

2018 Development Code Amendments - Attachment 2

Please complete the following:

Applicant for Amendment Amy Duz

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PLEASE SPECIFY: Shoreline Development Code Chapter 20.50 Section Subchrpt.5 .290-.370

AMENDMENT PROPOSAL: Please describe your amendment proposal.

20.50.370
K.4 → ADDITION: Responsible parties with one or more infraction(s) issued by the City of Shoreline (like a Notice and Order or Stop Work order) related to tree protection shall be subject to increased monitoring and bonding requirements, including mandatory bonding for a period of three years for the purposes of tree protection, initial, intermediate and final site inspection, and reports by a certified arborist selected by the Director and paid for by the responsible party on all future development projects until the party achieves a period of 10 years without a violation. Graduated fines and penalties for second and subsequent violations will be assessed.

20.50.350
B.6 → ADDITION: Trees specified as required to be retained under a permit that are unlawfully damaged or removed shall be subject to repair if that is possible, or if not possible, replacement with four trees of the same species of the largest size commercially available. Significant trees damaged or removed without a permit shall be replaced with three trees of the same or similar species and expected mature size.

20.50.350
B.7 → ADDITION: Permits for removal shall not be issued for significant trees located in the required setbacks of a development. If trees within 5 feet of a planned building cannot be saved without damage to the tree, each tree shall be replaced with a tree of the same or similar species and expected mature size, of the largest size commercially available.

20.50.370
K.4 → ADDITION: Replacement trees shall be bonded and a three year maintenance plan provided for approval. Implementation shall be monitored for any developer with an infraction (like a Notice and Order or Stop Work order) related to trees, within the past 10 years.

ADDITION: Any development that results in a parcel with less than 7200 ft² per house will submit a landscape plan for review.

Landscaping will include retention of all significant trees in set backs, vegetation hedgerows between houses and existing homes, and low water landscaping

REASON FOR AMENDMENT: Please describe your amendment proposal.

20.50.350
B.8 → Current requirements and penalties are not adequate to support and achieve the goals of the Comprehensive Plan. For example, there are inadequate provisions for enforcement for willful and repeat violators. There are no provisions currently allowing for increased monitoring, graduated penalties, or, for residential construction, recourse from bonding exemptions. Penalties are so low it may be less expensive for developers to violate requirements than to comply. Without revisions to the Development Code, city staff do not have the tools they need to enforce requirements.

Retention of significant trees and vegetation is necessary in order to utilize natural systems to control surface water runoff, reduce erosion and associated water quality impacts, reduce the risk of floods and landslides, maintain fish and wildlife habitat and preserve the City's natural, wooded character.

Existing requirements are not sufficient to prevent needless loss of healthy, significant trees and vegetation.



City of Shoreline

Planning & Community Development

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Permit Hours: M - F * 8:00 a.m. to 4:00 p.m.

**DEVELOPMENT CODE
AMENDMENT
APPLICATION**

Please note: Amendment proposals may be submitted at any time.

Purpose: An amendment to the Development Code (and where applicable amendment of the zoning map) is a mechanism by which the City may bring its land use and development regulations into conformity with the Comprehensive Plan or respond to changing conditions or needs of the City.

Decision Criteria: The City Council may approve or approve with modifications a proposal for the text of the Land Use Code if:

1. The amendment is in accordance with the Comprehensive Plan;
2. The amendment will not adversely affect the public health, safety or general welfare; and
3. The amendment is not contrary to the best interest of the citizens and property owners of the City of Shoreline.

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DECISION CRITERIA EXPLANATION:

Please describe how the amendment is in accordance with the Comprehensive Plan.

This proposal aligns the SDC requirements with the stated purpose of the Subchapter in the SDC, specifically, 20.50.290 Purpose.

The purpose of this subchapter is to reduce the environmental impacts of site development while promoting the reasonable use of land in the City by addressing the following:

- C. Promotion of building and site planning practices that are consistent with the City's natural topography and vegetative cover;
- D. Preservation and enhancement of trees and vegetation which contribute to the visual quality and economic value of development in the City and provide continuity and screening between developments;
- F. Conservation and restoration of trees and vegetative cover to reduce flooding, the impacts on existing drainageways, and the need for additional stormwater management facilities;
- G. Protection of anadromous fish and other native animal and plant species through performance-based regulation of clearing and grading;
- H. Retention of tree clusters for the abatement of noise, wind protection, and mitigation of air pollution;

Please describe how the amendment will not adversely affect the public health, safety and general welfare.

This proposal simply better achieves the purposes stated above under 20.50.290 Purpose, enhancing public health, safety and general welfare.

Please describe how the amendment is not contrary to the best interest of the citizens and property owners of the City of Shoreline.

Trees help make our community livable, reduce storm water control demands and expense, provide screening, mitigate air pollution, support property values, provide shade, and are a symbol of quality of life in our community as evidenced by the city logo. Blatant disregard for the rules of our community is disrespectful toward our citizens and other property owners. These amendments are not only consistent with the Comprehensive Plan, but better support it. The amendments serve to enhance and protect the best interests of citizens and property owners.

Please attach additional sheets if necessary.

Please submit your request to the City of Shoreline, Planning & Community Development.