

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

Monday, September 29, 2014  
5:45 p.m.

Conference Room 303 - Shoreline City Hall  
17500 Midvale Avenue North

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

**ABSENT:** None

**STAFF:** Debbie Tarry, City Manager; John Norris, Assistant City Manager; Dan Eernisse, Economic Development Manager; Rachael Markle, Planning and Community Development Director; Paul Cohen, Planning Manager; Miranda Redinger, Senior Planner; Steve Szafran, Senior Planner; Kirk McKinley, Transportation Services Manager; Scott MacColl, Intergovernmental Relations Program Manager; and Bonita Roznos, Deputy City Clerk

**GUESTS:** Planning Commission: Keith Scully, Chair; Easton Craft, Vice-Chair; and Commissioners Malek, Maul, Montero, Mork, and Moss

At 5:46 p.m., the meeting was called to order by Mayor Winstead.

Debbie Tarry, City Manager shared that tonight's discussion will introduce phased zoning as another tool for Council to consider in the development of the 185<sup>th</sup> Street Station Subarea Plan. She commented on input received from neighborhoods and the community for Vision 2029, and talked about the challenge of aligning future development with those goals. She commented on the City Council's consideration of controlled versus open market development.

Rachael Markle, Planning and Community Development Director, discussed phased zoning, Transit Oriented Development, development nodes, and market demands. She listed potential benefits of phased zoning, which include predictability, transition, property tax containment, achieving concurrency, "placemaking", and preventing random and sporadic redevelopment. She explained Council's ability to design the rezoning and permit application processes, which could include added conditions, contract options, and benchmarks. She provided examples of how the implementation of additional phases could be identified by trigger mechanisms, such as date, percentage of land area developed, capital projects as FEIS mitigations, catalyst projects, and placemaking incentives.

Councilmembers commented on the Comprehensive Plan and asked how zoning would work with a phased approach to implementation. They questioned the pros and cons of phased zoning,

making a property owner wait that wanted to rezone ahead of a phase, and requested an updated timeline. They asked if the market would better determine redevelopment timelines and inquired about development regulations. They expressed concern about controlling the market, over-valuing property, the burden of the cost to rezone being placed on an individual, and homeowners reinvesting in property upkeep. They supported investigating phased zoning, and requested that the Planning Commission analyze potential trigger options for Phase II, placemaking, attracting capital projects, Property Tax Exemption, and development incentives to help focus development. They asked about housing expectations, requested that the entire walkshed of the station be included in Phase I, and would like to provide property owners with some measure of certainty and predictability for rezoning.

Planning Commissioners expressed their support for investigating phased zoning, concentrated development, infrastructure investment, placemaking, zoning with a contingency trigger, and commented on being sensitive to community concerns.

Mr. Eernisse commented that Shoreline has a better opportunity for single family rezoning that creates opportunities for row housing and rear-loaded town houses. He stated that MUR-85 happens with critical mass, provided the Ballard redevelopment as an example, and stated Ballard is just now starting to see vertical density. He commented on supporting a vibrant corridor from Aurora Avenue N to the light rail station, and expanding the job and economic base.

Ms. Tarry clarified that the Planning Commission and staff will explore the pros and cons of phased zoning, implementation triggers, and stated that development regulations will be reviewed and finalized prior to the adoption of the Station Subarea Plan.

At 6:52 p.m., Mayor Winstead declared the meeting adjourned.

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Bonita Roznos, Deputy City Clerk