

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

Monday, July 21, 2014  
7:00 p.m.

Council Chambers - Shoreline City Hall  
17500 Midvale Avenue North

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

ABSENT: None

1. CALL TO ORDER

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

2. FLAG SALUTE/ROLL CALL

Mayor Winstead led the flag salute. Upon roll call by the City Clerk, all Councilmembers were present with the exception of Councilmember Roberts who joined the meeting at 7:02 p.m.

3. REPORT OF THE CITY MANAGER

Debbie Tarry, City Manager, provided reports and updates on various City meetings, projects and events.

4. COUNCIL REPORTS

Deputy Mayor Eggen reported attending the King County Metropolitan Solid Waste Advisory Committee meeting and viewing a presentation on product stewardship. He stated he can share the information with Councilmembers and others who are interested.

5. PUBLIC COMMENT

Kevin Osborn, Shoreline resident and Manager of Shoreline Hopelink Office, talked about people struggling to pay rent and the lack of affordable housing in Shoreline. He asked Council to support the impact fee exemption for affordable housing, and commented that bringing low income families to Shoreline will benefit the community.

Beth Boram, Compass Housing Alliance, urged support for the impact fee exemption for affordable housing. She commented on limited affordable housing in the area, financing challenges for affordable housing developments, and impact fees making it even more challenging.

Kayla Schott-Besler, Housing Development Consortium of King County, urged Council to pass the impact fee exemption for affordable housing, and shared that it will support a long standing goal to provide affordable housing in Shoreline. She commented on average monthly income targeting, long term affordability covenants, and talked about other cities that have imposed impact fees.

Phyllis Johnson, Building Committee Chair, Ronald United Methodist Church, stated her support for the impact fee exemption for affordable housing. She shared an affordable housing story of a veteran who relies on local services in Shoreline.

Paula McCutcheon, Pastor of Ronald United Methodist Church, urged Council to exempt impact fees for affordable housing and commented on the need for more affordable housing in Shoreline. She commented on community housing needs, provided statistics on homeless youth in the Shoreline School District, and stated that the Ronald Commons project would be threatened by an impact fee.

Suzanne Davis, Shoreline resident and design team representative working on the Ronald Commons project, expressed her appreciation of growing up in a community that supports people in need. She encouraged Council to support the amendment to exempt impact fees for affordable housing.

Scott Starr, Seattle resident, architect and low income housing advocate, spoke in support of the impact fee exemption for affordable housing and shared why the amendment makes sense.

Ed Sterner, Lake Forest Park, stated he is a former Lake Forest Park Councilmember, and serves on the Human Services Board. He stated his support for the impact fee exemption for affordable housing. He commented on the high use of public transportation and lower use of the road network by affordable housing residents, and on the importance of eliminating barriers for affordable housing developers.

Tom Jamieson, Shoreline resident, commented on the petition submitted to Council on July 14, 2014 asking for a vote on the Ronald Wastewater District Assumption. He also commented on Councilmembers' attendance at the Association of Washington Cities Conference in Spokane, Washington and asked for Councilmembers to report on the conference.

6. APPROVAL OF THE AGENDA

**The agenda was adopted by unanimous consent.**

7. CONSENT CALENDAR

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

**(a) Minutes of Workshop Dinner Meeting of June 23, 2014**

**(b) Motion to Authorize the City Manager to Obligate \$246,000 of Surface**

**Transportation Program (STP) Grant Funds for the 145th Street Route Development Plan**

**(c) Adoption of Res. No. 361 Authorizing Investments in the Washington State Local Government Investment Pool**

8. ACTION ITEMS

(a) Adoption of Ordinance Nos. 689 and 690 - Concurrency and Impact Fees

Alicia McIntire, Senior Transportation Planner, Julie Ainsworth-Taylor, Assistant City Attorney, and Randy Young, President of Henderson Young & Co. presented the staff report. Ms. McIntire presented project background, issues, and direction received from the June 2, 2014 Council Meeting discussion. She reminded Council how Ordinance 689 and 690 are interrelated, and highlighted the following four potential amendments requested by Council:

1. Deferral for single family residential, or deferral for single family and multi-family development
2. Reduction in impact fee
3. Small business deferral
4. Low income housing exemption

Mr. Young explained Average Monthly Income (AMI), shared that other cities use widely adopted targets/benchmarks, and recommended consideration of 60% AMI in the Shoreline area. Ms. McIntire stated staff recommends adoption of both Ordinances and reminded Council they would need to move any amendments.

**Councilmember McConnell moved adoption of Ordinance 689, an Ordinance of the City of Shoreline, Washington, amending Section 20.60.140 “Adequate Streets” so as to clarify the concurrency requirement for new development; providing for exemptions from the concurrency test; and amending Section 20.20 Definitions. Councilmember Roberts seconded the motion. The motion passed unanimously.**

**Councilmember McConnell moved adoption of Ordinance 690, an Ordinance of the City of Shoreline, Washington, adding a new chapter to Title 12, Streets, Sidewalks and Public Places, Chapter 12.35 “Impact Fees” to the Shoreline Municipal Code authorizing the collection of impact fees for transportation from new development; and amending Chapter 3.01 Fee Schedules. Councilmember Salomon seconded the motion.**

Councilmember Roberts stated his support for the Ordinance and said he would also support an exemption for low income housing with an AMI at 60%, and no covenant.

**Deputy Mayor Eggen moved Amendment 4A, Low-Income Housing Exemption, with an AMI of 60%. Councilmember Roberts seconded the motion.**

Deputy Mayor Eggen commented on the 60% AMI aligning with grants for low income housing.

**Deputy Mayor Eggen moved to amend the amendment to include language to extend the exemption to non-profit entities, and for-profit/non-profit partnerships. Councilmember Salomon seconded the motion.**

Ms. Tarry replied that if the intent is to open up affordable housing development to both non-profit and for-profit, she would suggest removing the RCW definition of “non-profit” . Ms. Ainsworth-Taylor- concurred.

**Deputy Mayor Eggen withdrew his motion to amend the amendment.**

Councilmember Salomon commented on how the City already provides for-profit developers with incentives to include low income housing and asked about extending the impact fee exemption for affordable housing to them. Ms. Ainsworth-Taylor responded that extending the exemption to include all developers would not negatively affect non-profit low income housing developers. Mr. Young stated for-profit developers build very little low incoming housing, and commented on ensuring there is a public benefit when impact fees are not collected.

Councilmember Hall expressed appreciation for the proposed 60% AMI and supports not adding the time limit.

Councilmember McGlashan stated support for the amendment and asked about calculations for adjustment for family size. Ms. Ainsworth-Taylor stated that the calculation is set by King County and the Federal Housing Authority on a sliding income scale.

**The Amendment 4A, Low-Income Housing Exemption, with an AMI of 60% passed unanimously.**

**Deputy Mayor Eggen moved Amendment 1B, Deferral of Payment for Residential Dwelling Units (Single and Multi-Family). Councilmember Salomon seconded the motion.**

Deputy Mayor Eggen explained why he supports the amendment and shared that he wants to avoid restricting developers who are unable to pay the impact fees in advance.

Councilmember McConnell stated she will not support the amendment, noting that it is common practice to charge these fees, and cautioning against creating extra work for staff.

**Amendment 1B failed with a vote of 1-6, with Deputy Mayor Eggen voting in the affirmative.**

Ms. McIntire clarified that the title of the Ordinance should be corrected from 12.35 to read 12.40.

**Councilmember Hall moved that staff amend the title of the Ordinance to make the technical correction to read SMC 12.40. Councilmember Roberts seconded the motion. The motion passed unanimously.**

**The main motion to adopt Ordinance 690, as amendment, passed unanimously.**

9. STUDY ITEMS

(a) Discussion of Sound Transit Long-Range Plan Comments

Ms. McIntire provided the staff report regarding Sound Transit Long-Range Plan comment letter. She provided background and shared that the Plan focuses on high-capacity transit in the urban areas of King, Snohomish and Pierce Counties. She recalled the City's comment letter submitted during the October 25 through November 25, 2013 scoping period. She explained the draft Supplemental Environmental Impact Statement (SEIS) alternatives, screening criteria, potential amendments, commented on the sixteen scoping comments submitted by the City, and reviewed potential and additional Shoreline projects.

Ms. McIntire highlighted the potential Shoreline projects include the widening of 145<sup>th</sup> Street, identified as Corridor 29; 145th Street improvements from Aurora Avenue N to Bothell Way N.E.; and the support of Light Rail on State Route (SR) 522, with bus rapid transit service in the interim. She also reviewed additional Shoreline projects recommended by Councilmember Hall regarding east to west connections. They include a streetcar from Richmond Beach NE to 185<sup>th</sup> Light Rail station, North City and Lake Forest Park; a streetcar from Shoreline Community College to NE 145<sup>th</sup> Street Light Rail Station, Lake City Way and Bothell; and a separated bicycle/pedestrian bridge at Interstate 5 north of 145<sup>th</sup> Street. She asked Council for direction on the content of the City's draft SEIS comment letter.

Councilmembers expressed their support for the draft SEIS comment letter and the additional recommendations presented by Councilmember Hall.

Councilmember Hall pointed out east to west connections exist from Everett to Tacoma and emphasized the need to strongly advocate for east to west high capacity connections in Shoreline. He commented that Shoreline Community College should be connected to Light Rail and Lake City Way, stating he would be fine not specifying the mode; and recommended adding Shoreline and Edmonds Colleges to the corridor route that goes from Ballard to the Everett Station via Aurora Village and Lynnwood.

Councilmember Roberts questioned why staff requested a specific mode for SR 522, and cautioned about requesting a specific mode here.

Councilmember McConnell talked about being flexible in the City's requests, commented on having better transit service on SR522, and mentioned the unreliability of Sound Transit during the winter. She stated her support for the project list and the comment letter as presented.

Deputy Mayor Eggen stated support for not defining the modes, and advocating for cross town connections, and a pedestrian bridge at 145<sup>th</sup> Street. He questioned how Sound Transit will make plans for improvements to SR 523 when the characteristics are unknown. Ms. McIntire commented that the Long-Range Plan does not address environment impacts. She stated that the widening of the corridor will be a significant issue and that it is included in the Route

Development Plan. She recounted the project selection process for the ST3 ballot and assumes the Long-Term Plan process will be similar.

Councilmember McGlashan stated support for leaving Light Rail as the mode on SR 522 in the comment letter to support other jurisdictions, and commented that the next Sound Transit package will be about creating the spine. Ms. McIntire talked about the King County subarea equity policy and stated money generated in a subarea will be used to support non-spine routes.

Mayor Winstead commended staff for their work and stated support for the draft SEIS comment letter, and adding the routes for Shoreline and Edmonds Colleges.

10. ADJOURNMENT

At 8:37 p.m., Mayor Winstead declared the meeting adjourned.

---

Jessica Simulcik Smith, City Clerk