

CITY OF SHORELINE
SHORELINE CITY COUNCIL
SUMMARY MINUTES OF BUSINESS MEETING

Monday, November 10, 2014
7:00 p.m.

Council Chambers - Shoreline City Hall
17500 Midvale Avenue North

PRESENT: Mayor Winstead, Councilmembers McGlashan, Hall, McConnell, Salomon, and Roberts. Deputy Mayor Eggen (attended via telephone for Action Item 8b).

ABSENT: Deputy Mayor Eggen

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 Deputy Mayor Eggen.

Councilmember McConnell moved to excuse Deputy Mayor Eggen for personal reasons. The motion was seconded by Councilmember Hall and carried 6-0.

Mayor Winstead read a proclamation declaring November 11, 2014 as Veterans Appreciation Day. Shoreline Veterans Association President Dwight Stevens and members Bob Grasmick, Gerry Shogran and Sonny Alvarez accepted the proclamation. Mr. Stevens encouraged the audience to show support for veterans by purchasing a brick for the Veterans Memorial to be built at City Hall.

3. REPORT OF CITY MANAGER

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

4. COUNCIL REPORTS

Councilmember McConnell said she attended a SeaShore Transportation Forum, and commented that the Washington State Department of Transportation reported traffic is at capacity on the corridors. She commented on the need to request funding from State legislators and coordinate transportation priorities with other regions.

5. PUBLIC COMMENT

Ruth Williams, spoke on behalf of the Thornton Creek Alliance (TCA). She complimented the City on Cromwell Park's wetland and natural areas. She referenced a diagram from the 2012 Comprehensive Plan Update putting the environment at equal footing with the economy and social equity. She talked about the 145th workshop comment summary supporting environmental values, and expressed concern that the August 24 Market Analysis Report does not give adequate consideration to environmental preservation and planning. She shared that the Report supports high density, but lacks open space recommendations and stormwater detention plans. She asked Council to consider R-6 zoning around the parks and to provide extra space for natural areas near the 145th Station Area. She shared that TCA supports the greenway grid trail and green roof requirements.

Frank Backus, Seattle resident, stated he has lived on Thornton Creek for over fifty years, and commented that he has seen it degrade over the years. He asked for mitigation for Sound Transit's impact to the creek system and stormwater detention, and stated he would like to see restoration of wetlands and planting of more trees.

Robin Lombard, Co-Chair 145th Station Citizens Committee, commented on an October 31, 2014 letter submitted to Council regarding 145th Street Subarea Station Plan alternatives, and announced that Janet Way will be addressing a portion of that letter. Ms. Way commented that the two alternatives being recommended for study are too big and overwhelming for the community. She presented an alternative that she developed and then reviewed her recommendations. She expressed concern about infrastructure, traffic impacts, the Market Analysis Report, and asked for information on the Community Renewal Authority.

Gail Hammer, Shoreline resident, opposes rezoning of the 145th Station Subarea. She expressed concern that zoning changes will make it unaffordable for her to stay in her home.

Ian Maddox, Shoreline resident, expressed concern over up-zoning.

Chris Harris, Shoreline resident residing next to Paramount Park wetlands, commented that the proposed heights and density are appalling and do not make sense for the area. He stated that 15th Avenue is a major arterial to support businesses, and not high density residential units.

Ginny Scantlebury, Shoreline resident, commented on the 145th Station Subarea rezone and there not being enough consideration for the residents in that area. She asked how the city will mitigate the impacts of increased density, and added there are too many unknowns that need to be addressed before moving forward with the project.

Tom McCormick, Shoreline resident, commented on the Point Wells development, increased density and residents to the Richmond Beach area, and limiting the size of the development. He talked about the number of oil barrels departing Points Wells. He asked the City to consider charging for the use of the roads, and installing toll booths.

Richard Kinsley, Shoreline resident, commented on increased traffic over the last 20 years and expressed concern over cutting down trees, limited parking, increased taxes and the degradation of the environment.

Councilmember McGlashan asked staff for clarification on the number of oil barrels departing Shoreline.

Debbie Tarry, City Manager, stated that the Draft Environment Impact Statement process will answer some of the public’s questions.

6. APPROVAL OF THE AGENDA

The Agenda was adopted by unanimous consent.

7. CONSENT CALENDAR

Upon motion by Councilmember Hall, seconded by Councilmember McGlashan and unanimously carried, 6-0, the following Consent Calendar items were approved:

(a) Minutes of Special Meeting of October 20, 2014 and Minutes of Business Meeting of October 20, 2014

(b) Approval of expenses and payroll as of October 24, 2014 in the amount of \$3,683,479.17

***Payroll and Benefits:**

Payroll Period	Payment Date	EFT Numbers (EF)	Payroll Checks (PR)	Benefit Checks (AP)	Amount Paid
9/28/14-10/11/14	10/17/2014	57972-58174	13485-13509	58255-58260	\$446,558.60
					<u>\$446,558.60</u>

***Accounts Payable Claims:**

Expense Register Dated	Check Number (Begin)	Check Number (End)	Amount Paid
10/10/2014	58156	58156	\$1,663,985.46
10/10/2014	58157	58159	\$2,260.47
10/21/2014	58160	58161	\$46,303.89
10/23/2014	58162	58181	\$247,091.38
10/23/2014	58182	58202	\$256,030.52
10/23/2014	58203	58218	\$87,664.92
10/23/2014	58219	58244	\$932,510.34
10/23/2014	58245	58253	\$1,073.59
10/23/2014	55357	55357	(\$87.50)
10/23/2014	58254	58254	\$87.50
			<u>\$3,236,920.57</u>

(c) Authorize the City Manager to Execute an Interlocal Agreement with Shoreline School District for Einstein Safe Route to Schools Project

(d) Adoption of Resolution No. 366 Authorizing an Interfund Loan from the Surface Water Maintenance Fund to the General Fund for the North Maintenance Facility Debt Service

8. ACTIONS ITEMS

(a) Public Hearing and Council Discussion on 2015 Property Tax and Revenue Sources

Robert Hartwig, Administrative Services Director, stated that tonight's presentation focuses on the City's revenue sources. He identified revenue sources as: gambling tax; property tax; sales tax; use of fund balance; transfer for other fund; fees and permits; State shared revenue; utility tax/franchise fee/contract payments; recreation fees and charges; liquor board profits and excise tax; fuel; real estate excise tax; and surface water management fees. He reviewed details for each revenue source. He then presented recommended fee schedules for: Land Use and Non-Building Permit Fees; License and Public Records Fees; Surface Water Utility; Solid Waste Rate Schedule; Transportation Impact Fees/Administrative Fees; and Recreation Fees.

At 8:00 p.m. Mayor Winstead opened the Public Hearing. There was no one in the audience who indicated a desire to offer testimony at the Public Hearing. The Mayor closed the hearing.

Mr. Hartwig then presented amendments proposed by Councilmember Salomon as: 1) eliminate materials for Shoreline's 20th Birthday; 2) eliminate the proposed Assistant Planner Position; 3) eliminate the On-Call Plan Check Services; 4) eliminate the Pool Master Plan in the 2018 CIP; and 5) add \$10,000 for a stormwater engineering analysis for converting ditches to bioswales.

Councilmember Salomon explained that his proposed amendments are budget saving proposals. Councilmember Hall shared that he attended Shoreline's 10th Anniversary celebration and thought of it as an event for the community to come together. Councilmember McConnell concurred that it is an opportunity for community building. Mayor Winstead commented on seeing it as an opportunity to give back to citizens.

Councilmember Salomon explained his proposal to eliminate the proposed Assistant Planner position and on-call services to save on-going expenses. Councilmember McGlashan talked about meeting the needs of builders and providing the Planning & Community Development (PCD) Department with the tools they need to provide services. Councilmember McConnell commented on previous staff cutbacks in PCD and stated that there is a need to increase staff.

Councilmember Salomon commented on his proposal to eliminate the Pool Master Plan in the 2018 CIP and expressed concern about spending additional money on the pool. Councilmember Hall asked how past studies and pool maintenance link together, and about long range planning for the pool.

Councilmember Salomon explained his request to add money for a stormwater engineering analysis, to convert ditches to bioswales, and to address pollution of streams and Puget Sound. Councilmember Roberts recalled that a geotechnical site analysis would cost \$10,000 per

location, and asked for the definition of a location and how greenways will work with this concept. Councilmember Hall agrees that stormwater runoff has huge impacts and wants to hear from staff on what has been done in the past and what can be done in the future to address the issue. Ms. Tarry responded that she believes a location is a smaller geographical area but will have Mark Relph, Public Works Director, provide further explanation.

At 8:19 p.m., Mayor Winstead called for a five minute recess. At 8:25 p.m., Mayor Winstead reconvened the meeting. Mayor Winstead announced that Deputy Mayor Chris Eggen joined the meeting via telephone.

(b) Motion to Select Three Potential Zoning Scenarios for Analysis for the Draft Environmental Impact Statement (EIS) for 145th Street Station Subarea Plan

Miranda Redinger, Senior Planner, provided background regarding the selection of three potential zoning scenarios for the Draft EIS for the 145th Street Station Subarea Plan. She reviewed the zoning scenarios selected by Council and presented at the October 2014 Design Workshop are: No Action; Connection Corridors; and Compact Community. She identified natural and built environment elements to be studied, and concluded the presentation by reviewing the next steps in the process.

Councilmember McConnell disclosed she owns a single-family rental property in the 145th Street Station Subarea and commented that she does not feel her status as a property owner influences her decisions on this issue. Deputy Mayor Eggen and Councilmember Salomon disclosed that their homes are in the study area and stated it will not affect their decision making.

Councilmember McGlashan moved to select 3 maps Attachment A - "No Action", Attachment B - "Connecting Corridors", and Attachment C - "Compact Community" to be analyzed in Draft Environmental Impact Statement for the 145th Street Station Subarea Plan. The motion was seconded by Councilmember Hall.

Councilmember McGlashan explained that the decision being made tonight focuses on what should be studied, and that the maps selected provide a range of options to study. Councilmember Hall asked about the natural environmental elements selected for study and stated he would like to amend the elements. He commented on the importance of community feedback, and that he is looking forward to learning more about the different alternatives through the DEIS process. Councilmember McConnell commented on leaning less towards MUR-85, and that the final selection will probably be a hybrid of Map B and C. Councilmember Roberts asked about the size of the wetlands described on 152nd Street and if there are additional requirements for building in a liquefaction zone. He asked if public comments showed a preference for the Connecting Corridor or the Compact Community scenario. Ms. Redinger responded that details on the wetlands will be provided in the DEIS, and that general comments were made about the redevelopment of the area with a few supporting the Connecting Corridor and a few supporting the Compact Community scenario. Rachael Markle, PCD Director, added that the City's building code does not allow for development in a liquefaction zone.

Councilmember Salomon moved to change the MUR-85 designated areas to MUR-65 in both the "Connecting Corridors" and "Compact Community" maps and to use these

zoning scenarios as those analyzed in the Draft Environmental Impact Statement for the 145th Street Station Subarea Plan. The motion was seconded by Deputy Mayor Eggen.

Councilmember Salomon expressed concern over higher density's impact to parks, and recommended addressing this issue with subsequent development code regulations. He commented on leveraging benefits of parks and open spaces, and spoke about the importance of the community being heard. He spoke about preserving the ecological value in our rural areas, accommodating increase population in more urban areas, and shared that he hopes the study shows a benefit to the local environment with the redevelopment of this area.

Councilmember Roberts explained that he will not support this amendment due to its large scope, and that it is important to study MUR-85 in one of the maps. He stated he would like to see the Planning Commission study MUR- 65 zoning as a tool to use when adopting final zoning maps.

The vote on the amendment failed 2-5, with Deputy Mayor Eggen and Councilmember Salomon voting in favor.

Councilmember Salomon moved to change the MUR-85 designated areas to MUR-65 in the "Connecting Corridors" map and to use these zoning scenarios as those analyzed in the Draft Environmental Impact Statement for the 145th Street Station Subarea Plan. The motion was seconded by Councilmember McConnell.

Councilmember Hall commented on creating additional staff work that will likely result in little gain, and stated he is not inclined to support the amendment. Councilmember McConnell asked for clarification from staff regarding the amendment. Ms. Markle responded it would require staff to create a new zoning category of MUR-65 and examine what uses and standards apply.

The motion passed 4-3, with Councilmembers Eggen, McConnell, Roberts and Salomon voting in favor.

Councilmember Roberts expressed the need to provide protection around the parks, Paramount Open Space and liquefaction zones.

Councilmember Roberts moved to zone three properties, on the cul-de-sac on Bagley Place, on the Connecting Corridors map from R-6 to MUR-35. The motion was seconded by Councilmember McGlashan. The motion passed 6-0, with Deputy Mayor Eggen abstaining.

Deputy Mayor Eggen cautioned against radically changing the zoning in a neighborhood when the MUR-85 zoning has yet to be defined, and stated that he will not be supporting the motion. Councilmember McGlashan reminded everyone that Council is not making zoning changes tonight, but rather deciding what zoning to study to see what the impacts will be.

The vote on main motion passed 6-1, with Deputy Mayor Eggen voting no.

Deputy Mayor Eggen left meeting.

Ms. Redinger recalled the natural and built environment elements to be included in the study.

Councilmember Hall moved that the Draft Environmental Impact Statement for the 145th Street Station Subarea Plan include the elements recommended by staff and also an element on air quality, including greenhouse gas emissions, and that the analysis of the elements of the natural environment strive to take into account the local, regional, and global impacts of allowing growth in these scenarios compared to having the growth distributed elsewhere in the county. The motion was seconded by Councilmember Salomon.

Councilmember Hall commented on the importance of studying the environmental impacts on a global scale for a project of this size, and that the study should include impacts to global climate change and greenhouse gas emissions.

The motion passed unanimously, 6-0.

At 9:30 p.m. Mayor Winstead called for a 5 minute recess. At 9:38 p.m. the Mayor reconvened the meeting.

9. STUDY ITEMS

- (a) Discussion of Ord. No. 694 - Corrections to the Shoreline Municipal Code for Property Tax Exemptions (PTE)

Julie Ainsworth-Taylor, Assistant City Attorney, reviewed RCW 84.14 that allows for property tax exemptions, and stated that Shoreline has been allowing an exemption since 2002. She recalled the history of Ordinance 624, identified five the PTE targeted areas, and explained that the Ordinance does not reference North City or Ridgecrest. She then reviewed Ordinance 664, the Aurora Community Renewal Area, and explained the use of the PTE in Shoreline. She presented that Ordinance 694 will provide codification of all designated residential targeted areas, establish 8 and 12 year duration periods, and clarify the scope of the PTE. She concluded the presentation by reviewing specific limitations for the targeted areas, and asked for Council direction.

Councilmembers Roberts asked how the 145th and 185th Station Subareas fit within this program, if the Ordinance will need to be updated to accommodate the Station Subareas, if Aldercrest can be included as part of the Ballinger Neighborhood, and if there is an urgency to make updates now. Ms. Ainsworth-Taylor responded that Ordinance 694 will help ensure developers are aware and clear on what is available to them now, and explained that a targeted area will have to be defined for the Station Subareas in the future.

Councilmember Hall expressed support for maintaining current PTE areas. He noted that Aldercrest was pulled off the market and that it is important for the City to communicate with the School District before making changes to accommodate Aldercrest. He requested consistency in the specific limitations for targeted areas, and recommended applying the North City model to all areas. Ms. Ainsworth-Taylor asked if there needed to be an affordability component for all areas.

Councilmember Salomon questioned Ridgecrest being 90% of Average Median Income (AMI), and having a PTE higher than market rate since average rents in Shoreline is 80% of AMI. Councilmember Hall explained that Ridgecrest was a complicated subarea planning process which had other unique requirements, and asked staff to address this question and report back to Council.

Councilmembers asked staff for data recommendations for maximum units, PTEs that are uniform and consistent, consideration of lowering the AMI, and a recommendation on whether limit caps are needed.

10. ADJOURNMENT

At, 9:59 p.m., Mayor Winstead declared the meeting adjourned.

Jessica Simulcik Smith, City Clerk

DRAFT