

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

Monday, June 10, 2013  
7:00 p.m.

Council Chambers - Shoreline City Hall  
17500 Midvale Avenue North

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

ABSENT: None

1. CALL TO ORDER

At 7:02 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.

3. REPORT OF THE CITY MANAGER

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

4. COUNCIL REPORTS

Deputy Mayor Eggen asked why the pool temperature needs to reach 82 degrees and if it could be open for limited use in the meantime. Ms. Underwood explained it is the temperature lap swimmers prefer.

5. PUBLIC COMMENT

- a) Rick Sang, CRA property owner, requested that a 12-year property tax abatement program be adopted to encourage affordable multi-family projects.
- b) Sean Hyatt, Bellevue, Mill Creek Residential Trust, requested a 12-year multi-family tax exemption with an 80% affordability threshold.

6. APPROVAL OF THE AGENDA

**Upon motion by Councilmember McConnell, seconded by Councilmember Hall and unanimously carried, the agenda was approved.**

**7. CONSENT CALENDAR**

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

**(a) Minutes of Business Meeting of May 13, 2013 Minutes of Business Meeting of May 20, 2013 Minutes of Special Meeting of May 22, 2013**

**(b) Approval of expenses and payroll as of May 31, 2013 in the amount of \$2,046,355.50 as specified in the following detail:**

**\*Payroll and Benefits:**

<b>Payroll Period</b>	<b>Payment Date</b>	<b>EFT Numbers (EF)</b>	<b>Payroll Checks (PR)</b>	<b>Benefit Checks (AP)</b>	<b>Amount Paid</b>
4/28/13-5/11/13	5/17/2013	50327-50526	12507-12532	53532-53537	<u>\$418,620.89</u>
					<u><u>\$418,620.89</u></u>

**\*Wire Transfers:**

<b>Expense Register Dated</b>	<b>Wire Transfer Number</b>	<b>Amount Paid</b>
4/29/2013	1068	<u>\$3,617.54</u>
		<u><u>\$3,617.54</u></u>

**\*Accounts Payable Claims:**

<b>Expense Register Dated</b>	<b>Check Number (Begin)</b>	<b>Check Number (End)</b>	<b>Amount Paid</b>
5/15/2013	53430	53430	\$950,000.00
5/16/2013	53431	53449	\$67,419.89
5/16/2013	53450	53465	\$66,545.56
5/16/2013	53466	53486	\$72,205.90
5/16/2013	53487	53491	\$3,661.55
5/16/2013	53492	53519	\$134,319.31
5/16/2013	53520	53527	\$2,407.61
5/21/2013	53528	53529	\$57,745.73
5/22/2013	53530	53530	\$1,940.00
5/22/2013	53236	53236	(\$15,000.00)
5/22/2013	53531	53531	\$15,000.00
5/23/2013	53538	53552	\$37,328.47
5/23/2013	53553	53568	\$60,508.91
5/23/2013	53569	53594	\$22,969.13
5/23/2013	53595	53600	\$2,276.86
5/29/2013	53455	53455	(\$16,020.61)

5/29/2013	53601	53601	\$16,021.42
5/29/2013	53602	53616	\$71,028.05
5/29/2013	53617	53622	\$15,246.92
5/29/2013	53623	53638	\$57,298.32
5/29/2013	53639	53646	\$1,214.05
			<u>\$1,624,117.07</u>

8. STUDY ITEM

(a) Discussion of Community Renewal Area (CRA) Plan for Aurora Square

Dan Eernisse, Economic Development Manager, advised that staff is looking for Council direction on three items: the CRA Plan, a street vacation for a portion of Westminster Way, and a 12-year property tax exemption (PTE) for the CRA.

The CRA Plan

Mr. Eernisse highlighted the components of the CRA as: The Vision, The Challenge, The CRA Toolkit, and Master Planning, which lists city-led and public-private partnership (PPP) renewal projects. He explained that public funding for identified renewal projects will only be invested with Council approval on a case-by-case basis. Priority of the PPP renewal projects will be left up to the private sector. He announced that a public hearing on the CRA Plan is scheduled for July 8.

Councilmembers showed support for the CRA Plan citing that encouraging development in the area is great for the community and the Plan is graphically appealing and easy to read and understand. Some Councilmembers would prefer for it to have a bolder vision, while others appreciated its practical approach.

Councilmembers questioned what city-led renewal projects could be achieved immediately and where the funding would come from. There were also questions on the traffic circulation of Westminster Way and location of Metro bus stops servicing the area.

Mr. Eernisse said staff will work to promote the Plan and propose tools that aid development. He reminded Council that the City is not in a position to master plan the entire area. Rather, it is the City's intent to identify current conditions and get the ball rolling so the private sector can take over.

Westminster Way

Mr. Eernisse introduced a plan to change the north end of Westminster Way to a walkable and slow-speed street. The specific proposal is to vacate a 15-foot wide strip of right-of-way in exchange for the pizza shop property. He explained the City could use the acquired land to create a new access to Westminster Way and then vacate the north end of the street for green space and signage.

Councilmembers expressed support for the proposal. They asked questions on the equity of the swap, the logistics of accessing Westminster Way from Aurora, and the possibility of vacating Westminster Way up to 155<sup>th</sup> Street. There was concern over the negative impact of cutting off

access to businesses and the road being classified as a truck route in the TMP. Mr. McKinley advised that staff planned for the potential vacation of Westminster Way when designing the Aurora improvements. He recommended declassifying the street from a principal arterial to minor arterial and shifting the truck route onto 155<sup>th</sup> Street. Ian Sievers, City Attorney, said the City cannot vacate the street to sell to the highest bidder because adjacent land owners have interest.

Mr. Eernisse announced that the next step is to ask the developer for a letter of intent and docket a public hearing with the Hearing Examiner.

PTE

Mr. Eernisse shared that adding a residential component to the CRA is important for bringing life to Aurora Square. In order to stimulate development, staff is proposing a 12-year PTE program for the CRA. It would be capped at 500 units and require 20% of the units to be affordable.

Councilmembers asked general questions on how the PTE program works and why a 12-year is needed when development has been occurring under the 5-year program. There was discussion on limiting affordability to units for families, rationale for capping units, and importance of good building design. Councilmembers requested that staff provide data on the cost of developing in surrounding cities and examples from the developer's portfolio.

Councilmembers directed staff to bring the CRA 12-year PTE program back for a public hearing on July 8.

9. EXECUTIVE SESSION: Litigation - RCW 42.30.110(1)(i)

At 9:13 p.m., Mayor McGlashan announced that the Council would recess into Executive Session for a period of 15 minutes to discuss a matter of litigation, per RCW 42.30.110(1)(i). At 9:25 p.m. the Executive Session concluded and the Business meeting reconvened.

- (a) Authorization for entering into settlement agreement for City of Shoreline v. New Cingular Wireless

**Councilmember Hall moved that the City Council authorize the City Manager to approve a credit against future utility tax obligations of New Cingular Wireless PCS LLC in the amount of \$103,008.07 in full settlement of the claims brought against Shoreline for utility tax refunds in King Co. Superior Court No. 12-2-1501-1. Councilmember Salomon seconded the motion.**

**A vote was taken on the motion, which carried 7-0.**

10. ADJOURNMENT

At 9:27 p.m., Mayor McGlashan declared the meeting adjourned.

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Scott Passey, City Clerk