

CITY OF SHORELINE
SHORELINE CITY COUNCIL
SUMMARY MINUTES OF BUSINESS MEETING

Monday, July 25, 2011
7:00 p.m.

Shoreline City Hall – Council Chamber
17500 Midvale Avenue North

PRESENT: Mayor McGlashan, Deputy Mayor Hall, Councilmember Eggen, Councilmember McConnell, Councilmember Roberts, and Councilmember Winstead

ABSENT: Councilmember Scott

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 led the flag salute. Upon roll call by the City Clerk, all Councilmembers were present.

Upon motion by Deputy Mayor Hall, seconded by Councilmember Winstead and carried 6-0. Councilmember Scott was excused.

(a) Proclamation of "National Night Out"

Mayor McGlashan read the proclamation declaring August 2 as the 28th Annual National Night Out Against Crime in the City of Shoreline. Sheri Ashleman, Richmond Beach Community Association, Linda Cranfill, Echo Lake Neighborhood Association, and Leona Obstler, Shoreline Police Officer, Scott Strathy, Shoreline Police Captain, accepted the proclamation and thanked the City for the recognition.

3. CITY MANAGER'S REPORT

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

4. COUNCIL REPORTS

Councilmember Eggen commented that he created and emailed a report regarding Water Resource Inventory Area 8 (WRIA-8) to the Council. Mayor McGlashan reported on a meeting with Mayor McGinn.

5. PUBLIC COMMENT

a) Mark Quehrn, Bellevue, on behalf of Carter Subaru, spoke in favor of the Town Center Subarea Plan.

b) Lance Young, Shoreline, commented on the removal of trees along the Interurban Trail, noting that federal regulations state that local jurisdictions control tree trimming.

c) Patty Pfeifer, Shoreline, discussed the proposed tree removal on the Interurban Trail and urged the City to hold Seattle City Light (SCL) to reasonable standards.

d) Patrice Adjibly, Shoreline, spoke against tree removal on the Interurban Trail because it is a security matter and the community is against it.

e) Carol Omarion, stated that residents at Echo Cove condominiums got a letter stating that the Council would make a final determination on condemnation of properties for Aurora Avenue project.

f) Brian Robinson, Shoreline, spoke in support of the Town Center Subarea Plan.

Kris Overleese, Capital Project Manager, responded to the Council about the Aurora Corridor Project condemnation, which is for a temporary construction easement on top of the wall. She noted that the Echo Cove Board would receive compensation for the property and reconstructing the southern driveway. She added that the City would be asking Echo Cove to sign a permit for driveway reconstruction. She replied to Councilmember Eggen that the City is not taking any parking; just altering structures. She added that it is still too early to work with all property owners on a final design and the entire construction period is a couple of weeks.

Councilmember Eggen asked questions about the Interurban Tree issue and Ms. Underwood responded that the City has been working with SCL to try to mitigate it. Ms. Tarry noted that SCL is removing the trees for cost-efficiency reasons and it will begin after September 1. She added that there would be some replanting of items that are no higher than 12 feet.

Councilmember Winstead concurred with Councilmember Eggen that cost-efficiency is not a valid reason for cutting down trees. Councilmember Roberts said he would like to see the City staff work harder on this issue and determine what the Federal Energy Regulatory agency says about minimum requirements.

6. APPROVAL OF THE AGENDA

Upon motion by Councilmember Winstead, seconded by Councilmember Eggen and unanimously carried, the agenda was approved.

7. CONSENT CALENDAR

Upon motion by Councilmember Roberts, seconded by Councilmember McConnell and unanimously carried, the following Consent Calendar items were approved:

(a) Minutes of Workshop Dinner Meeting of July 11, 2011

(b) Approval of expenses and payroll as of July 15, 2011 in the amount of \$1,866,069.70 as specified in the following detail:

***Payroll and Benefits:**

Payroll Period	Payment Date	EFT Numbers (EF)	Payroll Checks (PR)	Benefit Checks (AP)	Amount Paid
6/12/11-6/25/11	7/1/2011	40578-40798	10864-10920	47441-47446	\$423,190.92
					<u>\$423,190.92</u>

***Wire Transfers:**

Expense Register Dated	Wire Transfer Number	Amount Paid
7/11/2011	1037	\$77,659.04
		<u>\$77,659.04</u>

***Accounts Payable Claims:**

Expense Register Dated	Check Number (Begin)	Check Number (End)	Amount Paid
7/7/2011	47402	47422	\$47,604.36
7/7/2011	47423	47429	\$3,400.00
7/7/2011	47430	47438	\$15,073.20
7/7/2011	47439	47440	\$6,132.07
7/7/2011	47447	47447	\$143.00
7/11/2011	47448	47449	\$40.00
7/11/2011	47450	47461	\$1,230,793.34
7/11/2011	46657	46657	(\$10.00)
7/11/2011	47462	47462	\$10.00
7/11/2011	47463	47476	\$9,716.54
7/12/2011	47477	47493	\$13,124.88
7/12/2011	47494	47504	\$30,485.58
7/13/2011	47505	47513	\$8,706.77
			<u>\$1,365,219.74</u>

(c) Adoption of Ordinance No. 608 authorizing the Use of Eminent Domain for Acquisition of Certain Real Property to Construct the Aurora Corridor Project, N. 192nd to 205th

(d) Motion to Authorize the City Manager to Obligate \$385,000 of Safe Routes to School Grant Funds for the Briarcrest Safe Routes Project

(e) Motion to Authorize the City Manager to Execute a Contract with the

Shoreline Community College for the Small Business Assistance Program

(f) Adoption of Ordinance No. 610 Amending the 2011 Budget for the Roads Capital Fund

(g) Authorize the City Manager to Execute a Change Order with CA Carey Construction Resulting in a Total Contract of \$2,073,759.08 for the Final Completion of the Richmond Beach Overcrossing Project

(h) Adoption of Resolution No. 316 Adopting the 2011-2016 Parks, Recreation, and Open Space Plan

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

(a) Adoption of Ordinance No. 609, Amending the Comprehensive Plan by Adding the Town Center Subarea Plan and Amending the City's Development Code with the Town Center District Development Regulations

Joe Tovar, Planning & Development Services Director, and Paul Cohen, Senior Planner, presented the staff report and outlined the proposed changes to the Town Center Subarea Plan as recommended by the Council. Mr. Tovar recommended that the Council complete their deliberations and adopt Ordinance No. 609, amending the Comprehensive Plan by adding the Town Center Subarea Plan and amending the City's Development Code with the amended Town Center District Development Regulations.

Mr. Tovar presented a video animation of potential Town Center design and subarea features.

Deputy Mayor Hall moved to approve Ordinance No. 609 amending the Comprehensive Plan by adding the Town Center Subarea Plan and amending the City's Development Code with the Town Center District Development Regulations. Councilmember Roberts seconded the motion.

Councilmember Eggen inquired what the Town Center maximum height would be and Mr. Cohen replied that it is 70 feet. Councilmember Eggen then confirmed that the buildings in the video could be larger depending upon whether or not the developer was interested in multi-family above retail with parking.

Deputy Mayor Hall moved to amend TC #5 to read "Encourage additional retail, service, grocery, and restaurant uses to serve both a broader regional market as well as people who live or work in Town Center or within walking distance of Rapid Ride bus service that will provide walk-on access to Town Center from the entire length of Aurora by 2013 transit routes that serve Town Center." Councilmember Roberts seconded the motion, which carried 6-0.

Deputy Mayor Hall moved to amend TC-21 to read, "Celebrate the heritage of the community through preservation, education, and interpretation of artifacts and places in

or near Town Center. ~~Work with the Shoreline Historical Museum to explore the possibilities for a "Town Center Heritage Walk" and programs to help activate the Park at Town Center.~~ Councilmember Roberts seconded the motion, which carried 6-0.

Deputy Mayor Hall moved to strike TC-11. Councilmember Eggen seconded the motion, which carried 6-0.

Deputy Mayor Hall moved to amend TC-5 to read "Recognize the environmental and aesthetic value of existing stands of prominent trees, and promote a green built environment by adopting the U.S. Green Building Code, and launch a recognition program for innovative private projects that exemplify the sustainability vision for Town Center." Councilmember Eggen seconded the motion, which carried 6-0.

Deputy Mayor Hall moved to strike TC-22. Councilmember Winstead seconded the motion. Deputy Mayor Hall explained that this language was too detailed of a statement for a small part of Town Center. He felt this should be worked out in the implementation phases. Councilmember Eggen opposed this amendment and stated that the Planning Commission is invested in this language and it involves the history of the City of Shoreline. Councilmember Roberts also opposed this motion. Councilmember McConnell opposed the motion because the Planning Commission and several members of the community are vested in the motion. Deputy Mayor Hall withdrew the motion to strike TC-22.

Deputy Mayor Hall moved to amend TC-27 to read "Adopt Town Center design standards and a design review process so that new projects respect existing architectural patterns (e.g., building forms, roof shapes, fenestration, materials, etc.) that provide context and human-scale.) are consistent with the vision and goals for Town Center." Councilmember Roberts seconded the motion, which carried 6-0.

Mayor McGlashan moved to amend TC-22 by striking "and exposing the red bricks still beneath the road surface." Deputy Mayor Hall seconded the motion. Mayor McGlashan expressed concern about how safe the red bricks are and if they are ADA compliant. Councilmember Roberts preferred to see everything after the word "with" stricken. Mayor McGlashan withdrew the motion on the table.

Mayor McGlashan moved to amend TC-22 by striking "with such place making methods such as interpretive signage, murals, street furniture and exposing the red bricks still beneath the road surface." Councilmember Roberts seconded the motion, which carried 5-1, with Councilmember Eggen dissenting.

Councilmember Roberts moved to amend Shoreline Development Code Section 20.92.020(A)(1) to read "1. Four zones are delineated within the Town Center that have general and specific design standards. a. TC-1: This zone allows the broadest for a broad range of uses, including similar to TC-2 with the exception to allow vehicle sales, leasing, and servicing, in addition to all the uses allowed in the TC-2 zone. b. TC-2: This zone includes property fronting on Aurora Avenue, N. 175th, and N. 185th streets, and provides ~~the widest range of uses and~~ for development potential with pedestrian activity primarily

internal to the sites.” Councilmember Eggen seconded the motion. Councilmember Roberts spoke to the motion and pointed out that TC-1 has the widest range of usage because it allows vehicle sales and leasing. **A vote was taken on the motion, which carried 6-0.**

Deputy Mayor Hall moved to amend the Shoreline Town Center Zoning map, Figure 20.092.020 to remove the Transition Overlay-2 from the southeast area of the District adjacent to the power line easement and Interurban Trail. Councilmember Roberts seconded the motion. Deputy Mayor Hall noted that neither the City staff nor the Planning Commission identified any issues with this because the easement is already 100 feet; thus, even without explicit upper floor step backs, any new development in Town Center would be separated by the existing neighborhood by 100 feet. Mayor McGlashan confirmed that this was only in TC-2, the Seattle City Light right-of-way. **A vote was taken on the motion, which carried 6-0.**

Deputy Mayor Hall moved to amend Shoreline Development Code Section 20.92.060.B.1.e. by striking “(Sites with less than 100 feet lineal feet of frontage are exempt from this standard.)” Councilmember Roberts seconded the motion, which carried 6-0.

Deputy Mayor Hall moved to amend Shoreline Development Code Section 20.92.060.B.3.d. by striking “(Sites with less than 100 feet lineal feet of frontage are exempt from this standard.)” Councilmember Roberts. seconded the motion, which carried 6-0.

Deputy Mayor Hall moved to amend Shoreline Development Code Section 20.92.060.E.1.c.6. by striking “(and readily available to the public).” Councilmember Roberts seconded the motion, which carried 5-1, with Councilmember Eggen dissenting.

Councilmember Roberts moved to amend Shoreline Development Code Section 20.92.060(E)(3) by striking “may” and inserting “shall.” Deputy Mayor Hall seconded the motion, which carried 6-0.

Councilmember Roberts moved to amend Shoreline Development Code Section 20.92.060(I)(1) by adding the word “composting” after the word “trash.” Deputy Mayor Hall seconded the motion. After brief discussion, a vote was taken on the motion, which carried 6-0.

Deputy Mayor Hall moved to amend Shoreline Development Code Section 20.92.060.F.2.c. and F.3.c. to read, “80 percent of the area shall have surfaces for people to stand and sit on.” Councilmember Eggen seconded the motion. Deputy Mayor Hall then withdrew the motion on the table.

Deputy Mayor Hall moved to amend Shoreline Development Code Section 20.92.060.F.4.d. to read “Seating with solar access shall be available at least half of the day from March through October.” Councilmember Roberts seconded the motion, which carried 6-0.

Deputy Mayor Hall moved to amend Shoreline Development Code Section 20.92.060.G.1.d. to read “Open space shall provide seating with solar access at least half of the day from

March through October.” Councilmember Roberts seconded the motion, which carried 6-0.

Councilmember Eggen said he is not convinced that a half day from March to October is sufficiently flexible when there are six story buildings and a northern face. He wondered if the language should reflect that developments are responsible for providing solar access.

Deputy Mayor Hall moved to reconsider the motions to amend Shoreline Development Code Section 20.92.060.F.4.d. and Section 20.92.060.G.1.d. Councilmember Roberts seconded the motion, which carried 6-0.

Deputy Mayor Hall then moved to amend Shoreline Development Code Section 20.92.060.F.4.d. to read “Seating and landscaping with solar access at least a portion of the day.” Councilmember Eggen seconded the motion, which carried 6-0.

Deputy Mayor Hall moved to amend Shoreline Development Code to read “Open space shall provide seating that has solar access at least a portion of the day.” Councilmember Roberts seconded the motion, which carried 6-0.

RECESS

At 9:04 p.m., Mayor McGlashan called for a five-minute recess. The meeting reconvened at 9:10 p.m.

The Council discussed whether to include the term “duplex” in Table 20.92.020(A) Land Use Chart for Town Center. Following Council discussion, **Councilmember Roberts moved to amend the Table 20.92.020(A) Land Use Chart for Town Center, to add the term “duplex” to line 1 and strike “duplex” from line 2. Councilmember Winstead seconded the motion.** Councilmember Eggen noted that this would require putting property together to develop two or three-story duplexes on a small lot in the Town Center. Councilmember Roberts pointed out that duplexes are an appropriated use in mixed-use zones. **A vote was taken on the motion, which carried 5-1, with Councilmember McConnell dissenting.**

Councilmember Roberts moved, with Deputy Mayor Hall seconding, to amend Shoreline Development Code Section 20.92.060.E.1. as follows:

- “a. Residential - .75/bedroom or studio up to 2.0 for 3+ bedrooms.**
- b. Retail/Office – 1 space/300-400 net square feet.**
- c. Civic/Office – 1 space/500 net square feet.**
- d. Reductions up to ~~50-25~~ percent may be approved by Director using combinations of the following criteria ~~mitigating factors~~:**
 - (1) On-street parking along the parcel’s street frontage.**
 - (2) Shared parking agreement with adjoining parcels and land uses that do not have conflicting parking demand.**
 - (3) Commute trip reduction program per State law.**
 - (4) High-occupancy vehicle (HOV) parking.**

- (5) **Conduit for future electric vehicle charging spaces equivalent to the number of required handicapped parking spaces.**
- (6) **A light rail stop with ½-mile radius.**
- (7) **In the event that the Director approves reductions in the parking requirement, the basis for the determination shall be articulated in writing and readily available to the public.**
- (8) **The Director may impose performance standards and conditions of approval on a project including a financial guarantee of participation in a future public or private parking facility within walking distance, a parking enforcement program, or other programs named above.**

Councilmember Eggen responded that he could support with 0.6/unit for studio apartments added. Councilmember Winstead opposed the motion and Councilmember McConnell concurred. Deputy Mayor Hall inquired about the City staff interpretation of a studio apartment and Mr. Tovar responded. Deputy Mayor Hall supported the amendment and stated that the growth will come from multi-family residences because there is no property in Shoreline for more single-family residences. Parking, he explained, is a huge cost driver for developing multi-family properties. Councilmember Winstead noted that people who reside in multi-family residences still have need of a car. Councilmember Roberts commented that the goal is to make market-rate parking, and projects will attract transit and amenities. He summarized that housing in Town Center does not need as much parking compared to the rest of the City.

Councilmember Eggen added that developers are happy to build no parking spaces and offload the burden onto adjacent neighborhoods. Mr. Tovar responded that there should only be one project with the adoption of Town Center; thus, the number of parking spaces per resident can be lower in Town Center. He added that he does not expect an influx of projects in Town Center, and if there is, the Council can review and make changes to the Code at such time.

Dan Eernisse, Economic Development Manager, explained that the difficulty with this Code is that there is one category – residential - with several different markets developers build to. For example, senior housing may have 0.5 parking spaces per unit because seniors have fewer cars than the general population. He suggested giving the Director the discretion on a project-by-project basis. Councilmember Eggen commented that he supported something less than the Planning Commission recommendation, provided the Council consider this issue again after a couple developments are built.

A vote was taken on the motion, which carried 4-2, with Councilmembers Winstead and McConnell dissenting.

Deputy Mayor Hall moved to strike Shoreline Development Code Section 20.92.050.C.1.f. Councilmember Eggen seconded the motion. Councilmember Winstead concurred and Councilmember Roberts verified with Mr. Tovar that a developer would be required to expose the red bricks. Councilmember Roberts agreed with Deputy Mayor Hall that developers should not be required to expose the red bricks. Mr. Tovar agreed that this should not be addressed in

this item, but perhaps in the capital improvement program. **A vote was taken on the motion, which carried 6-0.**

MEETING EXTENSION

At 10:00 p.m., Councilmember Eggen moved to extend the meeting to 10:30 p.m. Councilmember Roberts seconded the motion, which carried 5-1, with Councilmember Winstead dissenting.

Deputy Mayor Hall moved to amend the Town Center Plan and Code to address the minor administrative revisions described as “errata” by the City staff and to move the figure on page 231 of the Town Center Plan to the appropriate location, and other renumbering, formatting, and editing errors identified during codification of the ordinance. Councilmember McConnell seconded the motion, which carried 6-0.

A vote was taken on the main motion to adopt Ordinance No. 609 as amended, which carried 6-0.

9. **ADJOURNMENT**

At 10:12 p.m., Mayor McGlashan declared the meeting adjourned.

Scott Passey, City Clerk

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