

**CITY OF SHORELINE**  
**PLANNING AND COMMUNITY DEVELOPMENT**  
**STAFF REPORT FOR HEARING EXAMINER**  
**JULY 24, 2018 PUBLIC HEARING**

**Project Name:** Drew/Kalab Street Rezone Application

**Project File No.:** PLN18-0038

**REQUEST:** The applicant has requested to rezone this parcel from Residential-12 units per acre (R-12) to Residential-24 units per acre (R-24) in order to construct townhomes.

**GENERAL INFORMATION:**

**Applicant:** Brian Kalab  
Insight Engineering Co.  
P.O. Box 1478  
Everett, WA 98206

**Property Owners:** Mike and Billye Drew  
4276 Wateredge Drive  
Langley, WA 98260

**Property Location:** 922 N 200<sup>th</sup> Street, Shoreline, WA 98133

**Tax Parcel No:** 5306100050

**Legal Description:** THE NORTHERLY 136 FEET OF THE SOUTHERLY 166 FEET OF THE WESTERLY 76 FEET OF THE EAST 452 FEET OF THE SOUTH ½ OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 6, TOWNSHIP 26 NORTH, RANGE 4 EAST, V.M.;

(ALSO KNOWS AS TRACT 10 OF MCDONALDS NORTHEND TRACTS, AN UNRECORDED PLAT).

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

The above described parcel will be referred to in this Staff Report as “The Property.”

**PROJECT DESCRIPTION:**

The Applicant requests a rezone of the Property from R-12 to R-24. If the rezone is approved, the Applicant’s intent is to subdivide the Property, a .24 acre parcel (10,336 square feet), into a six (6) lot unit-lot subdivision. Eventually, a 6-unit townhome

building will be erected on the site with accompanying utilities. As currently conceived by the Applicant, the building will be approximately 116 feet long and 40 feet wide, up to 35 feet high, with a hardscape coverage of 8.025 square feet, or 77% of the site.

**PROPERTY DESCRIPTION:**

The Site Plan (**Attachment 1**) shows an aerial view of the Property, which currently maintains a 1,030 square foot single-family house and a few trees.

According to the Critical Areas Worksheet attached to the application (**Attachment 8**), the steepest slope found on the property is between zero (0) and five (5) percent. The City's GIS topographic map confirms the topography of the site (**Attachment 5**). There are no mapped critical areas (wetlands, streams, steep slopes, or fish & wildlife habitat) on the Property or on neighboring properties.

There is no standing or running water on the surface of the property or on any adjacent property at any time during the year. The site does not contain ground water seepage or springs near the surface of the ground.

**ZONING and LAND USE:**

The Property is accessed from N 200<sup>th</sup> Street, which is classified as a Collector Arterial, approximately a block and a half west of Aurora Avenue N in the Hillwood Neighborhood. As illustrated in the Comprehensive Plan Map (**Attachment 4**), the Property has a designation of High Density Residential (HDR), which is defined by Comprehensive Plan Land Use Policy 3 (LU-3) as follows:

*The High Density Residential designation is intended for areas near employment and/or commercial areas, where high levels of transit service are present or likely. This designation creates a transition between commercial uses and lower intensity residential uses. Some commercial uses may also be permitted. The permitted base density for this designation may not exceed 48 dwelling units per acre.*

The Property is currently zoned R-12, a medium density residential zone, as shown on the Zoning Map (**Attachment 3**). SMC 20.40.030(B) sets forth the purpose of the R-12 zoning district:

*The purpose of medium density residential, R-8 and R-12 zones, is to provide for a mix of single-family homes, duplexes, triplexes, townhouses, and community facilities in a manner that provides for additional density at a modest scale.*

The surrounding area has a mix of zoning, including R-12, R-18, R-24, R-48, and Mixed Business (MB). Surrounding properties with Residential designations have a Comprehensive Plan designation of High Density Residential, while the Mixed Business properties, bordering Aurora Avenue N, have a Comprehensive Plan designation of Mixed Use 1 (MU1). Properties to the north and west are currently developed with

single-family homes, while properties to the east and south are developed with apartment buildings.

The current zoning of R-12 permits townhomes; however, this zoning district would limit the development of the Property to only three (3) townhouse units. Under the proposed R-24 zoning, the Property could support six (6) units.

**PUBLIC NOTICE AND COMMENT:**

Staff analysis of the proposed rezone considered information gathered from a pre-application meeting on October 24, 2017; a neighborhood meeting on February 15, 2018 (**Attachment 6**, Invitation; **Attachment 7**, Summary, which was mailed to attendees on April 25, 2018); public comment (**Attachment 13**); the Shoreline Comprehensive Plan; and the Shoreline Municipal Code, Title 20 Unified Development Code.

As required by SMC 20.30.120 and 20.30.180, public notice of the rezone application for the proposal was posted on site, mailed to all residents within 500 feet, advertised in the *Seattle Times*, and posted on the City's website on April 25, 2018 (**Attachment 10**). Notice of public hearing for the rezone proposal was posted on site, mailed to all residents within 500 feet, advertised in the *Seattle Times*, and posted on the City's website on May 25, 2018 (**Attachment 11**).

**AGENCY COMMENT AND ENVIRONMENTAL REVIEW:**

The Applicant's proposal was circulated among City departments and outside agencies for review and comment. When redevelopment of the Property is proposed, it would be required to provide for drainage, frontage, and sidewalk improvements. In addition, Transportation Impact Fees (Transportation, Parks, and Fire) would apply at the time of development.

The City of Shoreline is acting as Lead Agency for the SEPA review and environmental determination. The SEPA Determination of Nonsignificance (DNS) (**Attachment 14**) was mailed to the SEPA agencies notification list, including State Departments of Commerce and Ecology, neighboring jurisdictions, local organizations, and tribes, on May 2, 2018. It was also published in the paper and mailed to Parties of Record on that day. An amended DNS that correctly stated the appeal period (**Attachment 15**) was mailed to the notification list on June 12, 2018. It was also published in the paper and mailed to Parties of Record on that day. No comments were received.

The Applicant has submitted a Certificate of Water Availability from Seattle Public Utilities and a Certificate of Sewer Availability from Ronald Wastewater District. Both of these agencies state that sewer and water are available to the Property.

**DEPARTMENT ANALYSIS:**

The Applicant requests a rezone of a single parcel from R-12 to R-24. SMC 20.30.030(B) states the purpose of the residential R-12 zone:

*The purpose of medium density residential, R-8 and R-12 zones, is to provide for a mix of single-family homes, duplexes, triplexes, townhouses, and community facilities in a manner that provides for additional density at a modest scale.*

In contrast, SMC 20.40.030(C) states the purpose of the residential R-24 zone:

*The purpose of high density residential, R-18, R-24, R-36 and R-48 zones, is to provide for a mix of predominantly apartment and townhouse dwelling units and other compatible uses.*

Rezoning is provided for in Shoreline Municipal Code (SMC) 20.30.320. The purpose of a rezoning is a mechanism to make changes to a zoning classification, conditions, or concomitant agreement applicable to property. Changes to the zoning classification that apply to a parcel of property are text changes and/or amendments to the official zoning map.

SMC 20.30.060 classifies a rezoning as a Type C decision. Pursuant to Table 20.30.060, the City of Shoreline Hearing Examiner, after holding an open record public hearing and preparing findings and conclusions, makes a recommendation to the City Council. The City Council is the final decision-making authority on a rezoning.

#### Rezoning Applications – Legal Standard

Three general rules apply to rezoning applications:

- (1) there is no presumption of validity favoring a rezoning;
- (2) the rezoning proponent must demonstrate that circumstances have changed since the original zoning; and
- (3) the rezoning must have a substantial relationship to the public health, safety, morals, and general welfare.

*Phoenix Development Inc. v. City of Woodinville*, 171 Wn. 2d 820, 834 (2011) (citing *Citizens for Mount Vernon v. City of Mount Vernon*, 133 Wash. 2d 861, 947 P.2d 1208 [1997]).

However, as is the case for the present rezoning application, when a proposed rezoning implements the policies of a comprehensive plan, the rezoning proponent is not required to demonstrate changed circumstances. *Bjarnson v. Kitsap County*, 78 Wash. App. 840, 899 P.2d 1290 (1995).

The decision criteria set forth in SMC 20.30.320(B) address these general rules as well as other considerations the City has established for determining whether or not a rezoning should be granted.

#### Decision Criteria – SMC 20.30.320(B)

Decision criteria that the Hearing Examiner must examine for a rezone are set forth in SMC 20.30.320(B). The Applicant provided responses (in **Attachment 9** and copied below) to the following decision criteria and staff has analyzed each of the criterion below.

SMC 20.30.320(B) provides that an application for a rezone of property may be approved or approved with modifications if:

**1. The rezone is consistent with the Comprehensive Plan.**

Applicant's Response:

The proposed project seeks a rezone to R24. The rezone will allow higher densities than would be allowed under the existing zoning of R12.

The subject property is designated as High Density Residential on the Future Land Use Map of the Shoreline Comprehensive Plan. According to the Plan, "The High Density Residential designation is intended for areas near employment and/or commercial areas, where high levels of transit service are present or likely. The designation creates a transition between commercial uses and lower intensity residential uses...The base density may not exceed 48 dwelling units per acre." Therefore, every residential designation with a density of up to 48 dwelling units per acre falls in line with the Comprehensive Plan. As R24 falls within this parameter, it is consistent with the Plan.

Staff Analysis:

In addition to Policy LU3, stated by the Applicant above, the proposed rezone also meets the Goals and Policies below, which support higher density near areas with access to transit, businesses, and jobs. Compared to the current single-family use, redevelopment of townhomes on this site would better support the following Comprehensive Plan Goals and Policies:

Goal LU I: Encourage development that creates a variety of housing, shopping, entertainment, recreation, gathering spaces, employment, and services that are accessible to neighborhoods.

Goal LU II: Establish land use patterns that promote walking, biking and using transit to access goods, services, education, employment, recreation.

Goal LU V: Enhance the character, quality, and function of existing residential neighborhoods while accommodating anticipated growth.

LU8: Provide, through land use regulation, the potential for a broad range of housing choices and levels of affordability to meet the changing needs of a diverse community.

Goal CD I: Promote community development and redevelopment that is aesthetically pleasing, functional, and consistent with the City's vision.

T28. Encourage development that is supportive of transit, and advocate for expansion and addition of new routes in areas with transit supportive densities and uses.

Goal H II: Encourage development of an appropriate mix of housing choices through innovative land use and well-crafted regulations.

Goal H V: Integrate new development with consideration to design and scale that complements existing neighborhoods, and provides effective transitions between different uses and intensities.

H1: Encourage a variety of residential design alternatives that increase housing choice.

H3: Encourage infill development on vacant or underutilized sites.

H23: Assure that site, landscaping, building, and design regulations create effective transitions between different land uses and densities.

NE1. Promote infill and concurrent infrastructure improvements in areas that are already developed in order to preserve rural areas, open spaces, ecological functions, and agricultural lands in the region.

Based on the noted Comprehensive Plan Goals and Policies and the R-24 zone being more in alignment with the High Density Residential Land Use Designation, the proposed rezone is consistent with the Comprehensive Plan and meets SMC 20.30.320(B)(1).

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

Applicant's Response:

The application for the rezone will allow for a subsequent application for a unit lot subdivision. Review of the land development proposal would then be made to comply with the relevant codes, policies, and standards of the City of Shoreline. The intent of the City codes, policies, and standards is to ensure that adequate provision has been made for the public health, safety, and general welfare of the citizens.

Staff Analysis:

The Property is located in close proximity of the Aurora Corridor, which is served by Bus Rapid Transit, and the Aurora Village shopping area, which contains a transit center, and large retail chains including Costco and Home Depot. The Property is adjacent to parcels with a variety of High Density Residential and Mixed Use zoning, which include a mix of uses and housing types.

The intended future use for the Property (townhomes) is an approved use in the R-24 zone and will be required to fully comply with the Shoreline Municipal Code at the time of building permit application. Specifically, any future development will be connected to sanitary sewer and public water system and will be required to install frontage improvements, including sidewalks and stormwater controls, to ensure public health and safety.

The rezone will not adversely affect the public health, safety, or general welfare since the Applicant is not introducing a use (townhomes) that cannot already be developed on the site. The rezone will allow the Applicant to develop more townhomes than currently allowed, which complies with the goals and policies of the Comprehensive Plan related to infill housing.

This proposed rezone meets SMC 20.30,320(B)(2).

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

Applicant's Response:

As previously quoted, the High Density Residential zone is intended for densities up to 48 dwelling units per acre, and to be a transition between commercial uses and lower intensity residential uses. The next residential density gradient down, Medium Density Residential, "...allows single-family dwelling units, duplexes, triplexes, zero lot line houses, townhomes, and cottage housing...The permitted base density for this designation may not exceed 12 dwelling units per acre." Thus, it can be concluded that the current zoning, R12, would be conforming if the designation was Medium Density Residential. While implementing zones are not explicitly listed in the comprehensive plan, the intent of High Density Residential seems to be for higher densities than those that would be more common at lower density designations. Thus, a rezone to a denser zone could be considered necessary to achieve consistency with the Plan.

Staff Analysis:

Comprehensive Plan Policy LU-3 states:

*The High Density Residential designation is intended for areas near employment and/or commercial areas, where high levels of transit*

*service are present or likely. This designation creates a transition between commercial uses and lower intensity residential uses...*

This proposal will provide greater residential densities than the current single-family use, which underutilizes even the current R-12 zoning designation. The proposed R-24 zoning is in an area near employment, commercial areas, and where high levels of transit are present.

The proposed R-24 zone would complement the R-24 zone directly to the east, while still allowing for transition to existing R-6 (single-family) zoning to the west, because the parcel immediately adjacent to the west retains R-12 zoning.

The rezone and subsequent redevelopment of the property are also warranted to achieve consistency with the Comprehensive Plan policies listed under the Staff Analysis for Criteria #1, because additional density in this area would promote housing choice and support businesses and transit service in the immediate vicinity.

This proposed rezone meets SMC 20.30.320(B)(3).

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

Applicant Response:

All parcels that border the subject property are designated as High Density Residential as well. Therefore, any zoning that is consistent with the Plan should be considered not detrimental to uses or property in the immediate vicinity if the Plan itself was not considered to be such. In addition, landscaping will be installed along all property lines to provide a buffer between the new development and any other existing single-family uses. All setbacks and applicable City code will be followed in any subsequent development. The City code was written to take these concerns into account, so any development that follows the code should be taken as not materially detrimental.

Staff Analysis:

As noted by the Applicant, any new development on the Property will be required to comply with the City's Municipal Code, Stormwater Manual, Engineering Development Manual, and other relevant codes that ensure the site will be developed to current standards. The current house was built in 1942, prior to adoption of sidewalk and stormwater standards, so any redevelopment will improve pedestrian circulation and safety in the neighborhood and reduce runoff from the site. New development will also be required to provide sufficient parking onsite to mitigate any effects of street parking on the adjacent right-of-way.



As noted above, properties in the area have developed with high density residential multi-family projects, including the property immediately to the east. Future development of the Property with townhomes will actually be at a lesser intensity than those uses so would not result in detriment.

This proposed rezone meets SMC 20.30.320(B)(4).

**5. The rezone has merit and value for the community.**

Applicant's Response:

The rezone will allow for higher density housing to be added to the stock of the City of Shoreline. More flexible zoning allows for a greater variety of housing options outside of the standard single-family home, and therefore allows for potentially more affordable infill housing to be built. Therefore, in providing additional needed housing units, this rezone has merit and value.

Staff Analysis:

The proposed rezone is implementing the City's vision for this area as stated in Comprehensive Plan Policy LU-3 and other policies listed in the Staff Analysis for Criteria #1. Existing commercial uses are in close proximity to the site and transit is a short walk from the Property. Any future development will be required to install full frontage improvements that include sidewalk, curb, gutter, and landscape/amenity zone adjacent to the sidewalk. In addition, new residential development will require the payment of impact fees, thereby allowing for system-wide improvements that are being required due to growth within the community.

This proposed rezone meets SMC 20.30.320(B)(5).

**DEPARTMENT RECOMMENDATION:**

Based on the above applicant response to the rezone criteria, the Planning & Community Development Department recommends **APPROVAL** of the Rezone for PLN18-0038. The Property identified in this Staff Report should be rezoned to Residential 24 units per acre (R-24).

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Miranda Redinger, AICP, Senior Planner  
June 5, 2018

**Attachments:**

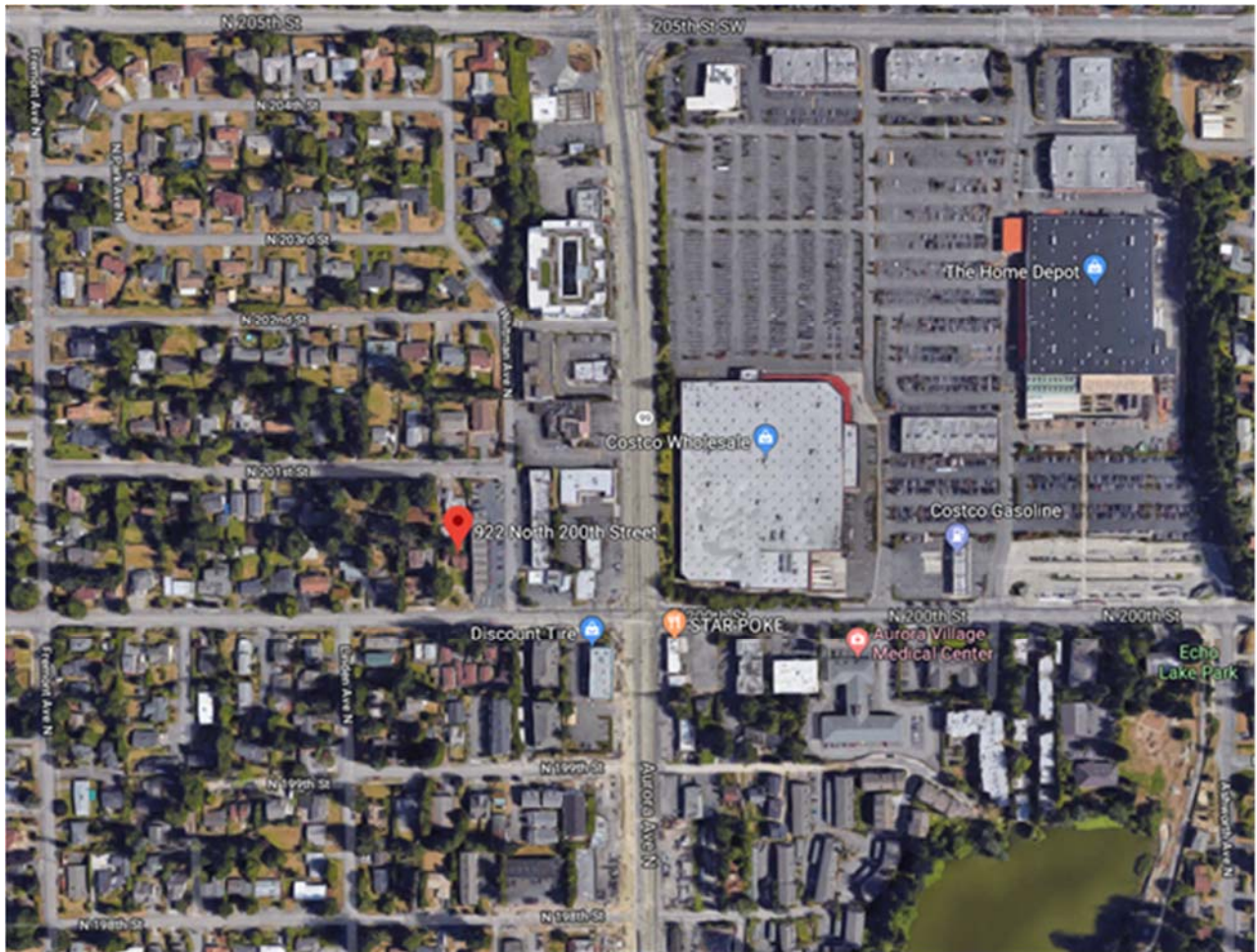
1. Site Plan
2. Vicinity Map
3. Zoning Map

4. Comprehensive Plan Map
5. Critical Areas Map
6. Neighborhood Meeting Invite
7. Neighborhood Meeting Summary
8. Application
9. Rezone Criteria and Statement of Use- submitted by Applicant
10. Notice of Application
11. Notice of June 12 Public Hearing
12. Notice of July 24 Public Hearing
13. Public Comment Received by June 5, 2018
14. SEPA Determination of Nonsignificance (DNS)
15. Amended SEPA DNS
16. Signed SEPA Checklist

Attachment 1- Site Plan



Attachment 2- Vicinity Map





Attachment 3- Zoning Map



Attachment 4- Comprehensive Plan Map





## Attachment 6- Neighborhood Meeting Invite

Dear Neighbor:

Please come hear a presentation for a proposed rezone and development at 922 N 200<sup>th</sup> St Shoreline, WA 98133. At this meeting we will discuss the specific details and solicit comments on the proposal from the neighborhood.

### **Meeting Information:**

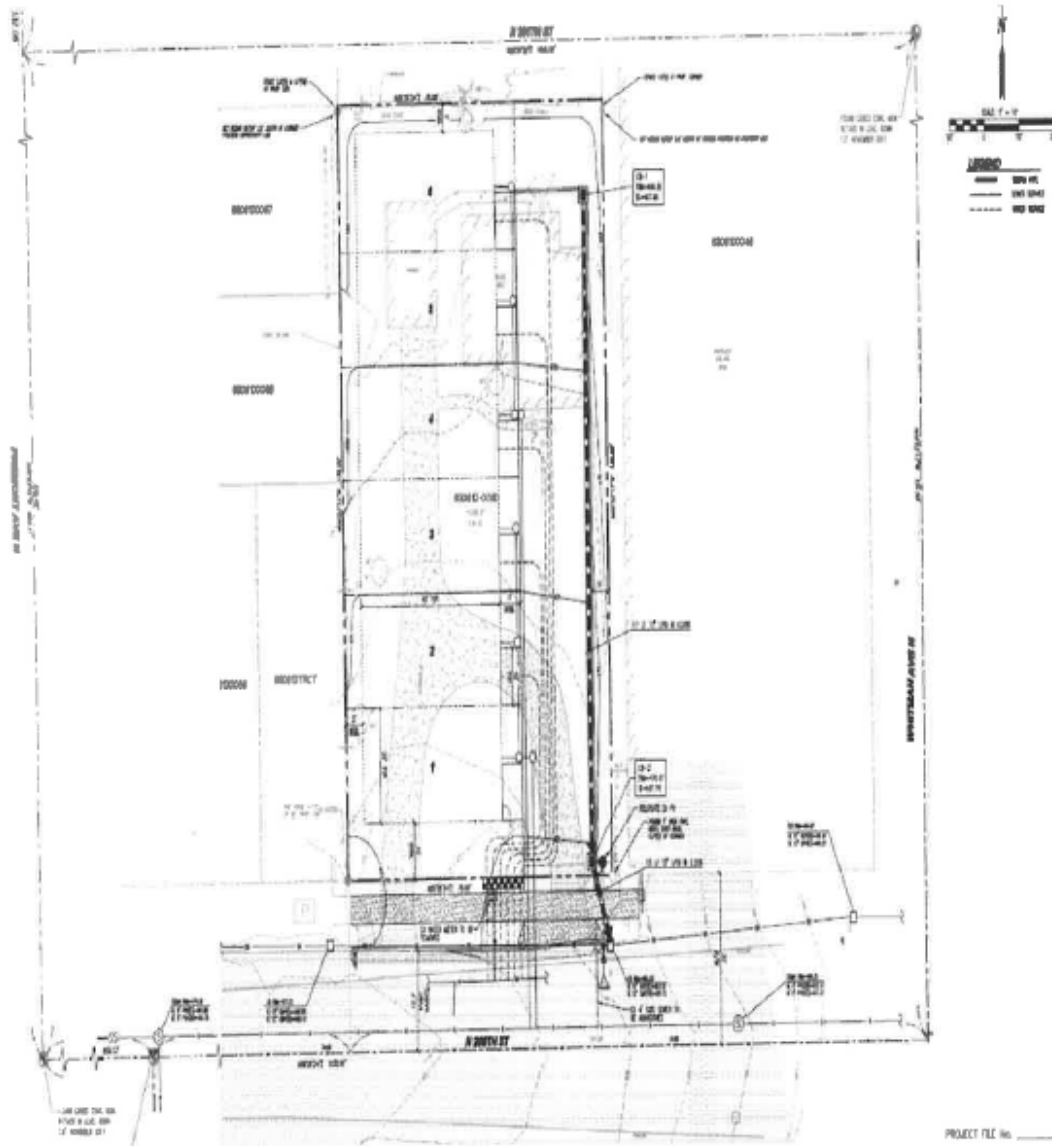
Proposal: Applicant is looking to rezone the property from R12 to the comprehensive plan designation of R24. The Applicant is also looking to subdivide the property into 6 fee simple townhome units.

Date: Thursday, February 15, 2018

Time: 6:00 p.m. -7:30 p.m.

Location of Meeting: City of Shoreline City Hall, Third Floor Conference Room 303





## Attachment 7- Neighborhood Meeting Summary



### Neighborhood Meeting Summary

Started at 5:45PM

- Introduced myself and my company and my roll in the development. Went on to discuss the process of rezone, subdivision and site development. Listed the permits we would need. I showed them a larger site plan then the one that was mailed.
- After brief introduction and explanation of permitting process, most people had questions.
- The questions were mostly about traffic on N. 200<sup>th</sup>, parking, rezone process, when we would build and which side of the lot the building was on. The neighbors asked if there was going to be a fence between our property and the apartments next door.
- No modifications to the site plan was requested and no modifications are proposed.

Ended at 6:45 PM

RECEIVED  
MAR 16 2013  
PCD

PLN 180038

Attachment 8- Application



City of Shoreline
Planning & Community Development
17500 Midvale Avenue North Shoreline, WA 98133-4905
Phone: (206) 801-2500 Fax: (206) 801-2788
Email: pcd@shorelinewa.gov Web: www.shorelinewa.gov

Print Form

PERMIT APPLICATION

PARCEL INFORMATION (Include all parcel(s) information. Attach additional sheets, if necessary.)

Project Address 922 N 200th St, Shoreline, WA 98133
(Leave blank if address is not known)

Parcel Number (Property Tax Account Number) 5306100050

Legal Description see attached
(Attach separate sheet for long Legal Description)

RECEIVED
MAR 13 2018
PCD

PROPERTY OWNER INFORMATION

Name Mike & Billye Drew Email

Address 4276 Wateredge Dr City Langley State WA Zip 98260

Phone Phone Cell

Owner's Authorized Agent

Name Brian Kalab/ Insight Engineering Co. Email brian@insightengineering.net

Address P.O. Box 1478 City Everett State WA Zip 98206

Phone (425)-303-9363 Phone Cell

PROJECT INFORMATION

- Type of Application: [ ] Single Family [ ] Multi-Family [ ] Non-Residential [ ] Legislative
Building/Construction: [ ] New Construction [ ] Change of Use [ ] Mechanical [ ] Fire Sprinkler
[ ] Addition/Remodel [ ] Demolition [ ] Plumbing [ ] Fire Alarm
[ ] Clearing & Grading [ ] Site Development [ ] Other
Land Use: [x] Subdivision [ ] Zoning Variance [ ] Use - Home Occupation [ ] Conditional Use
[x] Short Plat [ ] Engineering Deviation [ ] Use - Bed & Breakfast [ ] Code Interpretation
[ ] Use - Temporary Use [x] Rezone [ ] Administrative Design Review

PROJECT DESCRIPTION: Rezone site to R24, then subdivide the lot into 6 units in a unit-lot subdivision

Construction Value

CONTRACTOR INFORMATION

Company Name Email

Contact Person Phone

Address City State Zip

Contractor's Registration # Expiration Date

I am the property owner or authorized agent of the property owner. I certify that to the best of my knowledge, the information submitted in support of this permit application is true and correct. I certify that I will comply with all applicable City of Shoreline regulations pertaining to the work authorized by the issuance of a permit. I understand that issuance of this permit does not remove the owner's responsibility for compliance with state or federal laws regulating construction or environmental laws. I grant permission for City staff and agents to enter areas covered by this permit application for the sole purpose of inspecting these areas in order to process this application and to enforce code provisions related to the issued permit(s).

Signature of PROPERTY OWNER Signature of AUTHORIZED AGENT Date 3-12-18

PLN 18-0038

## CRITICAL AREAS WORKSHEET

- Yes  No Is there any standing or running water on the surface of the property or on any adjacent property at any time during the year?
- Yes  No Does the site have steep slopes with little to no vegetation?
- Yes  No Has any portion of the property or any adjacent property ever been identified as a wetland or swamp?
- Yes  No Does the site contain high percentages of silt and/or very fine sand?
- Yes  No Are any willows, skunk cabbage, alders, cottonwoods, or cattails present on your property or adjacent properties?
- Yes  No Does the site contain ground water seepage or springs near the surface of the ground?
- Yes  No Are there any indications on any portion of the property or on any adjacent property of rockslides, earthflows, mudflows, landslides, or other slope failure?

Please indicate which line best represents the steepest slope found on your property.  0%-5%  5%-10%  10%-15%  15%-20%  20%-25%  25%+

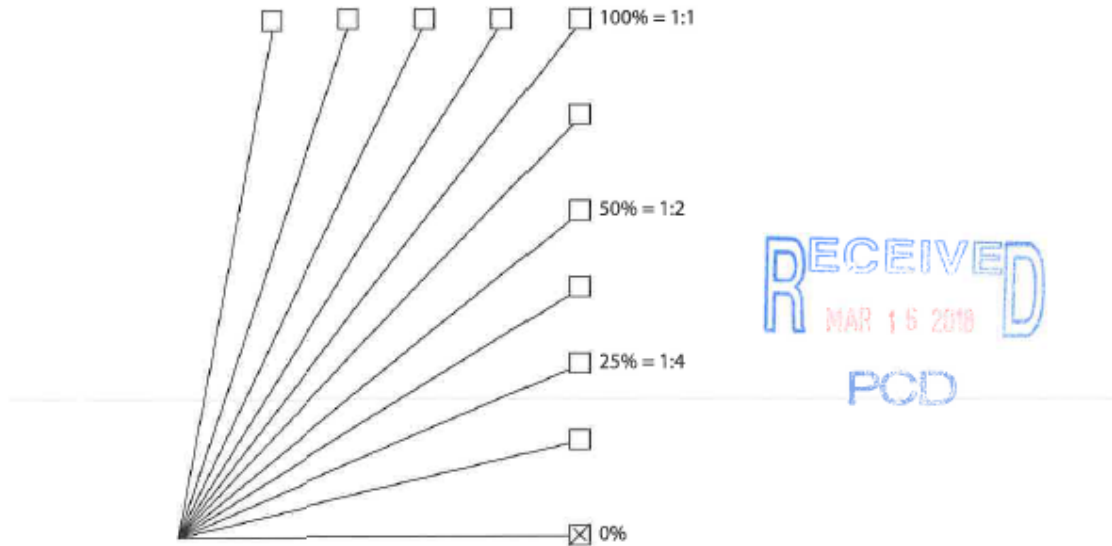
Please describe the site conditions for any "yes" answer:

Who prepared this information? Raven Campbell

### How to Determine the Slope of a Hillside

The slope is considered the vertical measure as it relates to the horizontal measure. For example if a slope has a rise of one foot over a four foot horizontal distance the slope would be 1:4 or a 25% slope.

**(Check appropriate slope percentage box and mark correct box on diagram below.)**



PW 180038

Attachment 9- Rezone Criteria and Statement of Use



**Rezone Criteria and Statement of Use**

Rezone Criteria

The City may approve or approve with modifications an application for a rezone of a property if:

- a. The rezone is consistent with the Comprehensive Plan;
- b. The rezone will not adversely affect the public health, safety, or general welfare;
- c. The rezone is warranted in order to achieve consistency with the Comprehensive Plan;
- d. The rezone will not materially be detrimental to uses or property in the immediate vicinity of the subject rezone;
- e. The rezone has merit and value for the community.

Analysis

- a. The rezone is consistent with the Comprehensive Plan:

The proposed project seeks a rezone to R24. The rezone will allow higher densities than would be allowed under the existing zoning of R12.

The subject property is designated as High Density Residential on the Future Land Use Map of the Shoreline Comprehensive Plan. According to the Plan, "The High Density Residential designation is intended for areas near employment and/or commercial areas, where high levels of transit service are present or likely. The designation creates a transition between commercial uses and lower intensity residential uses... The base density may not exceed 48 dwelling units per acre." Therefore, every residential designation with a density of up to 48 dwelling units per acre falls in line with the Comprehensive Plan. As R24 falls within this parameter, it is consistent with the Plan.

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

The application for the rezone will allow for a subsequent application for a unit lot subdivision. Review of the land development proposal would then be made to comply with the relevant codes, policies, and standards of the City of Shoreline. The intent of the City codes, policies, and standards is to ensure that adequate provision has been made for the public health, safety, and welfare of the citizens.

- c. The rezone is warranted in order to achieve consistency with the Comprehensive Plan:

As previously quoted, the High Density Residential zone is intended for densities up to 48 dwelling units per acre, and to be a transition between commercial uses and lower intensity residential uses. The next residential density gradient down, Medium Density Residential, "...allows single-family dwellings units, duplexes, triplexes, zero lot line



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houses, townhouses, and cottage housing. ... The permitted base density for this designation may not exceed 12 dwelling units per acre.” Thus, it can be concluded that the current zoning, R12, would be conforming if the designation was Medium Density Residential. While implementing zones are not explicitly listed in the comprehensive plan, the intent of High Density Residential seems to be for higher densities than those that would be more common at lower density designations. Thus, a rezone to a denser zone could be considered necessary to achieve consistency with the Plan.

d. The rezone will not materially be detrimental to uses or property in the immediate vicinity of the subject rezone;

All parcels that border the subject property are designated as High Density Residential as well. Therefore, any zoning that is consistent with the Plan should be considered not detrimental to uses or property in the immediate vicinity if the Plan itself was not considered to be as such. In addition, landscaping will be installed along all property lines to provide a buffer between the new development and any other existing single-family uses. All setbacks and applicable city code will be followed in any subsequent development. The City code was written to take these concerns into account, so any development that follows the code should be taken as not materially detrimental.

e. The rezone has merit and value for the community.

The rezone will allow for higher density housing to be added to the stock of the city of Shoreline. More flexible zoning allows for a greater variety of housing options outside of the standard single-family home, and therefore allows for potentially more affordable infill housing to be built. Therefore, in providing additional needed housing units, this rezone has merit and value.

Statement of Use

The proposed project is to rezone a parcel, tax account number 5306100050, from R12 to R24. After the rezone is approved, the intent is to subdivide the 0.24 acre parcel into 6 units in a unit-lot subdivision. Eventually, a 6-unit townhome building will be erected on the site with accompanying utilities. As currently conceived, the building will be approximately 116 feet long and 40 feet wide, up to 35 feet high, with a hardscape coverage of 8,025 square feet, or 77% of the site. The primary use will be residential. The existing single-family home is to be removed.

Attachment 10- Notice of Application

**The City of Shoreline Notice of Rezone Application including Optional SEPA DNS Process**

**Location, Application No., Type of Permit(s) Required and Project Description: 922 N 200<sup>th</sup> Street, Shoreline, WA 98155;** PLN18-0038 Rezone Application. The applicant has requested to rezone this parcel from Residential-12 units per acre (R-12) to Residential-24 units per acre (R-24). No development project is proposed as part of this application.

The City expects to issue a SEPA Determination of Nonsignificance (DNS). This SEPA comment period may be the only opportunity to comment on the *environmental* impacts of this proposal. There will be additional opportunity for comment at the public hearing. A separate notice will be mailed and posted once the public hearing date has been determined.

This SEPA public comment period ends Wednesday, May 9, 2018 at 5:00 p.m. Please mail, fax (206) 801-2788 or deliver comments to City of Shoreline, Attn: Miranda Redinger, 17500 Midvale Avenue N, Shoreline, WA 98133 or email to [mredinger@shorelinewa.gov](mailto:mredinger@shorelinewa.gov).

Copies of the full notice of application, application materials including SEPA documents, and applicable codes are available for review at City Hall, 17500 Midvale Avenue N.

Attachment 11- Notice of June 12 Public Hearing

## **The City of Shoreline Notice of Public Hearing of the Hearing Examiner**

**Applicant, Application No. and Permit Requested:** Drew/Kalab, PLN18-0038

**Location & Description of Project:** 922 N 200<sup>th</sup> Street, Shoreline, WA 98133. The applicant has requested to rezone this parcel from Residential-12 units per acre (R-12) to Residential-24 units per acre (R-24) in order to construct townhomes.

Interested persons are encouraged to provide oral and/or written comments regarding the above project at an open record public hearing. The hearing is scheduled for Tuesday, June 12, 2018 at 6:00 pm in the Council Chamber at City Hall 17500 Midvale Avenue N, Shoreline, WA.

Any person requiring a disability accommodation should contact the City Clerk at (206) 801-2230 in advance for more information. For TTY telephone service call (206) 546-0457. Each request will be considered individually, according to the type of request, the availability of resources, and the financial ability of the City to provide the requested services or equipment.



Attachment 12- Notice of July 24 Public Hearing

## **The City of Shoreline Notice of Public Hearing of the Hearing Examiner**

**Applicant, Application No. and Permit Requested:** Drew/Kalab, PLN18-0038

**Location & Description of Project:** 922 N 200<sup>th</sup> Street, Shoreline, WA 98133. The applicant has requested to rezone this parcel from Residential-12 units per acre (R-12) to Residential-24 units per acre (R-24).

Interested persons are encouraged to provide oral and/or written comments regarding the above project at an open record public hearing. The hearing is scheduled for Tuesday, July 24, 2018 at 6:00 pm in the Council Chamber at City Hall (17500 Midvale Avenue N, Shoreline, WA).

Any person requiring a disability accommodation should contact the City Clerk at (206) 801-2230 in advance for more information. For TTY telephone service call (206) 546-0457. Each request will be considered individually, according to the type of request, the availability of resources, and the financial ability of the City to provide the requested services or equipment.

Attachment 13- Public Comment

May 1, 2018

ATTN: Miranda Redinger, City Of Shoreline

SUBJECT: PUBLIC COMMENT

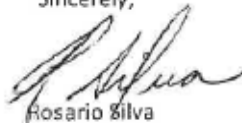
With regards to building of new town homes on 922 N 200<sup>th</sup> Street, Shoreline Washington, I am totally in disagreement. My family has lived in 202<sup>nd</sup> St & Whitman Ave N since 1985. We have seen how new developments in our area has impacted our neighborhood. To begin with we have experienced seeing the building of two new complexes. # 1 all the greenbelts of trees and greenery were removed, #2 the city allowed the buildings of complexes without giving tenants plenty of parking spaces within the building areas and that has tremendously impacted our streets both Whitman and 202<sup>nd</sup> and adjacent streets all the way to N Fremont St. with cars parked all over.

I believe that when you survey the area for additional building it is done during the daytime, when everybody is gone to work and no cars parked. But instead you should survey at night when people are back home and parked every which way. This makes it most difficult to residents of our area to get around either driving or walking. Often only one car can go thru the street because of the parked cars every which way, and tenants of those buildings ignoring the **NO PARKING** signs.

In addition, the new constructions, has brought undesirable people to our neighborhood. Not to mention the garbage, drugs and needles that is often found next to our fence and streets, and tenants thinking that our front and side yard is a Doggie Park for pets and leave their mess.

You may or may not take these comments into consideration, but I needed to raise my opinion as to how it is that our neighborhood has deteriorated and changed since 1985 and certainly how communities are being affected by the growing building changes.

Sincerely,



Rosario Silva

206-604-2049

June 4, 2018



City Council  
City hall  
17500 Midvale, Ave North,  
Shoreline, WA 98133

I am writing in response to the Public Hearing announcement for the development of the property at 922 N. 200<sup>th</sup> Street, Shoreline, WA 98133. It is a request to allow for rezoning. I am adamantly opposed to the project. This was a single family home that has already been rezoned. It is surrounded by apartment or condo buildings and will obviously be developed as such.

I don't understand why we are told there are zoning laws if they can be changed so easily. An application and the hope the public doesn't pay too much attention and before we know it there are twice as many units as were allowed before. I want our City Council to look out for our neighborhoods and for we, the residents. Time and time again I see where the developers are allowed to change the character of our neighborhoods. Not only do they put more housing in than what we thought was allowed, but they cut down our large fir trees.

Shoreline is nothing like it was 20 years ago when we moved here. I understand development is going to happen and trees are going to be cut down. What I want to see is that the developers are held to our current laws and not be allowed to request for changes to double their money and our congestion.

Thank you for your time.

Sincerely,

A handwritten signature in cursive that reads "Colleen Holbrook".

Colleen Holbrook  
1361 North 180<sup>th</sup> Street,  
Shoreline, WA 98133

180038

Attachment 14- SEPA DNS



Planning & Community Development

17500 Midvale Avenue North  
Shoreline, WA 98133-4905  
(206) 801-2500 ♦ Fax (206) 801-2788

**SEPA THRESHOLD DETERMINATION OF NONSIGNIFICANCE (DNS)**

**PROJECT INFORMATION**

DATE OF ISSUANCE: **May 3, 2018**

PROPONENT: **Brian Kalab, Insight Engineering Co.**

LOCATION OF PROPOSAL: **922 N 200<sup>th</sup> Street, Shoreline, WA 98133**

DESCRIPTION OF PROPOSAL: **The applicant has requested to rezone one parcel from Residential 12-units per acre (R-12) to Residential 24-units per acre (R-24) in order to construct townhomes.**

PUBLIC HEARING **Tentatively scheduled for June 14, 2018**

**SEPA THRESHOLD DETERMINATION OF NONSIGNIFICANCE (DNS)**

The City of Shoreline has determined that the proposal will not have a probable significant adverse impact(s) on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of the environmental checklist, the City of Shoreline Comprehensive Plan, the City of Shoreline Development Code, and other information on file with the Department. This information is available for public review upon request at no charge.

This Determination of Nonsignificance (DNS) is issued in accordance with WAC 197-11-340(2). The City will not act on this proposal for 15 days from the date below.

RESPONSIBLE OFFICIAL: **Rachael Markle, AICP**  
**Planning & Community Development, Director and SEPA Responsible Official**

ADDRESS: **17500 Midvale Avenue North** PHONE: **206-801-2531**  
**Shoreline, WA 98133-4905**

DATE: 5-1-18 SIGNATURE: 

**PUBLIC COMMENT, APPEAL, AND PROJECT INFORMATION**

The public comment period will end May 18, 2018. There is no administrative appeal of this determination. The SEPA Threshold Determination may be appealed with the decision on the underlying action to superior court. If there is not a statutory time limit in filing a judicial appeal, the appeal must be filed within 21 calendar days following the issuance of the underlying decision in accordance with State law.

The file and copy of the Rezone Application are available for review at the City Hall, 17500 Midvale Ave N., 3<sup>rd</sup> floor – Planning & Community Development or by contacting Miranda Redinger, AICP, Senior Planner at [mredinger@shorelinewa.gov](mailto:mredinger@shorelinewa.gov) or by calling 206-801-2513.

The file and copy of this SEPA Determination of Nonsignificance is available for review at the City Hall, 17500 Midvale Ave N., 3<sup>rd</sup> floor – Planning & Community Development.

Attachment 15- Revised SEPA DNS



*Planning & Community Development*

17500 Midvale Avenue North  
Shoreline, WA 98133-4905  
(206) 801-2500 ♦ Fax (206) 801-2788

**AMENDED**

**SEPA THRESHOLD DETERMINATION OF NONSIGNIFICANCE (DNS)**

**PROJECT INFORMATION**

DATE OF ISSUANCE: **June 14, 2018**  
 PROPONENT: **Brian Kalab, Insight Engineering Co.**  
 LOCATION OF PROPOSAL: **922 N 200<sup>th</sup> Street, Shoreline, WA 98133**

DESCRIPTION OF PROPOSAL: The applicant has requested to rezone one parcel from Residential 12-units per acre (R-12) to Residential 24-units per acre (R-24) in order to construct townhomes.

PUBLIC HEARING **TBD**

**SEPA THRESHOLD DETERMINATION OF NONSIGNIFICANCE (DNS)**

The City of Shoreline has determined that the proposal will not have a probable significant adverse impact(s) on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of the environmental checklist, the City of Shoreline Comprehensive Plan, the City of Shoreline Development Code, and other information on file with the Department. This information is available for public review upon request at no charge.

This Determination of Nonsignificance (DNS) is issued in accordance with WAC 197-11-340(2). The City will not act on this proposal for 15 days from the date below.

RESONSIBLE OFFICIAL: **Rachael Markle, AICP**  
**Planning & Community Development, Director and SEPA Responsible Official**

ADDRESS: **17500 Midvale Avenue North** PHONE: **206-801-2531**  
**Shoreline, WA 98133-4905**

DATE: 6/12/18 SIGNATURE: Rachael P. Markle

**PUBLIC COMMENT, APPEAL, AND PROJECT INFORMATION**

The public comment period will end June 28, 2018. . ~~There is no administrative appeal of this determination. The SEPA Threshold Determination may be appealed with the decision on the underlying action to superior court. If there is not a statutory time limit in filing a judicial appeal, the appeal must be filed within 21 calendar days following the issuance of the underlying decision in accordance with State law. This DNS may be appealed by any interested person to the City of Shoreline Hearing Examiner as provided in SMC 20.30 Subchapter 4 and SMC 20.30.680 no later than fourteen (14) calendar days after the date of issuance. Appeals must be submitted in writing to the City Clerk with the appropriate filing fee and received by 5:00 pm on the last day of the appeal period. The written appeal must contain specific factual objections related to the environmental impacts of the project. An appeal hearing on the DNS will be consolidated with the open record hearing on the project application.~~

The file and copy of the Rezone Application are available for review at the City Hall, 17500 Midvale Ave N., 3<sup>rd</sup> floor – Planning & Community Development or by contacting Miranda Redinger, AICP, Senior Planner at [mredinger@shorelinewa.gov](mailto:mredinger@shorelinewa.gov) or by calling 206-801-2513.

The file and copy of this SEPA Determination of Nonsignificance is available for review at the City Hall, 17500 Midvale Ave N., 3<sup>rd</sup> floor – Planning & Community Development.

## SEPA ENVIRONMENTAL CHECKLIST

### ***Purpose of checklist:***

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

### ***Instructions for applicants:***

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

### ***Instructions for Lead Agencies:***

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

### ***Use of checklist for nonproject proposals:***

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

### ***A. Background***

1. Name of proposed project, if applicable: Southend Shoreline
2. Name of applicant: Southend Holdings, LLC
3. Address and phone number of applicant and contact person:

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MAR 16 2018

POD

PLN18-0038 Rezone Application- Drew/Kalab

Attachment 16

Owner: PO Box 430, Marysville, WA 98270 (425) 712-3108

Contact: Brian Kalab, P.E. / Insight Engineering Co. – PO Box 1478, Everett, WA 98206  
(425) 303-9363

4. Date checklist prepared: March 14, 2018
5. Agency requesting checklist: City of Shoreline
6. Proposed timing or schedule (including phasing, if applicable):  
Project will be completed in one phase.
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.  
No future additions proposed at this time.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.  
Drainage Report and Geotechnical Report
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.  
None known.
10. List any government approvals or permits that will be needed for your proposal, if known.  
Preliminary and final subdivision approval, Rezone approval, subsequent building approval.
11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)  
The project is to rezone the parcel from R12 to R24, and subsequently subdivide the 0.24 acre parcel into six unit lots under the unit-lot subdivision code. Thereafter, a six-unit townhome structure will be constructed.
12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

**B. Environmental Elements**

**1. Earth**

a. General description of the site:

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other \_\_\_\_\_

- b. What is the steepest slope on the site (approximate percent slope)?  
Approximately 2%
- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.  
Alderwood Type Soils
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.  
None known.
- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.  
Approximately 300 cubic yards of fill will be needed, and approximately 30 cubic yards will be cut.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.  
Yes, erosion could occur; however, it will be minimized with the implementation of the SWPPP.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?  
75%
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:  
Implementation of the Stormwater Pollution Prevention Plan during construction will reduce erosion from construction.

## **2. Air**

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.  
None known.
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.  
No, not applicable.
- c. Proposed measures to reduce or control emissions or other impacts to air, if any:  
There are no measures needed to reduce emissions.

## **3. Water**

- a. Surface Water:



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1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

No.

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

No.

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

None.

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No.

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No, it does not.

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No, it does not.

b. Ground Water:

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No.

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

None.

c. Water runoff (including stormwater):

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- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

The site will discharge surface water into a catch basin in the road frontage. The site is below the threshold for requiring stormwater quantity and quality controls.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

No, does not apply.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No, please see the Stormwater Report for more information.

- d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

None.

#### 4. **Plants**

- a. Check the types of vegetation found on the site:

deciduous tree: alder, **maple**, aspen, **other**

evergreen tree: **fir**, cedar, pine, other

shrubs

grass

pasture

crop or grain

Orchards, vineyards or other permanent crops.

wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

water plants: water lily, eelgrass, milfoil, other

other types of vegetation

- b. What kind and amount of vegetation will be removed or altered?

On-site vegetation will be cleared to make room for the building site.

- c. List threatened and endangered species known to be on or near the site.

None known.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Landscaping conforming to City codes will be installed in setback areas.

- e. List all noxious weeds and invasive species known to be on or near the site.

## 5. **Animals**

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: hawk, heron, eagle, **songbirds**, other:

mammals: deer, bear, elk, beaver, **other: Rodents and Squirrels**

fish: bass, salmon, trout, herring, shellfish, other \_\_\_\_\_

- b. List any threatened and endangered species known to be on or near the site.

None known.

- c. Is the site part of a migration route? If so, explain.

All Western Washington is in the Pacific Flyaway.

- d. Proposed measures to preserve or enhance wildlife, if any:

None proposed.

- e. List any invasive animal species known to be on or near the site.

None known.

## 6. **Energy and Natural Resources**

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

The energy used would mostly be from natural gas and electricity.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

It would not.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

Washington State Energy code will be followed in any subsequent construction.

## 7. **Environmental Health**

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

- 1) Describe any known or possible contamination at the site from present or past uses.

None known.

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

None known.

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

None.

- 4) Describe special emergency services that might be required.

Paramedics and/or Fire Department may be needed during construction.

- 5) Proposed measures to reduce or control environmental health hazards, if any:

None.

**b. Noise**

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

The area has standard residential noise, including traffic.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Short-term noise impacts would result from the use of construction equipment during daylight hours. Construction noise is generated by heavy equipment, hand tools and the transporting of construction equipment. At 200 feet from the area of construction, LEQ would be approximately the following:

Activity	LEQ (In Decibels)
Clearing	71-72
Excavation	59-77
Foundations	65
Building Construction	60-72
Finishing	62-77

- 3) Proposed measures to reduce or control noise impacts, if any:

Attachment 16

At the time, construction activities would comply with the Washington State noise ordinance. The commercial use is expected to general typical commercial noises.

**8. Land and Shoreline Use**

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

Current use is a single-family residence. Surrounding uses include single-family residences and various multifamily uses. Land use will be unaffected.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

To our knowledge, the site has not, in recent years been working farm or forest land.

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

No, no working farm or forest land is located in the near vicinity.

- c. Describe any structures on the site.

A single-family home and a detached garage.

- d. Will any structures be demolished? If so, what?

All structures will be demolished.

- e. What is the current zoning classification of the site?

R-12

- f. What is the current comprehensive plan designation of the site?

Hight Density Residential

- g. If applicable, what is the current shoreline master program designation of the site?

N/A

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

No.

- i. Approximately how many people would reside or work in the completed project?

At 2.5 people per unit, 15 people will reside in the completed project.

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j. Approximately how many people would the completed project displace?

Approximately 3 people will be displaced.

k. Proposed measures to avoid or reduce displacement impacts, if any:

None proposed.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

Project will follow all applicable City of Shoreline codes.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

N/A

### **9. Housing**

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

6 middle-income units will be provided.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

1 middle-income unit will be eliminated.

c. Proposed measures to reduce or control housing impacts, if any:

None.

### **10. Aesthetics**

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

35 feet is the maximum proposed height.

b. What views in the immediate vicinity would be altered or obstructed?

Views into the parcel may be obstructed, but outer views will not be obstructed.

c. Proposed measures to reduce or control aesthetic impacts, if any:

Any subsequent building will follow City of Shoreline design code.

### **11. Light and Glare**

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

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No additional light or glare will be produced at end of the project.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

No.

- c. What existing off-site sources of light or glare may affect your proposal?

The primary off source of light and glare would be from the existing residential area lighting and vehicles traveling along the nearby roadways. Existing offsite sources of light and glare should not affect the subject proposal.

- d. Proposed measures to reduce or control light and glare impacts, if any:

None.

## **12. Recreation**

- a. What designated and informal recreational opportunities are in the immediate vicinity?

No recreation opportunities are in the immediate vicinity.

- b. Would the proposed project displace any existing recreational uses? If so, describe.

No.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

None.

## **13. Historic and cultural preservation**

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

Not to our knowledge.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

Not to our knowledge.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

City historic preservation maps, GIS, state maps.

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- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

None.

**14. Transportation**

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

N 200<sup>th</sup> St. is the closest public street. A drive aisle will connect all units to the street.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

Transit is available in the form of several routes 0.24 miles away at the Aurora Transit Center.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

12 parking spaces will be provided, and 1 will be eliminated.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

Frontage improvements will be made in accordance with City code along N 200th St.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

It will not.

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

With 9.57 average daily trips per unit, approximately 57 trips will be produced.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No.

- h. Proposed measures to reduce or control transportation impacts, if any:

Any transportation impact fees levied by the City will be paid at the time they are due.

**15. Public Services**



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- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

Yes, however these needs will not significantly differ from standard residential needs.

- b. Proposed measures to reduce or control direct impacts on public services, if any.

Any impact fees levied upon the project will be paid at the time they are due.

**16. Utilities**

- a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other \_\_\_\_\_

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Ronald Wastewater is proposed for Sanitary Sewer, Seattle Public Utilities is proposed for water and electricity, Natural gas will be provided by PSE, and telephone will be provided by Frontier.

**C. Signature**

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: \_\_\_\_\_



Name of signee Brian Kalab

Position and Agency/Organization Insight Engineering Company

Date Submitted: March 15, 2018

## D. supplemental sheet for nonproject actions as amended by Staff

[\[help\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

The change in zoning designation from R-12 to R-24 – potentially doubling the density will likely be an increase to noise, water, and emissions from the operation of additional residential units and vehicles.

Proposed measures to avoid or reduce such increases are:

Storm drainage from the site will be detained and treated based on the requirements of the 2015 Department of Ecology Stormwater Manual for Western Washington prior to release into the watershed. Noise and pollution created from this proposed project would be typical of other townhome projects throughout the city.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

The rezone and subsequent increase of development potential will reduce wildlife habitat and plants. Fish and marine life downstream may benefit from updated stormwater standards.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

New landscaping and existing trees onsite and in the required right-of-way will be required during redevelopment of the site. Stormwater drainage standards will decrease run-off impacts to downstream habitat.

3. How would the proposal be likely to deplete energy or natural resources?

Energy and natural resources will be used in the construction of the site and the operation of the potential dwelling units.

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Attachment 16

Proposed measures to protect or conserve energy and natural resources are:

Potential new dwelling units will comply with current Residential Building Code, International Electric Code, and Energy Code.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

The proposed development will not negatively impact critical areas or parks. City maps indicate no critical areas or parks on or adjacent to this site.

Proposed measures to protect such resources or to avoid or reduce impacts are:

The Shoreline PROS plan anticipates parks usage and improvements based on the Comprehensive land use development potential of the City. Development on this site will require Park Impact Fees.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

The proposed rezone and potential development of townhomes is compatible with the Comprehensive Plan and is not located near shorelines.

Proposed measures to avoid or reduce shoreline and land use impacts are:

None.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Increased demand on public services and transportation will be typical of other townhome developments. The potential townhomes will not require a Transportation Impact Analysis since the number of vehicle trips will be under the threshold for review.

Proposed measures to reduce or respond to such demand(s) are:

The potential townhome development will require the installation of frontage improvements and impact fees for traffic, parks, and fire to offset the number of new units proposed. Currently, the site is near the high capacity transit on Aurora Avenue and the Transit Center on 200<sup>th</sup> Street near Home Depot and Costco.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.