

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

Monday, February 2, 2015

Conference Room 303 - Shoreline City Hall  
17500 Midvale Avenue North

5:45 p.m.

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

**ABSENT:** Councilmember Hall

**STAFF:** Debbie Tarry, City Manager; John Norris, Assistant City Manager; Jessica Simulcik Smith, City Clerk, Bonita Roznos, Deputy City Clerk; and Planning and Community Development Staff: Rachael Markle, Director; Paul Cohen, Planning Manager; Miranda Redinger, Senior Planner; Steve Szafran, Senior Planner.

**GUESTS:** None

At 5:49 p.m., the meeting was called to order by Mayor Winstead. She announced that Councilmember Hall is excused for personal reasons.

Debbie Tarry, City Manager explained that tonight's meeting is for Council to address logistical questions for the February 9 and 23, 2015 Council meetings regarding the 185<sup>th</sup> Street Station Subarea Plan (185SSSP). She shared that it is very likely that the Planning Commission will not be ready to make a recommendation regarding a Preferred Alternative for the 145<sup>th</sup> Street Station Subarea Plan, and therefore there will likely be a single action item of the 185SSSP at the February 23, 2015 Council Meeting. She stated the 145<sup>th</sup> Street Station Subarea Plan Preferred Alternative will likely be presented at the March 2, 2015 Council Meeting.

Councilmembers discussed waiving Council rules to allow more time for public comments, extending the meeting only to finalize a current amendment being discussed, and not taking up new amendments after 10:00 p.m. They discussed adhering to Council Rules and waiting to decide at 10:00 p.m. to vote to continue the meeting. They commented on the importance of providing everyone who wants to address Council the opportunity to speak, requiring that all speakers sign up to speak, and limiting speakers from three to two minutes, if there are more than 10 people signed up to speak. They also encouraged the public to communicate to Council by letter and email. Ms. Tarry reiterated that Council's preference is not to introduce new topics after 10:00 p.m., waive rules to extend public comment by 30 minutes, require members of the public to sign up ahead of time to speak, and depending on the number of people wanting to speak, limit public comment to 2 minutes per person with the exception of city and state recognized non-profits who would be allowed 5 minutes for public comment.

Debbie Tarry explained that the process for adopting the 185SSSP will consist of taking action on the following three ordinances: Station Subarea Plan and Comprehensive Plan Amendment Ordinance, Development Code Amendment Ordinance, and the Planned Action Ordinance. Mr. Norris added that the discussion will take place at the February 9 Council meeting, and that Council action will occur at the February 23, 2015 meeting.

Paul Cohen, Planning Manager, provided updates and Planning Commission recommendations and requested that Council provide Staff any amendments. He reviewed the Commission's eight key recommended changes to the Subarea Plan and Planned Action Ordinance:

1. Phased Zoning

Mr. Cohen discussed the Commission's recommendations to reduce zoning boundaries for Phase 1, assignment of dates certain, and the addition of a complete connecting corridor between Aurora Avenue N. and North City.

Councilmembers expressed support for connectivity between Aurora Avenue N. and North City, asked why use date certain requirements, and discussed the process for amending phase implementation dates in the future. Mr. Cohen responded that the dates provide guidance for each phase and allows an evaluation process. Ms. Tarry added the dates also provide a certain amount of predictability.

2. Park Dedication

Mr. Cohen shared that park dedication will be made in conjunction with the Park Board. Ms. Redinger added that a specific formula will be identified for determining the appropriate amount of park dedication based on the size of the development.

Councilmembers asked about implementation strategies, assessing fees for park dedication in development agreements, and expressed concern about adopting code to determine park dedication when the formula is not spelled out in the Development Code. Ms. Tarry discussed the trade off of moving forward with the Plan and the implementation strategy details that still have to be worked out in the future. Ms. Redinger discussed two mandatory agreements that can be paid in lieu of impact fees, and then read the placeholder policy for parks in MUR zoning.

3. Affordable Housing

Mr. Cohen shared the Commission's recommendation to add a Housing Development Option which provides fewer units affordable to households making a lower median income.

4. New Single Family in MUR Zones

Mr. Cohen shared the Commission's recommendation to allow new single family development in MUR-85, 45 and 35 zones without a 5-year sunset on this provision.

Councilmembers discussed non-conforming single family usage and providing a means to allow single family homes to be in compliance. Ms. Tarry discussed Council's options to allow the provision to sunset indefinitely or have an end date.

5. Building Stepbacks at 45 feet

Mr. Cohen explained that in addition to the Commission's recommendation that 10-foot building stepbacks at 45-foot heights apply to arterials in MUR 85 zones and buildings across the street from MUR-35 and MUR-45 zones, and that Staff recommends extending this transition requirement for MUR-85 to all streets in the Subarea.

6. Parking Structure Design

Mr. Cohen shared that the Commission recommends that parking design standards be consistent with Shoreline's existing commercial design standards.

7. Clarify Parking Reductions

Mr. Cohen shared that the Commission recommends specific parking ratio reductions that cannot be combined or added cumulatively.

8. Bundle Parking with Units

Mr. Cohen shared that the Commission recommends that required residential parking be bundled with apartment leases.

Councilmembers expressed concerned about tenants who do not own a car being assessed a parking fee. They commented on the discrepancy between parking standards and number of built units. Ms. Tarry responded that staff will refine the language and shared that the City Attorney is also looking at language for long term enforcement.

Councilmembers asked about the process for Council to submit questions and amendments to the Plan. Ms. Tarry responded that a matrix, similar to the one used in the 2015 Budget Process, will be developed, and stated that responses will be made available on Fridays. She stated the first matrix will be issued on Friday, February 6, 2015, and that the Commission's changes will be included in the Discussion of the 185<sup>th</sup> Street Subarea Plan and Planned Action Ordinance staff report scheduled to be available on February 3, 2015. She asked that Council submit amendments as soon as possible but no later than the end of next week.

At 6:51p.m. the meeting was adjourned.

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Bonita Roznos, Deputy City Clerk