

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

Monday, August 3, 2015  
7:00 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 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.

3. REPORT OF CITY MANAGER

John Norris, Acting City Manager, provided reports and updates on various City meetings, projects and events.

4. COUNCIL REPORTS

Councilmember McConnell provided a status update on the Ronald Wastewater Assumption Committee of Elected Officials (CEO). Councilmember Roberts added that the CEO discussed final policy issues at the previous meeting and said they presented a document containing agreements and commitments to the Ronald Wastewater Board for their review and approval. He stated a Final Transition Plan will be provided to Council by the end of the year and said Council's direction is needed regarding establishing a Utility Advisory Board/Commission.

5. PUBLIC COMMENT

Alvin Rutledge, Edmond resident, commented on the Celebrate Shoreline event scheduled for August 14, and on media coverage for the Washington 32<sup>nd</sup> Legislative District event. He also said the City of Shoreline has good City Council candidates.

Donna Eggen, Jazz Walk Committee Representative, encouraged everyone to attend the North City Jazz Walk on August 11, 2015.

Ginny Scantlebury, Shoreline resident, said conducting a town hall meeting is a great idea and that she looks forward to hearing the results of tonight's dinner meeting discussion. She referenced an article written by Danny Westnead, Seattle Times, regarding up-zoning in the City of Seattle, and said she hopes Shoreline Councilmembers are learning from that situation. She spoke on Agenda Item 8.a, commenting that waiving fees for developers shift costs to single family homeowners. She said the income threshold AMI is high enough and that developers should not be allowed multiple fee waivers.

Janet Way, Shoreline Preservation Society, stated that she agrees with the article referenced by Ms. Scantlebury. She stated that the City of Shoreline has a problem with public participation and noted the Washington Cities Insurance Authority cited that public participation outreach efforts for the Comprehensive Plan Update were not adequate. She commented on the lack of public outreach to citizens regarding the 185<sup>th</sup> Street Station Subarea planning. She expressed concern with the Impact Fee Ordinances on tonight's agenda and said she doubts many members of the public know about it. She said that when you give developers repeated breaks, homeowners and tax payers have to pick up the tab. She concluded her remarks by stating that Shoreline needs to do a better job of doing outreach and public participation.

Elaine Phelps, Shoreline resident, said she agrees with Ms. Way. She commented on environmentalism and Councilmembers who voted for the 185th Light Rail Station Subarea. She noted that people living in Shoreline are currently surrounded by an environment they desire and Forterra does not have an environmental position that equates to the wants of Shoreline residents.

John Norris, Acting City Manager, explained the City's public participation process and shared that Councilmembers studied and discussed Agenda Items 7.b-7.e, regarding Impact Fees, on July 13, 2015. He added that Councilmembers will be discussing the Sound Transit Light Rail Project tonight and recalled that Light Rail is a Sound Transit Project and therefore the public participation process will be dictated by them.

6. APPROVAL OF THE AGENDA

**The agenda was approved by unanimous consent.**

7. CONSENT CALENDAR

**Upon motion by Councilmember Roberts, seconded by Councilmember Hall and unanimously carried, the following Consent Calendar items were approved:**

- (a) Minutes of Business Meeting of June 8, 2015**
- (b) Adoption of Ord. No. 716 - Amendments to SMC 12.40 Transportation Impact Fees to address change of use in occupied and vacant structures**
- (c) Adoption of Ord. No. 718 - Amendments to SMC 12.40 Transportation Impact Fees to include deferral program for single family residential and Amending SMC 3.01 Fee Schedule to include administrative fee**

**(d) Adoption of Ord. No. 719 - Amendments to SMC 12.40 Transportation Impact Fees to include exemption for community-based human services agencies**

**(e) Adoption of Ord. No. 720 - Amendments to SMC 3.01.015 Transportation Impact Fees to include "Assisted Living" in Impact Fee Rate Table**

8. STUDY ITEMS

(a) Discussion of Affordable Housing Permit Fee Waiver/Reduction

Rob Beem, Community Services Manager, explained a fee waiver program would respond to affordable housing interest and support City Council policy. He presented the goals for an Affordable Housing Permit Fee Waiver, income limits, current incentives, and described the City's current affordable housing tools. He reviewed cost modeling, provided an example of a fee waiver exemption, and advised that affordable housing projects occur approximately every five years. He said fee waivers provide an opportunity for the City to contribute to affordable housing. He explained that although both the City's General Fund and Capital Fund would be used for projects, that costs would not be a burden to the City. He recommended an affordable housing program with the following criteria: a 60% AMI threshold; available to both non-profit and for-profit developers; used in conjunction with other affordable housing incentives; used for new construction and remodels/renovations; applied only to units that meet the affordability requirements; and is available citywide.

Councilmembers expressed their desire to encourage affordable housing in Shoreline and commented on the importance of meeting the needs of our society. They offered general support for staff's recommendation and requested the matter be studied by the Planning Commission. They mentioned current affordable housing incentives available to developers, stated they have not seemed to generate any interest, and questioned the need for another program. They asked what drives the five year affordable housing development period. Mr. Beem responded that it takes about five years to assemble funding sources and shared that King County tries to distribute funds evenly among the County. He said the 185<sup>th</sup> Subarea Station and the Comprehensive Plan identifies a permit fee waiver as a tool the City would like to implement, and that it will help get affordable housing to 60% AMI.

Councilmembers discussed a 60% AMI threshold in Shoreline, not applying exemptions to anything over 60%, and the need to address how much the City wants to subsidize affordable housing. They commented on the challenge to provide housing for people with less than 40% AMI, expressed concern over subsidizing for-profit developers, and stated that a fee waiver/reduction should only apply to affordable housing units. They suggested a five year sunset date and monitoring report. Mr. Beem responded that it would be unlikely a developer would want to encumber a property for 50 years for 1% of their construction cost.

Councilmembers asked what the AMI limit is for Veterans Housing, Ronald Commons, and the King County Housing Authority. They requested having a discussion on levels of affordability, and taking a comprehensive look at all of Shoreline's affordable housing strategies and tools.

They recommended that the Planning Commission study other cities' affordable housing strategies, research exemption status for projects like Vision House, and explore implementing a baseline number of units committed to affordable housing to be eligible for the exemption. Mr. Beem responded when Veterans Housing was initially built the AMI was under 50%, and that the Housing Authority's is mostly at 60% and below.

(b) Sound Transit Light Rail Project and Planning Update

Nytasha Sowers, Transportation Planning Manager; Rachael Markle, Planning & Community Development Director; and Scott MacColl, Intergovernmental Program Manager, provided the staff report. Ms. Sowers reviewed Sound Transit's Lynnwood Link Schedule, stated the project is on schedule for completion in 2023, and reviewed where they are in the process. She explained FEIS modifications include an elevated track alignment on I-5 South at 145<sup>th</sup> Street, building infrastructures for future elevated stations at 130<sup>th</sup> Street and 220<sup>th</sup> Street, and station access improvements within ¼ mile of the Stations. She presented the 145<sup>th</sup> Street Station Design, stated it anticipates 6,000 weekday boardings, a 500 stall parking garage, and will consider recommendations from the 145<sup>th</sup> Corridor Study. She presented Shoreline's primary issues of concern and reviewed the design process at 30%, 60%, 90% and 100% design.

Ms. Markle explained Sound Transit's public design process. She said Sound Transit inquired about Shoreline's local public design process and shared that the City does not have a design review process for a project of this magnitude. She proposed forming a Community Advisory Board (CAB), explained the purpose and duties of a CAB, identified member representation, timelines, and Council's role in the community process. She described Shoreline's Lynnwood Link Light Rail Extension Design Review Team, City Council Briefings, and the Design Review Board.

Councilmembers asked when the Planning Commission will work on code changes and address pending items in the Development Agreement. Ms. Markle responded that the Planning Commission anticipates having code changes completed by the end of the year, and that identifying criteria, like energy efficiency, in the Development Agreement will happen at a future date.

Councilmembers asked what the role of a CAB is, requested information on how they have worked well in other cities, and expressed concern that they might be exclusionary and also be advising Council on design without receiving input from the public. Council wants to ensure that the public is engaged at each design phase and suggested that there be other ways to receive their input. They recommended conducting public outreach and open houses, and suggested conducting an open house in the fall of 2015 to be able to get input to Sound Transit before they start their 30% design. It was requested that one more Council check-in be added before 2016.

Councilmembers requested that standards regarding access to the Station be included in the Development Agreement; that guidance on environmental sustainability features is provided to Sound Transit early on in the process; and that the City ask for environmental benefits and interactive educational experiences. Councilmembers suggested that the most effective way to send comments to Sound Transit is for Council to draft a letter that incorporates the public input gathered.

Ms. Markle responded that a CAB would receive presentations on station design and offer opinions about the design. She explained that staff will work with Sound Transit to find out what good public input is.

Mr. MacColl reviewed highlights of the Sound Transit 3 (ST3) ballot measure planned for the November 2016 Election and reviewed Shoreline's ST3 requests. He pointed out that Shoreline, along with neighboring jurisdictions/agencies, wrote comment letters asking for high capacity transit on 145<sup>th</sup>/SR 523 from I-5 to SR 522, and a parking garage.

Councilmembers asked who the City needs to work with to get the second Light Rail Line coming north out of Seattle to go through the north end of Shoreline before connecting east to the rest of system. They suggested requesting this potential line be included in the design packet so that future lines can have the potential to go north. Mr. MacColl responded that the City would need to work with Seattle to make that happen.

Ms. Markle confirmed that Council would prefer to move forward with Open House venues, and Ms. Sowers added that Staff will move forward with drafting a Sound Transit Staff Agreement. Mr. Norris confirmed that he will also get input from the City Manager regarding next steps.

9. ADJOURNMENT

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

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Jessica Simulcik Smith, City Clerk