them and support the "vision" of Shoreline that was implied by the Comp Plan when they purchased their property. Shoreline residents do not deserve to wake up one morning and find "intensive development" in their backyard.

Sincerely,



Susan T. Melville

cc: Planning Commission  
Shoreline City Hall  
17544 Midvale Avenue North  
Shoreline, WA 98133-4921

Ms. Cindy Ryu, Mayor  
Shoreline City Hall  
17544 Midvale Avenue North  
Shoreline, WA 98133-4921

Joseph W. Tovar  
Director, Shoreline Planning and Development  
Services  
1110 N. 175th St., Suite 107  
Shoreline, WA 98133-4921

**Item 7.1 - Attachment E  
Comment Letters**

12750 39<sup>th</sup> Ave. NE  
Seattle, WA 98125  
February 20, 2008

**RECEIVED**

FEB 22 2008

City Manager's Office

Cindy Ryu,  
Mayor of Shoreline City

Dear Mayor Ryu:

This is the official notice that Overland Trailer Park, 1210 N. 152<sup>nd</sup> St, Shoreline, WA 98133, closed February 2, 2008 as the last tenant vacated. Notification has been given by the relocation agent, Kerry Lynch with API, to the buyers of the property. Ms. Lynch filed reports to the County and State re: the closure. I know of no closure statement requirement for Shoreline. Let this serve as that notice.

However, we have serious problems with the redevelopment.

The city council put a moratorium on construction in 2007 just as the buyers went to apply for permits to build senior affordable housing, with no notification to those of us who would be so adversely affected.

We were out of the state and had to hire a lawyer to represent us at the council meeting. See letter dated December 16, 2007 to the Council members.

Now we have a vacant property with problems of individuals attempting to occupy the apartment building, people dumping garbage on the property and general nuisance activities. I had to engage a security person to occupy one unit to oversee the premises. We have no income yet expenses continue to go on. In April a large property tax will be charged against us. We have other expenses for liability and fire insurance. Electricity, water, garbage, sewer must be maintained for the security person on the premises.

Mayor Ryu, I spent 30 years taking care of low-income people and paid taxes based on the zoning at 1210 N. 152<sup>nd</sup>. Jack helped start the Paramedic program and trained those individuals. I taught English at Shoreline Community College. We have been responsible and useful people in this community. I needed to sell the property and affordable senior housing seemed a perfect fit for the area. Most recently I spent a year helping to relocate each person, a process both demanding and costly. I am pleased with the results. Now we need to move quickly ahead with the project for affordable senior housing.

You must be aware of the difficulty the buyers and we are in. The buyers refuse to close until they get some resolution. And I am forced to continue in limbo which is not acceptable.

I am appealing to your good sense and judgment to assist in ending the moratorium and allowing the project to proceed; it fits the guidelines Shoreline has established for density and affordable housing. The property is located in an urban corridor with business all around. Decisions should not impact the value of our property adversely. We need your help. Thank you.

*Madine Murray, member  
Overland Trailer Park LLC*

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**Item 7.1 - Attachment E  
Comment Letters**

March 10, 2008

Shoreline City Council

Re: Overland Trailer park

My name is Lila Amidon, and I live at 15309 Stone Ave. North. This is a single-family residence and it shares a property line with the Overland Trailer Court property.

I would like to express some of my concerns with the proposed development.

First, I am concerned with the trees that are on my side of the property line. These trees have existed for over 50 years and provide a nice buffer (green belt) between my property and the trailer court property. My concern is that these trees may be damaged due to the excavation of the existing utilities, and the construction of the proposed 8-foot fence. I insist that great care be taken when removing the old utility lines so that any damage to the root structure of these trees can be avoided. In addition I do not give my consent (implied or written) to trim any part of these existing trees, except those parts of the existing trees that extend over the property line, and, that may impede the construction of a new fence.

I am also concerned with drainage. Please require that the contractor follow all city ordinances and completely prevent any drainage from the trailer court property and its structures, on to my property.

My final concern is parking within the proposed 20-foot setback between my property line and the proposed structure. If parking is to be established in this area, please see to it that the contractor provides for proper vehicle placement and appropriate wheel blocks that would prevent a vehicle from hitting or driving through the fence. I am also concerned about any oil pollution that may leak from these vehicles. Please see to it that the contractor takes special precautions to prevent any oil pollution leaking from any parked vehicles from draining onto my property or into the soil adjoining my property.

Thank you for your consideration.



Lila Amidon  
15309 Stone Ave North  
Shoreline WA 98133  
206-362-5703

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## Item 7.1 - Attachment E Comment Letters

**Jessica Simulcik Smith**

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**From:** DPyle@bellevuewa.gov  
**Sent:** Thursday, March 13, 2008 8:00 AM  
**To:** Steve Cohn; will.hall@co.snohomish.wa.us; chakorn@habitatwest.net; d-a-p2@hotmail.com; michael@lsdg.net; michelle@linders.org; robinsink@comcast.net; repiro@aol.com; rpiro@psrc.org; kuboi@earthlink.net; sidney.kuboi@navy.mil  
**Cc:** Jessica Simulcik Smith; Steve Szafran  
**Subject:** March 13 Planning Commission Meeting

Steve and Steve-

Since I will not be at the meeting tonight I wanted to submit some comments on the proposed interim (or as you put it in the staff report "patch") code fixes for development of higher intensity uses adjacent to single family districts of lesser intensity. It seems that the objective in these regulations is the protection of our single family neighborhoods through additional design requirements. I feel you have made a good attempt to reduce the impact of a multi-family or commercial development adjacent to a single family use, however it seems to be mostly based on requiring separation landscaping at grade and a 2:1 setback from the edge of the required setback, however you are also proposing to require the use of an inset to break up the wall of the building adjacent to a residential community. My points are simple and are listed below:

1) If we are requiring landscaping, what sort of "Security" do we have that the property owners will maintain this landscaping? How do we know it will not simply be removed at a later date? Would this become a code enforcement issue if they don't maintain REQUIRED landscaping? **I propose we add language clearly identifying that properties with transition landscape requirements will be subject code enforcement action if the landscaping is not properly maintained.**

2) Would we require the recording a landscape requirement and maintenance requirement with King County Records? **I propose we add a requirement that any landscaping required on a property subject to transition standards be documented through the recording of a "Landscape Plan" with King County Records.**

3) Although you are increasing the separation or "Transition" requirements, the permit requirements are not changing. The review will still be done as a ministerial permit type where the review is more binary in nature and does not grant staff the ability to persue a more quality development through discretionary review. **I propose that in conjunction with the requirements proposed we also add an Administrative "DESIGN REVIEW" process for all of the properties subject to the transition requirements.** This will allow staff more leverage in obtaining a quality design from the applicant and will provide for more tools to protect our single family neighborhoods. I beleive discretionary review with guidance critetria and policy direction is a vital element in the success of a program aimed at providing transition from single family neighborhoods. This will also allow staff to prepare a report detailing the findings in how the proposed development complies with the intent of the transition requirements, and will provide a mechanism to document the requirements and impose conditions.

4) One of the issues not addressed in these regulations that seems to be a point of concern to citizens is the cut-through traffic generated from these proposed developments. Under the proposed code changes, there is nothing that limits or otherwise attempts to orient the access of these developments towards arterial streets when adjacent to a single family neighborhood. **I propose we add code language that requires access to comercial or multifamily development that is subject to transition requirements be limited to arterial streets (not collector arterial, but actual arterial). If access from an arterial street is not available, the applicant shall be responsible for the installation of appropriate traffic calming devices as identified by the city's transportation engineer that direct traffic from the proposed development to the nearest arterial and limit access to the adjacent single family neighborhood.**

5) Nothing inthe requirements requires that the applicant design the facade of the building adjacent to the single family district to be residential in character. **I propose we add language that requires the facade of those developments subject to transition requirements that are adjacent to the residential district include**

3/14/2008

**Item 7.1 - Attachment E  
Comment Letters**

design details compatible with single family development.

All I have is these five suggestions. Like I said above, I believe we are on the right track, I just wanted to add a few things that I feel will help better document the process for the life of the development and will help better protect the character and quality of our single family neighborhoods.

Thanks,

DP

---

David Pyle  
Senior Land Use Planner  
City of Bellevue  
dpyle@bellevuewa.gov  
(425)452-2973 (Office)  
(425)452-5225 (Fax)  
www.bellevuewa.gov



**Shoreline Planning Commission**

**March 13, 2008**

Written Comment

[1] I agree with Ms. Melville's statement regarding public notification of meetings dealing with proposed development in the city.

(\*) Developers should not be in charge of public meeting notification.

[2] I support points 4 & 5 of Commissioner Pyle's email dated March 13. Please give serious consideration to these points.

[3] I oppose Commissioner Wagner's suggestion that height restrictions be waived if developers meet Design Incentives (ie clock tower). This suggestion negates the 2:1 slope recommended by Paul Cohen. Current height requirements of 35, 60 and 65 feet ~~are~~ should be enforced as legislated.

(\*) Changes to current zoning height requirements should not be considered without significant input from city residents.

Please leave this form with the clerk at the end of the meeting

**This is a public record**

respectfully submitted,  
Doug REID  
Shoreline resident

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EXHIBIT  
# 1 3/13/08

Les Nelson

# Item 7.1 - Attachment E Comment Letters

## Transition Comments/Recommendations;

1. In order to truly meet the objective of transition between R4,6,8 developed neighborhoods and higher density such as R48 and beyond we believe that at a minimum a typical block width or property depth be provided at an intermediate zoning category such as R12 to R 24. The concept of allowing these Multi-story developments on lots smaller than 2 acres is NOT what has been envisioned in Shoreline, neither by the Planning Commission nor by the Comprehensive Plan. Our No.1 suggestion is to limit development on acreage less than 2 acres or 200' depth, to no more intense than R24, with building height not to exceed 35'.

2. If the above suggestion is not deemed appropriate, then in order to reduce the visual bulk of building adjacent to single family, require a 2:1 building envelope beginning at ground level at the property line is proposed.

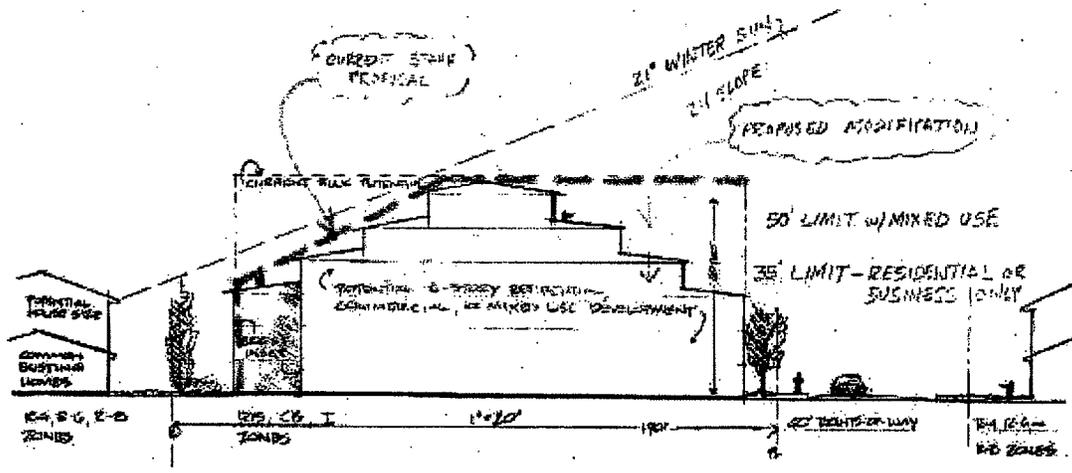
This would allow little obstruction of the typical winter sun angle for preventing loss of solar access.

Although this is more restrictive than the 35' currently allowed on the single family side, the single family lots would typically be covered at less than 35% lot coverage, whereas the commercial sites could be near to 100% creating a virtually continuous wall of building, offering no break for light or visual.

The other affect this modification achieves is to move the primary bulk of taller buildings farther back from the single family side. (Keep in mind we are trying to create a truly intermediate zoning category, to comply with the Complan, where a separate lot for that purpose may not be available.)

PROPOSED MODIFICATION TO  
TRANSITION AREA CROSS SECTION

Item 8.a - Attachment D



3. Provide protection in the Code so that Type 1 Landscaping cannot be deleted by Utility easements, or requests from Fire Dept, etc for more access space. Addressing this up

## Item 7.1 - Attachment E Comment Letters

front by identifying the specific issue in the Code would hopefully allow developers to incorporate any additional setbacks needed to accommodate the landscaping and minimize the chance that a last minute changes requested by fire or other Utilities will not delete the required landscaping.

4. Allow 10' height incentive above the 2:1 line if a "growing green" surface is presented to the single family side, planters, landscaping etc. that essentially presents a softened, vegetative appearance. The specific "green roof, green wall" design would require design review and neighborhood approval.
5. I suggest that on RB, CB zoned properties that are less than 100' deep that height limit of 35' be imposed, no exceptions.
6. Height limit of 50' maximum for RB zoned "Transition" properties only if mixed use is incorporated, and this will be the absolute limit, no additional mechanical rooms above that height....in other words when we say 50' we mean 50'.
7. Consider as an alternative to the 2:1 assigning the first 100' of lot depth adjacent to single family to be developed as a maximum equivalent of R24 density, and following the 35' height limits.

### Issues:

When Shoreline Incorporated as a City, the Zones that are currently identified RB had a 35' height limit and R36 maximum density.

The additional height and Unlimited Density currently identified in our Code has aggravated the need for transition. The City created the problem, now it is time for the City to fix the problem so single family homeowners do not suffer a "taking" of property rights and values.

The approved 2005 Comprehensive Plan is quite clear that R48 is the maximum residential density allowed, and any other interpretation requires an assumption that the current Code amendments that exist were done by a Comprehensive Plan amendment process.

Approval at any point of Unlimited Density projects is open to being appealed through the GMA Hearings board. Lets not allow the standard set in Ballard.....



