

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

Monday, February 23, 2015
6:30 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 6:30 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.

3. REPORT OF CITY MANAGER

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

4. COUNCIL REPORTS

Councilmember Hall stated he attended the Board of Director's meeting for the Association of Washington Cities (AWC) and discussed working with the Legislature. He also attended AWC City Action Days and shared about working with the State Delegation on providing funds for transit, transportation, and local city services. He also met with the Puget Sound Partnership about cleaning up Puget Sound.

5. PUBLIC COMMENT

Councilmember McGlashan moved to extend Public Comment to one hour, allowing two minutes per speaker, and then continuing Public Comment after Council Business. The motion was seconded by Councilmember Hall, and passed 6-1 with Councilmember McConnell voting no.

Karen Esterly-Behrens, Shoreline resident, talked about decision making and power and the 185th Street Station Subarea Plan decision. She commented that the Plan needs language that can

be understood by the residents, cautioned Council against making a rushed decision, and asked for more time. She asked Council to approve Sound Transit's recommendation.

Kayla Schott-Bresler, Policy Manager, King County Housing Development Consortium, commented that the Station area will provide affordable housing, good jobs, safe neighborhoods, and transit access. She thanked Council, the Planning Commission, and staff for their hard work and for policies that support affordable housing. She asked Council to consider offsite performance options or hardship exemptions for development, and to include a provision that requires the City to spend fee-in-lieu money in the Station Area. She stated the Consortium supports the Plan.

Amy Gore, Futurewise Director of Sustainable Communities, expressed gratitude for the work completed on the Plan, and commented that the process has been transparent and responsive. She commended Council for a plan that accommodates growth near high capacity transit. She stated that Futurewise supports MUR-85 Zoning and the Phased Zoning recommendations.

Merissa Read, 185th Street Station Citizen Committee, said she is happy that light rail is coming and wants to encourage the creation of comprehensive and thoughtful neighborhoods. She expressed concern over a map being introduced at the meeting without public process, and asked that people be given a chance to catch up with what is going on. She questioned why the area directly across from the Station and the area on the west side of 10th Avenue (that links North City) are being left off the rezone. She recommended a connecting corridor to Town Center, noted the Commission's proposal is too ambitious, and stated preference for Staff's recommendation.

George Whiteside, Shoreline resident, expressed support for public transportation, and commented on understanding people's fear. He addressed the need for the City to prepare and shape the outcome of the Light Rail Station, recommended more east to west connections, and offered support for Staff's recommendation.

Paula McCutcheon, Ronald United Methodist Church Pastor, expressed appreciation for Council's effort on the 185th Light Rail Station Subarea Plan. She offered support for the creation of walkable neighborhoods with job opportunities and affordable housing, and urged Council to pass a strong affordable housing program.

Nick Bratton, Forterra Policy Director, spoke about anticipated growth in the Puget Sound Area and Shoreline having the opportunity to plan to accommodate that future growth within the Subarea Plan.

Dan Kaopuiki, Shoreline resident, commented on perpetuating and protecting democracy in the military. He expressed his disappointment with Council, and asked them to offer the courtesy of listening to the speakers, and to keep the neighborhood informed.

Alvin Rutledge, Edmonds resident, asked that the City work with citizens, change zoning to support larger housing units, decrease population, and address traffic issues.

Lorn Richey, Shoreline resident, asked Council to push back the decision until December because of the confusion, and commented that the maps and plans continue to change.

Jarett Birchman, Shoreline resident, asked Council if they have done the best job they can do to inform the public on the Station Subarea Plan. He commented that people are afraid of what they do not know and that people do not understand what Council is doing. He asked why Point Wells is not included in the discussions.

Brian Derdowski, Sensible Growth Alliance and Public Interest Associates, talked about the perspective of the process. He recommended consolidation of the environmental reviews for the 185th and 145th Station Subareas, and changing Phase 1 to be within one quarter mile walking distance of the station. He asked for revisions to the regulations that govern planned actions, development agreements and form based zoning to maximize the City's authority and regulatory flexibility.

Karen Gilbertson, Shoreline resident, commented on moving back to Shoreline to preserve her childhood home. She spoke about past City issues and the preservation of Shoreline as the American dream.

Dan Jacoby, Shoreline resident, commented that those desiring a bigger and higher rezone have not been present who want a rezone are not represented. He stated his preference for Councilmember Roberts' original map, but added that it now looks more like the preferred alternative option. He asked Council to put off the vote.

Charlotte Haines, Shoreline resident, commented on working on several city committees to encourage new business and multi-family dwellings outside of single-family neighborhoods. She noted the Arabella and the Polaris Apartments as examples of MUR-85 development, and supports single family dwelling in the Station Subarea.

Jessica Cafferty, Shoreline resident, talked about preparing for the population growth that is anticipated for Shoreline. She commented that the proposal is too drastic and asked for a reasonable and thoughtful approach for the Plan. She urged Council to balance the needs of future generation and current residents, and to consider the underrepresented communities.

Janet Way, Shoreline Preservation Society, offered support for walkable neighborhoods and transit; but does not support the proposal. She said she is pleased that the Planning Commission listened to the community and postponed their recommendation on the Station Subarea Plan. She stated Councilmember Robert's proposal has advantages but is still too big. She recalled hearing from people regarding home sales and hearing uncertainty and shared that affordable housing for seniors is when they pay off their home's mortgage. She explained the meaning of a planned action, reviewed notes from a 185th Station Subarea design workshop, and asked Council to vote for a Plan based on current and not future residents.

John Behrens, Shoreline resident, recalled attending a Council Dinner Meeting as a Planning Commissioner and discussing zoning. He spoke about process, integrity, and commented that the packet contains contradictions and should be vetted with the Community.

Boni Biery, Shoreline Resident, said she recognizes change is coming, and is in favor of affordable housing, diversity and transit. She asked that a traffic study be completed on the 185th Street corridor, and cautioned against making premature decisions. She talked about the Shoreline Development Code 20.50.320 language to preserve and protect the forest canopy, and questioned the exemptions proposed for commercial properties.

Stacey Chlarson, Shoreline resident, spoke about Council's dismissal of the Planning Commission's recommendation. She commented that the decision is too big and that the plan is not right for this area. She shared preference for Sound Transit's recommendation, and asked that research on traffic, water runoff, and utilities be conducted, and that single family homes be allowed to be built in the Station Subarea.

Elizabeth Whiteside, Shoreline North City resident, commented on living near major transit stations, and shared that the Station will change the neighborhood. She supports a connection to the Station on 185th Street from Aurora and North City, and wants to avoid people having to drive to the station and park. She commented that MUR-85 may be too high, and shared that something is needed that supports services and walkability.

Councilmember Roberts moved to extend Public Comment for 30 minutes. The motion was seconded by Councilmember McConnell and passed unanimously.

Peter Watters, Shoreline resident, commented that Council has lost touch with the people they represent. He shared that he enjoys his neighborhood and plans to grow old there. He disagrees with scope of proposal, and commented that people do not want Transit Oriented Development, but rather a community with transit. He asked Council to involve people that live in Shoreline in the process.

Dan Dale, Shoreline resident, commented on the expansion of the overall footprint of the Subarea. He questioned if the area needs to be that big, how phasing can be successful, and asked Council to wait on the Sound Transit Final Environment Impact Study (FEIS).

Donna Moss Thomas, Shoreline resident, addressed specific areas in the matrix that she thought should be part of the high density zoning, and encouraged connecting Aurora and the Light Rail Station via the 185th Street Corridor.

Suzanne Pardee, Shoreline resident, commented she does not want Shoreline to become Seattle. She supports three story buildings and affordable housing that preserves the neighborhood and quality of life. She expressed concern for preservation of the tree canopy and the destruction of homes.

David Higgins, Shoreline resident, asked that the rezone be slowed down so he does not suffer financially. He commented that the rezone is not light rail oriented but is being used to invigorate an economic base. He asked Council to exclude penalties to single family homeowners, and to remove any minimum density requirements, and non-conforming uses.

Wendy DiPeso, Shoreline resident, submitted photographs taken in the Briarcrest neighborhood as an example of what the City will get with rezoning. She asked a list of questions regarding what should be addressed before rezoning the area. Mayor Winstead asked Ms. DiPeso to submit the photographs for Council and staff review so they can address the issues.

Ria Scott, Shoreline resident and real estate agent, shared she is receiving calls from concerned citizens regarding the Plan. She asked if all affordable housing needs to be in North City and cautioned against undesirable housing developments. She commented that more infrastructure is needed to accommodate traffic.

Cheryl Anderson, Shoreline resident, asked Council to slow down the process, commented on traffic challenges, and questioned the development of Town Center. She offered support for light rail; but shared that she does not trust the process.

Dr. Cory Secrist, Shoreline resident, commented on affordable housing calculations and using King County median income to define low income. He surmised that affordable housing units would be made available to people that are not truly low income and stressed the need to be more aggressive if Shoreline is to have affordable housing.

Angela Henry, Shoreline resident, commented on receiving a letter from the City Manager regarding development and sale of property, and fears her property tax will increase. She wants to keep the livelihood of her neighborhood and asked Council to vote no.

Les Nelson, Shoreline resident, commented on receiving a letter from the City Manager regarding the Growth Management Act and protecting urban sprawl. He shared that it is not the City's job to protect Duvall and Carnation from development; but it is the City's job to create a reasonable plan that protect its neighborhoods and Shoreline citizens. He commented that the current Plan is too massive and will allow haphazard development.

Debbie Tarry, City Manager, explained that Sound Transit has already contacted owners of the properties they will need in order to lay the tracks for Light Rail, and reaffirmed that the City is not taking, buying, or selling any properties. She shared that city staff has made every effort to be transparent and bring forth their best professional recommendations.

6. APPROVAL OF THE AGENDA

The agenda was approved as amended.

7. CONSENT CALENDAR

Upon motion by Councilmember Hall, seconded by Deputy Mayor Eggen and unanimously carried, the following Consent Calendar items were approved:

(a) Minutes of Business Meeting of January 26, 2015

(b) Approval of expenses and payroll as of February 6, 2015 in the amount of \$1,071,792.56:

***Payroll and Benefits:**

Payroll Period	Payment Date	EFT Numbers (EF)	Payroll Checks (PR)	Benefit Checks (AP)	Amount Paid
1/4/15-1/17/15	1/23/2015	59331-59523	13648-13670	59069-59077	\$635,627.87
					<u>\$635,627.87</u>

***Wire Transfers:**

Expense Register Dated	Wire Transfer Number	Amount Paid
1/27/2015	1090	\$3,677.93
		<u>\$3,677.93</u>

***Accounts Payable Claims:**

Expense Register Dated	Check Number (Begin)	Check Number (End)	Amount Paid
1/29/2015	59078	59104	\$627,061.82
1/29/2015	59105	59110	\$18,934.66
2/2/2015	59111	59131	\$182,125.08
2/2/2015	59132	59143	\$50,465.53
2/5/2015	59144	59151	\$62,297.16
2/5/2015	59152	59161	\$6,775.86
2/5/2015	59162	59173	\$45,107.17
2/5/2015	59174	59181	\$21,378.25
2/5/2015	59182	59205	\$57,647.03
2/5/2015	56794	56794	(\$22.62)
2/5/2015	59206	59206	\$22.62
			<u>\$1,071,792.56</u>

(c) Approval of the Interlocal Agreement with King County for Animal Control Services

(d) Authorize the City Manager to Execute a Contract with Sound Publishing Inc. for Printing and Mailing Currents Newsletter

8. STUDY ITEMS

- (a) Discussion of Ordinance Nos. 702, 706, and 707 - 185th Light Rail Station Sub-Area Plan, Development Regulations and Planned Action

Rachael Markle, Planning & Community Development Director, introduced Mandi Roberts, OTAK; Steve Szafran, Senior Planner; and Paul Cohen, Planning Manager. She provided background on the goals of the 185th Light Rail Station Subarea Plan and the planning effort to-

date. She shared that the Plan supports the creation of walkability, new services, affordable housing and economic sustainability. She explained that tonight's objective is for Council to come to consensus about the final draft versions of the Zoning Map, Development Code Regulations, Planned Action Ordinance and Subarea Plan, and amendments. She added that final action is scheduled for the March 16, 2015 City Council Meeting.

Ms. Markle presented Proposed Ordinance No. 706 which includes Development Code regulations and three options for the proposed Zoning Map. She recalled that at the close of the last meeting, Council agreed to start with the Planning Commission's recommendation. She reviewed the Planning Commission's Alternative 4 Preferred Alternative - Phased Map, Staff's recommendation Alternative 4 Preferred Alternative - Phase Map; Councilmember Roberts' Zoning and Phasing Map; and identified the differences in the recommendations. She then presented a map of the Planning Commission recommendations overlaid with maps of the Staff and Councilmember Roberts' recommendations.

Councilmember McGlashan moved to direct staff to bring back a zoning map to be included with Ordinance 706 that starts with the Planning Commission recommendation and includes amendments A-1a, E-1, O, U, W from Attachment E with these areas being included in Phase 1. Councilmember Hall seconded the motion.

Councilmember McGlashan commented on the importance of keeping a map with connectivity from Aurora to North City, increased east to west connections, and allows for transit service to the Stations. He shared the amendment supports MUR-85, and keeps taller buildings next to the freeway. He recalled that input from citizens helped drive the expansion of the map.

Councilmember Hall said he supports reducing the amount of area to be rezone in Phase 1, and commented that the motion offered by Councilmember McGlashan is a good start.

Deputy Mayor Eggen asked for clarification on what will be included in Phase 1, and recalled that the areas expanded at a Planning Commission meeting. He recommended reducing Phase 1 in areas U, W and O and rezoning only those areas closest to the Station.

Council Salomon opposed the amendment and stated he will present an alternative motion that begins with Councilmember Roberts' proposed map.

Councilmember McConnell opposed including U and W in Phase 1.

Councilmember McGlashan explained that he is including U and W because of their topography and location to the freeway.

The motion failed 3-4 with Mayor Winstead and Councilmember McGlashan and Hall voting yes.

Councilmember McGlashan moved to direct staff to bring back a zoning map to be included with Ordinance No. 706 that starts with the Planning Commission recommendation and includes amendments A-1.a and E-1 from Attachment E with these areas being included in Phase 1. Councilmember Hall seconded the motion.

Councilmember McGlashan commented on the importance of connectivity to North City to support transit to the Station, and allowing development in the area next to the freeway. Councilmember Hall commented that the rationale for zoning outside the ½ mile walk shed was to connect the 185th corridor to Town Center, and to improve transportation access to and from the Station. He shared that 28% of Shoreline residents live in apartments and will need access to the Station, and that 15% of residents do not have access to cars and will need public transit to the Station. He commented on providing affordable housing opportunities to low income residents.

Mayor Winstead stated support for the motion.

The motion passed 4-3 with Deputy Mayor Eggen, and Councilmembers Salomon and Roberts voting no.

Councilmember Roberts moved Attachment B Exhibit B3 with E-I that was just adopted. The motion was seconded by Deputy Mayor Eggen.

Councilmember Roberts commented on keeping transit oriented development focused within the Station Area and expressed concern about the expansion of the map. He commented that the larger the rezone area the greater uncertainty and unlikelihood of success. He noted that the Station Subarea is currently built to capacity and there are no large vacant lots or undeveloped properties in Phase I. He stated support for keeping the footprint closer to the station, and for Sound Transit's recommendation of 700 units in the Station Area in Phase I over 170 acres. He said he wants to see if Phase I is successful prior to opening up other areas for rezoning.

Councilmember Hall offered his support for some of the recommendations in the motion but not all, and commented that he does not support the exclusion of area B-1 in Phase I.

A discussion ensued on the process of making amendments to the Planning Commission Map or replacing it with a new map. Margaret King, City Attorney, clarified that the Planning Commission's Map was approved by a majority of Councilmembers. She then provided procedures on how to proceed with this map and offer amendments, or to replace it with a new map. Ms. Tarry provided additional options for reviewing the maps.

Councilmember Roberts moved to amend his motion to add “and replace the map that was already approved.” The motion was seconded by Councilmember Hall.

Councilmember Roberts explained that his Map keeps the Planning Commission Map previously passed by Council as a base map and includes the phasing option.

Councilmember Roberts withdrew his main motion and the motion to amend that motion. Councilmember Hall moved to reconsider the previous motion so that Councilmember McGlashan's motion to take the Planning Commission's Map plus A-1.a and E-1 is back on the floor for discussion and further amendment before taking a final vote. The motion was seconded by Councilmember McGlashan.

The motion to reconsider the previous motion passed unanimously.

At 9:27 p.m., Mayor Winstead called for a recess. At 9:35 p.m. Mayor Winstead reconvened the meeting.

Councilmember Roberts moved to amend the main motion to include A.1b, C, D, G-1, G-2, H, I.a, J, K, L, M, O, P, Q, R, S-1, S-2, T, U, and V. The motion was seconded by Councilmember Hall.

Councilmember Roberts explained that this motion supports development closest to the Station in Phase I, excludes North City Elementary School, and provides good transition areas between MUR-85 and MUR-45 and single family homes, and the Shoreline Center and single family homes, and that it concentrates taller buildings by the freeway.

Councilmember Hall offered support for the amendment. He noted that it pulls the rezone back to the immediate watershed of the Station in Phase I and provides for a more gradual transition over time and geographical space. He appreciates the connecting corridors will be discussed as a separate amendment. He shared that the Plan does not require anyone to sell their home and that there are tools available for neighbors to enter into an agreement to never allow multi-family development on their properties.

Councilmember McGlashan opposes the amendment because it does not include the entire freeway corridor.

Councilmember McConnell expressed concern with some of the amendments.

The motion passed 5-2 with Mayor Winstead and Councilmember McGlashan voting no.

Councilmember McGlashan moved to extend the meeting to midnight. The motion was seconded by Deputy Mayor Eggen and passed unanimously.

Councilmembers Roberts moved to amend the main motion to include N in Phase 1. The amendment dies for lack of second.

Councilmember Roberts moved to amend the main motion to include I in the Map, moving the connecting corridor from Phase 1 to Phase 2. The motion was seconded by Deputy Mayor Eggen.

Councilmember Roberts stated his focus to keep development close to the Station, and the 185th Corridor is not close to the Station. He shared that he does not envision demand for restaurants and plazas on the Corridor within the next seven years but rather townhouses. His preference is to let Phase I develop and then extend the zoning to Aurora in Phase 2.

Councilmember Hall spoke to the current demand for row houses and townhomes in Shoreline, and believes that rezoning 185th to MUR-45 would support this demand; but stated that he does not see that it is inherently tied to the Station Area.

Mayor Winstead stated she opposes the motion and commented that she would like to see the Connecting Corridor rezoned in Phase I to encourage business development and help develop Town Center. She explained adding density to the Corridor will assist in providing infrastructure for that Corridor.

Councilmember McConnell stated she would have supported the motion; however items she supported have been deleted.

Councilmember Salomon commented on there being other opportunities for townhome developments closer to the Station.

Councilmember McGlashan commented that the Corridor will need infrastructure improvements prior to the opening of the Station to support transit service to the Station and increased traffic.

The motion failed 3-4 with Councilmembers McConnell, Salomon, and Roberts voting yes.

Councilmember McGlashan moved to amend main motion to implement Phase 3 at the same time as Phase 2 (2021). The motion dies for lack of second.

Councilmember McGlashan moved to amend main motion to implement Phase 3 in 2031. The motion was seconded by Councilmember Hall.

Councilmember McGlashan commented that he supports changing the implementation dates to those recommended by staff and Councilmember Roberts.

Councilmember Hall said he supports the motion and commented that the ability to anticipate future development is difficult. He anticipates future Councils will evaluate the success of the area and it is likely dates and maps will change.

Councilmember McConnell said she opposes the motion and commented that it is so far in the future that she would rather not have it on the table at all.

Councilmember Salomon said he opposes the motion and explained that he supports Planning Commission's recommendation. He commented that he wants to keep Phase 3 set out farther to have development first occur closer to the station.

Deputy Mayor Eggen opposes the motion and explained that the phases should be separated by at least ten years to provide an opportunity to learn and evaluate what has happened on the ground from the rezone.

The motion failed 2-5 with Councilmember McGlashan and Councilmember Winstead voting yes.

Deputy Mayor Eggen moved to amend the main motion to move Phase 2 to 2025 and Phase 3 to 2035. The motion dies for lack of second.

Councilmember Salomon moved to amend the main motion to implement Phase 3 in 2035. The motion was seconded by Deputy Mayor Eggen.

Councilmember Salomon shared his motion is to support Compact Community Development.

Councilmember McConnell said she opposes the amendment because she does not support Phase 3 at all.

The motion failed 2-5 with Deputy Mayor Eggen and Councilmember Salomon voting yes.

Deputy Mayor Eggen moved to amend the main motion to extend Phase 2 out to 2025. The motion was seconded by Councilmember McConnell.

Deputy Mayor Eggen explained that extending Phase 2 out to 2025 will provide an opportunity to evaluate and assess the success of the zoning changes and new developments before allowing more density.

Councilmember Roberts pointed out that Phase 2 is a very small section of the Map.

Councilmember Hall said he opposes moving Phase 2 to after the opening of the Station and commented on the supply and demand for property. He explained that opening Phase 2 in 2021 provides a buffer to meet demand when the Station opens.

The motion failed 3-4 with Deputy Mayor Eggen and Councilmembers McConnell and Roberts voting yes.

Councilmember Salomon moved to amend the main motion to delete S-1 and S-2 from the rezone. The motion was seconded by Deputy Mayor Eggen.

Councilmember Salomon commented that it is not necessary to rezone that far out and that there is enough density closer to the Station.

Deputy Mayor Eggen commented that he supports having density around the Corridor and closer to the Station, but it is not necessary to have density further away from the Station.

Councilmember McGlashan said he opposes the amendment and explained that the rezone will assist in creating transitions from 185th Street back into the neighborhoods.

The motion passed 4-3 with Mayor Winstead and Councilmembers McGlashan and Hall voting no.

Councilmember Salomon moved to amend the main motion to remove K from the rezone. The motion was seconded by Deputy Mayor Eggen.

Councilmember Salomon commented on reaching a reasonable scale that works for both the Community and transit oriented development.

Councilmember Hall said he opposes the amendment and explained that there needs to be a good transition in this area. Mayor Winstead concurred.

The motion failed 3-4 with Deputy Mayor Eggen, and Councilmembers McConnell and Salomon voting yes.

Councilmember Salomon moved to amend the main motion to remove from the zoning map the area from the 180th Street down to 175th Street between 4th Avenue and the western edge of A-1. The motion was seconded by Councilmember Roberts.

Councilmember Hall said he opposes the amendment and commented that the rezone in this area will support walking paths between North City Business District and new business in the Station Area. Councilmember McGlashan concurred with Councilmember Hall, and commented that the residents in this area recommended a rezone that will support new businesses.

Councilmember McConnell supports the amendment and reiterated her desire for the removal of Phase 3 until the implementation period is closer.

The motion failed 3-4 with Councilmembers McConnell, Salomon and Roberts voting yes.

Deputy Mayor Eggen moved to amend the main motion to reduce MUR-85 to MUR-45 on parcels just north of Shoreline Park and from 1st Avenue to 5th Avenue between 193rd and 195th. The motion was seconded by Councilmember McConnell.

Deputy Mayor Eggen commented that this area is further than a 1/2 mile from the Station and that it is not suitable for MUR-85.

The motion failed 3-4 with Mayor Winstead, Deputy Mayor Eggen and Councilmember McConnell voting yes.

Deputy Mayor Eggen moved to amend the main motion to remove the area from Corliss to 1st Avenue NE between 193rd and 195th from the zoning map. The motion was seconded by Councilmember McConnell.

Deputy Mayor Eggen commented that this area is outside the 1/2 mile walkshed and therefore does not need to be rezoned.

Councilmember Roberts said he opposes this amendment because it would allow MUR-85 to be across the street from R-6 without appropriate transitions.

Councilmember Salomon said he supports the amendment. He commented that the area is outside the walkshed, and it is not necessary to rezone the area at this time.

The motion failed 3-4 with Deputy Mayor Eggen and Councilmembers McConnell and Salomon voting yes.

Councilmember Salomon moved to amend the main motion to change G-2 from MUR-35 to MUR-45. The motion dies for lack of second.

Councilmember Salomon moved to amend the main motion to remove the area N from the rezone (underline zoning would remain R-6). The motion was seconded by McConnell.

Councilmember Salomon commented that he does not want to see park space jeopardized, that upzoning could be part of a development package, and shared he wants the area to remain at its current zoning density.

Councilmember Roberts said he opposes the amendment, and commented that there is no desire to limit park space but rather provide the opportunity to replace the pool and add facilities to the site that compliment the Spartan Gym and the Shoreline Senior Center. Councilmember Hall concurred stating this amendment would restrict the redevelopment of the pool from turning into a multi-purpose facility like the YMCA. Councilmember McConnell concurred, and wants to provide the School District with higher zoning options. Mayor Winstead spoke to the future needs of the pool facility and commented that she believes the green space will be maintained.

The motion failed 2-5 with Deputy Mayor Eggen and Councilmember Salomon voting yes.

Councilmember McConnell moved to amend the main motion to delay the vote for adoption of the 185th Light Rail Station Subarea Plan, Development Regulations, and Planned Action to a date in the future at least two weeks after the final Sound Transit Environmental Impact Statement (FEIS) is issued by Sound Transit. The motion was seconded by Deputy Mayor Eggen. The motion failed 3-4 with Deputy Mayor Eggen, and Councilmembers McConnell and Roberts voting yes.

Councilmember McGlashan moved to amend the main motion to expand the zoning map east of 5th Avenue to the freeway from 189th Street up to and including the church property at 19010 5th Avenue.

Councilmember McGlashan commented on wanting to provide the church property opportunities for redevelopment. Councilmember Hall concurred and commented on hearing public comments supporting the rezone of this area.

The motion passed 4-3 with Councilmembers McConnell, Salomon and Roberts voting no.

Councilmember Roberts moved to amend the main motion to include 4 parcels south of 188th and east of Corliss Avenue included in Phase 1. The motion was seconded by Councilmember McGlashan.

Councilmember Roberts explained that the parcels surrounding this area are included in the Phase 1 and believes, for consistency, that these four parcels should also be included in Phase 1. Councilmember Hall concurred.

The motion passed 6-1 with Deputy Mayor Eggen voting no.

The voted on the main motion as amended passed 5-2 with Deputy Mayor Eggen and Councilmember Roberts voting no.

At 11:11 p.m., Mayor Winsted called for a recess. At 11:21 p.m. Mayor Winstead reconvened the meeting.

Councilmember Roberts commented on the changes being made to the Map and asked if a Public Hearing would need to be held. Ms. King said she will need to review the Planning Commission Map against the changes approved by Council tonight and make a recommendation to Council regarding the need for a Public Hearing.

Councilmember Roberts moved that staff send a letter to every property owner in the 185th Station Subarea along with a map of the rezone and information on the meeting scheduled for March 16, 2016. The motion was seconded by Deputy Mayor Eggen.

Councilmember McGlashan recommended waiting for the revised Map to see if a public hearing will be required prior to sending this notification out to the public. Mayor Winstead asked staff what action warrants publication. Ms. Tarry reviewed the City's methods of communicating to the public. Ms. King added that a public hearing would be required if Council's recommendation differs drastically from the Planning Commission's recommendation.

Councilmember Roberts added that the zoning changes will affect people living in these neighborhoods and that best practice would be to inform them of the changes in a systematic way.

Councilmember Hall stated that if notice is going to be sent, it should be sent to everyone who is affected by the rezone.

Deputy Mayor Eggen commented that everyone affected within the rezone be notified of the changes and that he would also support notifying all Shoreline residents of the rezone.

Councilmember McGlashan reminded Council that all residents are informed regarding city business through the *Currents* publication.

The motion passed 4-3 with Mayor Winstead and Councilmembers McGlashan and Hall voting no.

Mayor Winstead announced Council would now move to the Development Code Amendments.

Ms. Markle presented the Station Area Planning - Council Amendment Tracking Matrix and identified the following amendments needing Council direction:

1. Postpone consideration of Development Agreements until 2021

Ms. Markle explained staff does not support the amendment, but if Council decided to go this route, staff recommends putting it in the Subarea Plan as a policy statement and not the Development Code.

Councilmember Salomon moved to strip out all references to the Development Agreement (MUR-85'+) in the proposed Development Code and edit the Subarea Development Plan so that the policy statement that the Council will consider Development Agreements providing for height above 85 feet in MUR-85 zones in 2021. The motion was seconded by Councilmember Roberts.

Councilmember Salomon explained without the amendment buildings could be built as tall at 140 feet and be out of scale with surrounding buildings. He shared that he is in favor of exploring park impact fees. He asked if office building developments are required to adhere to affordable housing requirement and about fee in lieu requirements.

Councilmember Hall commented that Development Agreements allow for the negotiation of public benefits for the community, allowing for additional height in exchange for what is best for the community. He read mandatory requirements for Development Agreements and stated that they all require Council approval.

Deputy Mayor Eggen asked if a 120-140 foot building could go in any MUR-85 zone. He commented on the impact this amendment would have on the collection of fees to fund parks. He asked if it would be more efficient to maintain the agreements in the code and add a date certain provision.

Councilmember McGlashan expressed concern for delaying the Development Agreements, and added that this provision would allow for the development of office buildings.

Mr. Cohen responded that 120-140 foot buildings would be allowed in MUR-85 zones. Ms. Markle stated that office building developments are not required to adhere to the affordable housing requirements.

The motion failed 2-5 with Deputy Mayor Eggen and Councilmember Salomon voting yes.

2. Delete Phase 3 in its entirety

Councilmembers agreed to leave this item on the matrix for consideration at the March 16, 2015 meeting.

3. Add at the beginning of the sentence, "Amenities such as".

Ms. Markle explained that this amendment would give the City and the development community more flexibility regarding design element amenities required for public places and stated staff supports this amendment.

Councilmember Hall moved add “Amenities such as” at the beginning of 20.50.240(F)(6)(f). The motion was seconded by Councilmember Roberts. The motion passed 6-1 with Councilmember Salomon voting no.

4. The following activities are exempt from the provisions of this subchapter and do not require a permit - removal of trees from property zoned NB, CB, MB and TC-1, 2 and 3, and MUR-85’ unless within a critical area or critical area buffer. The amendment is to Delete "and MUR-85".

Ms. Markle stated that Staff does not recommend this amendment because it is inconsistent with the other less intense commercial/mixed use zones exemptions for trees.

Councilmember Roberts moved to delete “MUR-85” from 20.50.310(A)(5). The motion was seconded by Deputy Eggen.

Councilmember Roberts asked about the process for the clearing and grading permits, and when staff anticipates the start of MUR-85 developments. He expressed concern that the Planning Commission’s recommendation would allow a single family property owner to remove significant trees prior to the redevelopment of their property.

Councilmember Hall commented that there has not been abuse in removing trees and he thinks there will be better results without requiring 20% of trees to be retained on MUR-85 sites. He stated he agrees with staff’s recommendation.

Councilmember Salomon said he opposes the motion, commented on supporting preservation of trees, and shared that densification is good for the environment. He shared information on Seattle’s Sustainability Neighborhoods Assessment Project, and commented that according to the Tree Canopy report, the tree canopy stayed the same or increased and impervious surfaces remain relatively the same in urban villages. He asked staff to research how this was achieved.

Mr. Cohen responded that all developers are required to get a clearing and grading permit. Ms. Markle explained exempt activities identified in the subchapter of the Development Code governing removal of trees. Dan Eernisse, Economic Development Manager, responded that he anticipates MUR-85 development to start around the time the Stations open.

Councilmember Hall moved to extend the meeting to 12:30 a.m. The motion was seconded by Deputy Mayor Eggen. The motion passed 6-1 with Councilmember McGlashan voting no.

Councilmember Roberts withdrew the motion.

5. Requirement for new construction of single family homes in MUR zones to include frontage improvements.

Councilmember Roberts moved to amend 20.70.320(c) to adding “5. One single family dwelling in all MUR zones.” The motion was seconded by Deputy Mayor Eggen.

Ms. Markle explained that staff does not recommend this amendment because it adds to the problem of unattached sidewalks.

Councilmember Roberts commented on the need to promote walkability and requiring single family development to have frontage improvements.

Deputy Mayor Eggen asked if this affects property owners wanting to do a significant remodel, and Mr. Cohen responded that it would not.

The motion passed 4-3 with Councilmembers McGlashan, McConnell and Salomon voting no.

6. Amend the MUR-85 zone to MUR-70.

Ms. Markle explained that the Station's market analysis supports either MUR-85 or MUR-70, and shared that MUR-85 will better support the development of office buildings.

Councilmember Salomon moved to change all references from MUR-85' to MUR-70' throughout the Development Code, Subarea Plan, and Planned Action. The motion was seconded by Deputy Mayor Eggen.

Councilmember Salomon explained that a Developer Agreement would allow buildings higher than 85 feet which would accommodate office space; therefore it is not necessary to have the baseline zoning so high.

Councilmember Hall commented on the lack of architectural character at the top of six story buildings, and would like to see more flexibility to exceed the 70 feet maximum to allow for more creative designs.

Councilmember McGlashan asked about the ability to install a roof top garden at maximum height. Mr. Cohen responded that a rooftop garden can be installed at maximum height, and explained that mechanical installations, like elevator shafts, can extend to 10 feet past the maximum height requirement.

Mayor Winstead and Councilmember McConnell offered support for the motion.

The motion passed unanimously.

7. Ms. Markle presented the proposal by Councilmember Salomon to raise the affordability requirement for on-site affordable housing from 50 to 99 years.

Councilmember Salomon moved to raise the affordability requirement for on-site affordable housing from 50 years to 99 years. The motion was seconded by Councilmember Hall.

Councilmember Salomon explained that the amendment would address the issue of the program expiring prematurely.

Councilmember Roberts said he opposes the amendment and commented there is not enough information to evaluate the effects that will result if this amendment were implemented.

The motion passed 4-3 with Deputy Mayor Eggen and Councilmembers McGlashan and Roberts voting no.

8. Ms. Markle presented the proposal by Staff regarding the 20.20.012 definition for live/work.

Councilmember Roberts said he supports the amendment but added that he does not feel it captures the distinction between “live/work” and “home occupation” uses. Ms. Markle reviewed restrictions of home occupation use not required by live/work use, and stated additional information will be provided for Council’s review at the March 16 Council Meeting.

9. Ms. Markle reviewed Planned Action Ordinance 707 which defines mitigation measures, tracking of development applications, and 20 year threshold updates.

Deputy Mayor Eggen moved to add to proposed Ordinance 707 that implementation of any second or third zoning phase requires 1) a detailed plan to implement required mitigations from the FEIS, and 2) certification by Council that necessary progress on required mitigation on transportation, parks, utilities, and other public services has been achieved. The motion was seconded by Councilmember Salomon.

Deputy Mayor Eggen commented that this amendment provides a mechanism to review and evaluate the progress of the Plan and mitigation measures, and keeps the community informed of the progress. Councilmembers Salomon and Hall concurred.

Councilmember McGlashan asked if the amended is duplicative.

Councilmember Roberts asked how this amendment will work in concert with the Map and already approved phase implementation dates. Ms. Markle responded that it is important to ensure that mitigation measures match up with the development that has occurred, and that it is not duplicative.

The motion passed 6-1 with Councilmember McGlashan voting no.

9. ADJOURNMENT

At, 12:30 a.m., Mayor Winstead declared the meeting adjourned.

Jessica Simulcik Smith, City Clerk