

**CITY OF SHORELINE**  
**SHORELINE CITY COUNCIL**  
**SUMMARY MINUTES OF SPECIAL MEETING**

Monday, February 6, 2012  
7:00 p.m.

Council Chamber – Shoreline City Hall  
17500 Midvale Avenue North

**PRESENT:** Mayor McGlashan, Deputy Mayor Eggen, and Councilmembers McConnell, Winstead, Salomon, and Roberts

**ABSENT:** Councilmember Hall

1. CALL TO ORDER

At 7:00 p.m., the meeting was called to order by Mayor McGlashan, who presided.

2. FLAG SALUTE/ROLL CALL

Mayor McGlashan introduced Boy Scout Troop 853, who performed the flag ceremony and led the pledge of allegiance. Upon roll call by the City Clerk, all Councilmembers were present with the exception of Councilmember Hall.

**Upon motion by Councilmember McConnell, seconded by Deputy Mayor Eggen and carried 6-0, Councilmember Hall was excused.**

(a) Proclamation of Black History Month

Mayor McGlashan read the proclamation declaring the month of February as "Black History Month" in the City of Shoreline. Shorewood High School students Sara Kahn, Maggie Nagusi, and Makita Yasue accepted the proclamation, thanked the City for this recognition, and commented on the valuable contributions of African Americans to our society.

3. CITY MANAGER'S REPORT

Julie Underwood, City Manager, provided reports and updates on various City meetings, projects, and events.

4. COUNCIL REPORTS

Deputy Mayor Eggen reported on a Joint Transportation Subarea Board meeting hosted by King County where some concern was expressed about transportation priorities being considered in state legislature.

5. PUBLIC COMMENT

a) Michael Derrick, Shoreline, Ronald Wastewater District, commented that he looks forward to working with City staff on the Comprehensive Plan with regard to sewers, connections, and infrastructure upgrades.

b) Tom Mailhot, Shoreline, felt the traffic level of service in Richmond Beach should be Level C because it has unique circumstances and requires a unique solution.

c) Greg Logan, Shoreline, spoke in support of the marriage equality act.

d) Janet Way, Shoreline, commented on the Council subcommittee meeting earlier today and noted that there are limited reasons for conducting an executive session per RCW 42.30.110(g).

e) Diane Pottinger, Bellevue, Shoreline Water District Manager, discussed the Saving Water Partnership and Fix-a-Leak Week, adding that she has a future meeting with City staff regarding the Comprehensive Plan.

Ms. Underwood noted that Level of Service C will be discussed within the context of the Comprehensive Plan item on tonight's agenda.

6. APPROVAL OF THE AGENDA

**Upon motion by Councilmember Roberts, seconded by Deputy Mayor Eggen and unanimously carried, the agenda was approved.**

7. ACTION ITEMS: OTHER ORDINANCES, RESOLUTIONS, AND MOTIONS

(a) Resolution No. 322 Declaring Support for Marriage Equality in Washington State and Urging the Washington State Legislature to Pass Senate Bill 6239

Eric Bratton, Management Analyst, provided a brief staff report and conveyed the staff recommendation to pass Resolution No. 322 which declares support for marriage equality in Washington State.

**Deputy Mayor Eggen assumed the chair and Mayor McGlashan moved adoption of Resolution No. 322. Councilmember Roberts seconded the motion.** Mayor McGlashan spoke in favor of the motion and said it is an important issue. Councilmember Roberts also spoke in favor and urged passage of the motion.

**A vote was taken on the motion to adopt Resolution No. 322 declaring support for marriage equality in Washington State and urging the Washington State Legislature to pass Senate Bill No. 6239, which carried 6-0.**

RECESS

**At 7:35 p.m., Mayor McGlashan called for a five minute break. The meeting reconvened at 7:42 p.m.**

8. STUDY ITEMS

(a) Challenges for Long-Term Economic Development

Dan Eernisse, Economic Development Program Manager, discussed the elements of Vision 2029 that involve economic development. He noted the City has experienced low assessed value growth from new construction, virtually no population growth, a steady sales tax revenue growth. He discussed the City's low vacancy and rental rates, adding that the City has approximately 16,000 decentralized jobs with about 25,000 workers. He stated that the goal is to focus on large assets, realize Aurora's potential, protect long-term growth priorities, create a multi-faceted approach to population growth, and to enhance the City's investor-friendly reputation.

Mr. Eernisse responded to Council questions and explained the reasons for the City's population plateau. He explained the need for Shoreline to attract young families with children. Councilmember McConnell added that there are limited choices for the aging population in Shoreline and felt the City should spend less time on small projects. She encouraged more one-stop shopping for permitting. Councilmember Salomon discussed the potential for more direct marketing of Shoreline and its amenities to young professionals. Councilmember Roberts felt that keeping economic development in the forefront is important, but it needs to be bolstered. He said a streamlined permit process keeps costs low but wondered what other tools can be utilized. Mr. Eernisse replied that if the City continues to do the right things along the Aurora Corridor, in time, things will pick up and be positive over the long term.

Councilmember Roberts noted that Councilmember Hall proposed a target of 2% assessed value growth and asked Mr. Eernisse what he thought it should be. Mr. Eernisse replied that population growth does not necessarily equate to economic growth because there are several factors to consider. He discussed retail growth, new construction, assessed value growth, and summarized that 2% assessed value is a worthy goal. He added that the redevelopment of Aurora Square, Fircrest, and the park-n-ride at 192<sup>nd</sup> and Aurora Avenue North are good goals. Councilmember Roberts expressed concern that if the City does not have smaller successes, there won't be continued growth. He noted that Federal Way purchased land to kick-start their growth.

Councilmember Salomon inquired if there are any studies that have shown whether priority development areas (PDAs) have higher growth rates. Mr. Eernisse responded that he hasn't researched it yet and said he could provide information at the upcoming Council retreat.

Ms. Underwood asked Mr. Eernisse to respond from an investor's perspective why development is occurring in Seattle and not Shoreline, even when costs are lower here. Mr. Eernisse replied that land is about five times more expensive in Seattle, but the type of construction that is required in Seattle and Shoreline is the same. However, the cost of structured parking is lower and Seattle is more pedestrian-friendly. Additionally, the land cost is reduced

with taller buildings; in other words, the rents paid in taller buildings cover the cost of the building and the land. Additionally, the rental rates are higher in Seattle. He provided an example in which a unit in Capitol Hill rents for \$2.00-2.50 per square foot (or \$1,500 per month); in Shoreline the rental rate is closer to \$1.50 per square foot, or \$750 per month for a 500 square foot apartment. He added that the rates in Shoreline are becoming affordable if the land is acquired at a low rate for six-story structures. He pointed out which sites and developers are waiting in the wings, adding that when rates move toward \$1.75 per square foot things will happen. He said when the Farmer's Market and other amenities are achieved, rental properties become more desirable, and rental rates will be more attractive to developers.

Deputy Mayor Eggen highlighted that business development generates sales taxes and residential development generates property taxes. He pointed out that services cost more than what the City can collect in property taxes and that there is a need to increase business and employment in Shoreline because it's a net tax generator.

Mayor McGlashan provided concluding remarks regarding the City's challenges in economic development. He noted that the City has had some great advertising when it comes to being named "Best Place to Live" in the past. He also noted the parks, open spaces, fire district, and the other amenities. He said he appreciates the community support and the work done by Mr. Eernisse.

(b) Review Comprehensive Plan Proposed Docket Items

Steve Szafran, Associate Planner provided the staff report and reviewed the proposed docket amendments. He summarized that the City staff recommends placing four of the six recommendations on the docket.

Alicia McIntire, Senior Transportation Planner, responded to Deputy Mayor Eggen regarding level of service, accident rates, and capacity. Ms. Underwood responded and noted that she spoke to the Fire Department about this and said a lot of the information involves the City's emergency planning efforts, which can be examined.

Councilmember McConnell pointed out that the Save Richmond Beach efforts are more preventive regarding the potential Point Wells development. She felt the Council should leave the level of service issue on the table until the Point Wells issue gets finalized.

Responding to Councilmember Salomon, Ian Sievers, City Attorney, stated that the payment for litigation fees depends on how the Point Wells litigation turns out and if any applications are vested. If it is deemed that no applications are vested and traffic Level C is adopted, then the developer would have to pay the litigation fees at that level.

Mayor McGlashan said he would not support an amendment to Level C because he agreed that it has nothing to do with the emergency aspect. He said he does not agree with changing the level of service for only one neighborhood and not the rest of the City.

(c) Commercial Zones Scope of Work

Paul Cohen, Senior Planner, provided the staff report and reviewed the proposed consolidated commercial design standards. He noted that the purpose of this item is to solicit Council direction on what should be included in the scope of work and to possibly consolidate the City's zoning in the future. He explained the difference between design and dimensional standards. Mr. Cohen then discussed land use zoning in Shoreline. He reviewed the two stages of the design code amendments and the public process, which included open house meetings and the scheduled adoption of this item in the fall of 2012.

Mr. Cohen responded to Council questions. Councilmember Salomon asked if folding industrial zoning into mixed use would affect business owners currently in industrial zones.

Councilmember Roberts felt the changes should not be controversial but is concerned that there are other issues that should be addressed by the Planning Commission. He felt the zones should allow for and encourage development to the maximum allowed on any particular site. He suggested incentives to even build one story buildings. He encouraged the Planning Commission to look at the City's larger problems in land use and zoning in Shoreline. He commented that this is the perfect time to ask the community if land use works in Shoreline because the Comprehensive Plan is coming up for review. Deputy Mayor Eggen questioned the combining of Ridgecrest and the commercial business zones.

Councilmember Salomon verified with Mr. Cohen that the goal is to allow developers a clear path to developing in Shoreline, with a streamlined application and approval process.

## 9. ADJOURNMENT

At 9: 12 p.m., Mayor McGlashan declared the meeting adjourned.

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Scott Passey, City Clerk