

CITY OF SHORELINE
SHORELINE CITY COUNCIL
SUMMARY MINUTES OF BUSINESS MEETING

Monday, August 18, 2014
7:00 p.m.

Council Chambers - Shoreline City Hall
17500 Midvale Avenue North

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

ABSENT: Councilmember McGlashan

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 and the City Clerk called the roll.

Upon motion by Councilmember Salomon, seconded by Councilmember McConnell, and carried 6-0, Councilmember McGlashan was excused from the meeting for personal reasons.

3. REPORT OF THE CITY MANAGER

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

4. COUNCIL REPORTS

Councilmember Hall thanked and commended staff and volunteers on the tremendous success of Celebrate Shoreline. Mayor Winstead agreed, and commented on attending events at Richmond Beach and other community events the previous week.

Deputy Mayor Eggen reported attending the first meeting of the new King County Transfer Station Committee where the North East Station and solid waste demand were discussed.

5. PUBLIC COMMENT

Liz Poitras, Shoreline resident, commented on the design concepts for the 145th Street Station and shared her preference for increased growth and density around the Light Rail Station.

Tom Poitras, Shoreline resident, commented on the design concepts for the 145th Street Station and recommended high density close to the light rail station, planning for commercial development, and providing good transitions from single-family to commercial. He also shared his ideas on locations for commercial zoning.

Randy Eakin, Shoreline resident, commented on the design concepts for the 145th Street Station as they relate to Twin Ponds Park and the Thornton Creek River Shed. He shared the importance of preserving the environment and its habitat.

Tom Jamieson, Shoreline resident, commented that he opposes item 8(a) to waive Council rules to form a Council Subcommittee to select a Planning Commissioner and stated that he supports comments submitted from Tom Mailot and Bill Willard. He stated his belief that Councilmember Hall has an appearance of a conflict of interest with City projects and requested that he not be on the subcommittee.

Tom McCormick, Shoreline resident, commented on the two access road requirement for Point Wells and Snohomish County's scoping summary, and recommended that the City Council oppose any effort by BSRE to get out of the two access road requirement. He then stated he agrees with comments made by Tom Mailot, Bill Willard and Tom Jamieson in regards to Councilmember Hall's participation in the appointment of a Planning Commissioner, and requested Council not waive the rules of procedures.

Amy Walgamott, Shoreline, commented on the design concepts for the 145th Street Station and stated she agreed with the summary of the neighborhood meetings with the exception of the higher height limits.

Jim Conuel, Shoreline resident and Twin Ponds Park Steward member, commented on the design concepts for the 145th Street Station regarding the proposed bike path for Twin Ponds Park and explained why he thought it was a bad idea.

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 carried 6-0, the following Consent Calendar items were approved:

(a) Minutes of Business Meeting of July 28, 2014

8. ACTION ITEMS

(a) Motion to waive Council Rules 2.3F and 2.4 and Reappoint the Council Subcommittee for Planning Commission Appointments

Steve Szafran, Senior Planner, provided the staff report. He explained the Planning Commission's structure, responsibilities, and the reason there is a vacancy. He stated staff is recommending Council waive Council Rule 2.3F and 2.4 and reappoint the Council subcommittee consisting of Deputy Mayor Eggen, and Councilmembers Hall and Roberts. He recounted that the subcommittee went through a recruitment and selection process in February 2014, and staff is recommending that one of these applicants be selected to fill the open vacancy through the remainder of the term, ending March 2018.

Councilmember Roberts moved that Council waive Council Rule 2.3F and 2.4 and reappoint Deputy Mayor Eggen and Councilmembers Hall and Roberts to a Council subcommittee to recommend to the full Council appointment of an individual. The motion was seconded by Councilmember Salomon.

Councilmember Roberts spoke about the Planning Commission selection process that took place in February 2014. He shared that all the candidates interviewed at that time were high quality applicants and that they would serve well on the Commission.

Councilmember Hall expressed his appreciation for public input regarding a conflict of interest and explained why he does not perceive being employed by Snohomish County as such. He commented on the importance of ethical conduct and the appearance of fairness. He shared that he has not and will not work on Point Wells in his position at Snohomish County, commented on his ability to make independent judgment on behalf of the City of Shoreline, and stated his confidence in his ability to screen candidates for a position on the Planning Commission.

Councilmember McConnell stated that she will not be supporting the motion to satisfy the public's concern of an appearance of a conflict of interest.

Deputy Mayor Eggen shared that all three Councilmembers on the subcommittee focused on appointing an excellent candidate and the perception of a conflict of interest is not factual, however, he will not be supporting the motion because of the concern expressed by members of the community.

Mayor Winstead noted that Councilmember Hall is the only Councilmember who has served on the Shoreline Planning Commission which makes him an excellent candidate to be on the subcommittee. She reminded everyone that the Planning Commission is an advisory body that makes recommendations to Council, and Council makes final decisions. She conveyed that the Council subcommittee recommendation on the vacancy replacement will be presented to the full Council for appointment.

The motion passed 4-2, with Deputy Mayor Eggen and Councilmember McConnell voting no.

9. STUDY ITEMS

- (a) Discussion of Design Concepts for 145th Light Rail Station DEIS

Miranda Redinger, Senior Planner, presented the staff reported. She spoke about the 145th Station Subarea Plan Schedule, recapped the June 12 and 26, 2014 Design Workshops, reported on themes heard at these meetings, and stated the 145th Station Subarea Summary Report provides more detail. She introduced Mandy Roberts of Otak to present information received from the June Design Concept Workshops. Ms. Roberts explained that there was community input to make green networks to connect parks and provide the framework for land use in the future; and to use 145th, 15th, 155th and 5th corridors as a framework to build land use around. She reviewed potential zoning categories, and then presented maps that showed emphasis on 5th Ave, 155th Street, and the combined corridors. Ms. Redinger asked for Council direction on two big picture questions, covered next steps, and asked for questions.

Councilmembers asked if the map could be amended to make it not appear like there is a road that goes through on 10th near 145th, and stated they do not favor high density in the Little Creek wildlife corridor.

Brian Vanneman, Leland Consult Group, summarized the 145th Street Station Area Plan Market Analysis. He talked about development prospects and trends, demographics, and Transit Oriented Development (TOD). He shared that infill and mixed use are the highest development prospect and that demographics trend towards walkable urban living spaces with amenities. He displayed images of station areas in other jurisdictions. He shared that a development can happen near a freeway, but recommended that the center of activity be away from it.

Mr. Vanneman reviewed Shoreline demographics. He noted Shoreline has a larger share of households ages 55 and older, and explained how that could affect development. He pointed out that, on average, parcels in the station area are 8,500 square feet or smaller, and commented that this might present a challenge with property acquisition. He analyzed mid-rise and high-rise developments and commented that high rise development usually occur in mature urban markets. He presented housing demands for the next 20-50 years, and talked about the retail market, and office market challenges. He presented development recommendations, highlighted a few key development opportunity areas, and stressed the importance of pedestrian, bicycle and transit improvements. He concluded by stating the City may want to assemble a toolkit that allows for property acquisition, sale, and infrastructure investments.

Councilmembers commented on figuring out appropriate growth levels for the long term vision, how new development can be beneficial for the environment, the importance of preserving natural habitats, and on ensuring that growth meets Shoreline values for environmental sustainability. They talked about the differences between 185th and 145th Station areas, stated support for the two connector trails, commented on the need to zone for more than one block, cautioned against too much up-zoning, and expressed uncertainty of placing emphasis on two streets. Councilmembers recommended higher density on the west and east sides of Interstate 5, and asked that attention be given to geography as development moves further away from the station. They acknowledged the struggle of ground floor commercial businesses due to high rents, and commented on the need to take a realistic approach when making decisions about this type of development.

Councilmembers asked about making zoning changes after the DEIS is submitted, and wanted to know how far in diameter Oregon and California rezoned around their stations. They inquired

about elements of successful TODs, aggregating parcels, MUR zone green space set back requirements, effects of high density on wildlife, and the practicality of large high residential zoning at 145th. A request was made for a map with transition zones to MUR 85.

Ms. Redinger responded that the zoning heights can be less than what is analyzed and adopted in the DEIS. Ms. Roberts explained that rezoning diameters vary based on cities' values and shared that emphasis should be on flexible transit oriented development opportunities. Mr. Vanneman added that walkability is a factor to consider when determining the radius around station areas. Ms. Roberts stated the key to successful mixed use development is to build enough housing to increase the customer based to support ground floor commercial space.

10. ADJOURNMENT

At 9:08 p.m., Mayor Winsted declared the meeting adjourned.

Jessica Simulcik Smith, City Clerk