

From: [Fred Brown](#)
To: [City Council](#)
Cc: [Steve Szafran](#)
Subject: for the record 2/9/15 City Council meeting
Date: Monday, February 09, 2015 3:38:29 PM
Attachments: [Letter to Shoreline City Council re Development Agreements.pdf](#)

Steve,

I have prepared this for tonight's meeting and as we discussed, due to the expected busy schedule, I will not give oral testimony tonight. Let me know if you find other avenues for accomplish the same thing.

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Presentation for Shoreline City Council re Adoption of Development Agreements

To the City Council of Shoreline
17500 Midvale Ave N
Shoreline, Washington 98133
Transmitted via email: council@shorelinewa.gov
February 9, 2015

Re: Proposed Ordinance 20.30.355 Development Agreements
Regular Council Meeting February 9, 2015
Agenda Item: 8a-1 Development Code Amendment Discussion

Background: I have been hired by John Sims owner of Frank Lumber The Door Store to process a permit granting him Land Use Entitlement and Vested Phasing rights for his property located at 1535 NE 177th St. In informal meetings with staff, regarding the project, I was informed that the city didn't have a provision in their Municipal Code to allow such a permit.

Tonight's Agenda Item: 8a-1 Development Code Amendment Discussion was brought to my attention as a provision that would allow this type of permitting. After reading the proposed language my comments are as follows;

The proposed language would make **all** proposals for a Development Agreement to be routed through the Planning Commission. Generally speaking, Development Agreements are used for projects that are requesting modifications to a City Development Code and provide for some form of public hearings.

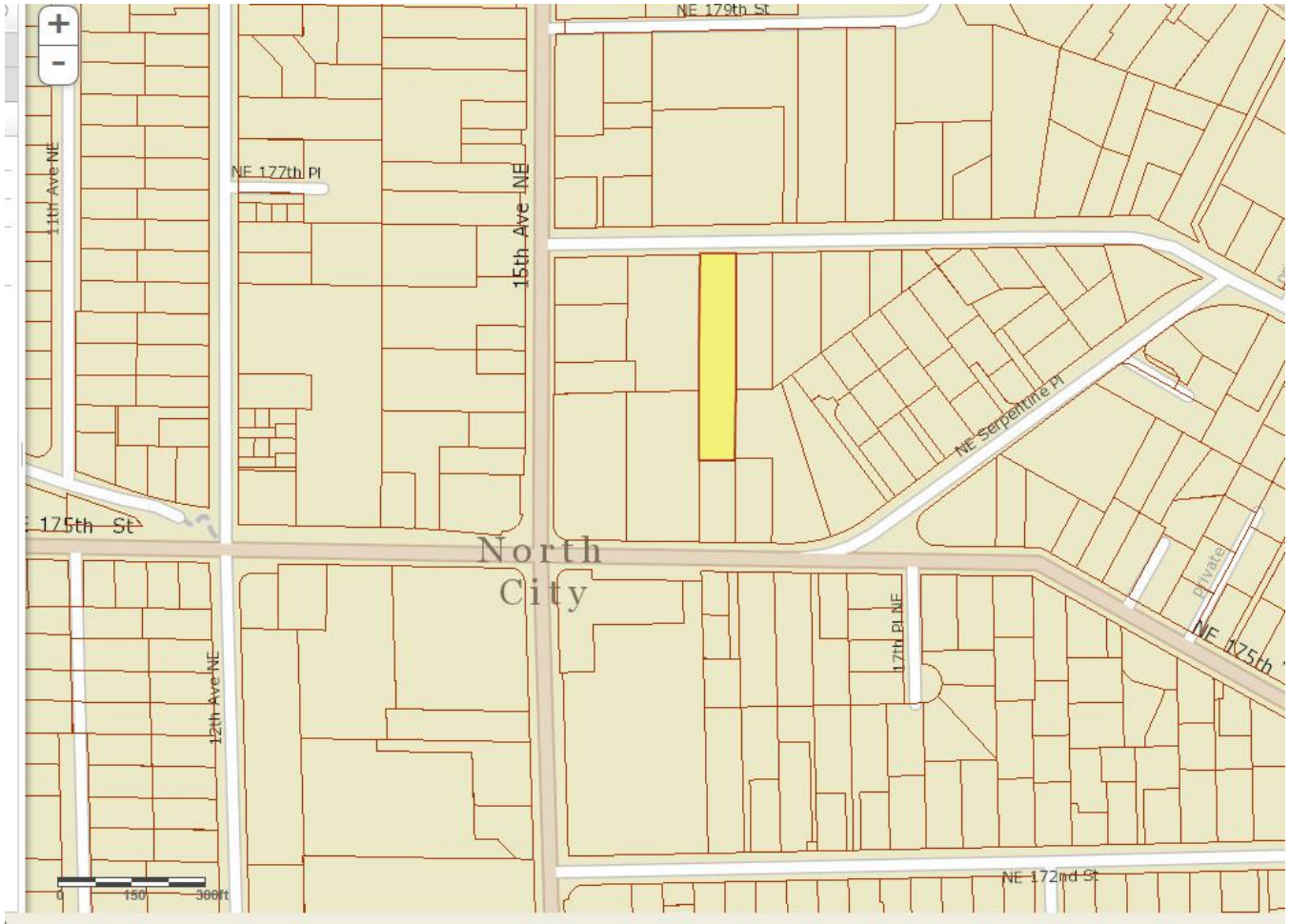
I would propose that additional language be incorporated into the ordinance that would allow for an Administrative Review process for cases that, regardless of property size, **do not** propose modifications to the Development Code. This would provide an expedited process for permits that comply with the current provisions of the Development Code and only want to add Vested Phasing to their application.

Vested Phasing, through a Development Agreement, assurances to the property owner that he may, as long as he keeps his agreed Vesting Schedule, complete his project.

Sincerely,



Fred Brown



John Sims Jr. property original site of Frank Lumber