

CITY OF SHORELINE
SHORELINE CITY COUNCIL
SUMMARY MINUTES OF REGULAR MEETING

Monday, September 12, 2016
7:00 p.m.

Council Chambers - Shoreline City Hall
17500 Midvale Avenue North

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

ABSENT: None

1. CALL TO ORDER

At 7:00 p.m., the meeting was called to order by Mayor Roberts who presided.

2. FLAG SALUTE/ROLL CALL

Mayor Roberts 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

Deputy Mayor Winstead reported attending a Regional Water Quality Committee meeting. She said updates were provided on Conveyance System Improvement Projects, Combine Sewer Overflow Control Projects, and by the Cost Estimating Work Group.

Mayor Roberts reported that he will be attending the Association of Washington Cities Legislative Committee and Sound Cities Association Public Issues Committee meetings on Wednesday and asked Councilmembers if they have feedback for the agenda. He shared that Hopelink and the Center for Human Services attended the Council Dinner Meeting and provided presentations about their services.

5. PUBLIC COMMENT

Councilmember Scully moved to suspend Council Rule 6.1.A and allow three minutes for each speaker during Public Comment. The motion was seconded by Councilmember McConnell.

Councilmember Hall stated his preference is to defer to the Council Rules which allow two minutes for each speaker if there are more than ten (10) signed up.

The motion passed 5-2, with Councilmembers Hall and McGlashan voting no.

Carolyn Creighton, Shoreline resident, applauded staff for treating her courteously. She expressed concern about evergreen trees being cut down and requested that builders be required to replace them with evergreen trees.

Yoshiko Saheki, Shoreline resident, commented that the future of the City is important and that she wants to be here when light rail arrives. She said Shoreline already has vibrant neighborhoods that residents have invested in, and plans should be for current and future residents.

Nicholas Bratton, Forterra, pointed out that the 185th Street Station Subarea Plan won multiple awards for excellence and can serve as a template for the 145th Street Station Subarea Plan. He said an expansion to MUR-70 will accommodate expected growth and give more people a good reason to live and work near transit. He shared that Forterra supports the construction of a non-motorized bridge to expand access to transit. He expressed the need to prepare for the future and expected growth in the region. He applauded Council for their work throughout the process.

Jill Rogers, Shoreline resident, expressed excitement for light rail and said she hopes her property on 5th Avenue NE will be included in the rezone. She stated she wants to build an accessory dwelling unit for the developmentally disabled that is close to light rail.

Aaron McCullough, Shoreline resident, thanked staff for working to bring the neighborhood together and transitioning it into a modern city. He requested that the up-zoning be pushed further up 5th Ave NE. He said this will help bring a diversity of affordable housing options to Shoreline. He commended staff on their work.

Steve Schneider, Shoreline resident, commented that upper and lower Pelican Park neighborhoods are too small to accommodate MUR-35 zoning and explained why they should remain R-6. He encouraged Council to walk that neighborhood.

John Lombard, Thornton Creek Alliance, said he submitted a letter to the Council detailing concerns. He said the Alliance is requesting that R-6 zoning be maintained and expanded southwest and north of Paramount Open Space. He stated that the Final Environment Impact Statement (EIS) did not address their concerns about landscaping wildlife areas and the treatment of critical areas.

Dia Dreyer, Shoreline resident, commented that no minimum density should be in MUR-35 and recommended if it is approved, that it be decreased to a base density of 10 units per acre to prevent the building of mega homes. She suggested the adjustment of phasing boundaries to accommodate a 1¼ - 1½ mile walkshed to high capacity transit for MUR-35 Phased Zoning. She expressed concern that MUR-35 development will occur in less than three percent of the entire 145th Street Station Subarea over the next twenty years.

Lance Young, Shoreline resident and Interurban Trail Tree Preservation Society, commented on global warming, the need to get people out of their vehicle, forest canopy expansion. He noted that he previously submitted a LID Report to Council. He said hard surfaces and density need to be limited to retain smaller home footprints.

Eddy Leon, Shoreline resident, commended Council for taking on a tough subject. He said his property is not on the zoning map and hopes that it can be upgraded to MUR-70.

Janet Way, Shoreline Preservation Society, expressed concern that the 145th Street Light Right Station has been moved, and said Sound Transit should be required to do a Supplemental EIS. She said the Planned Action Ordinance is not mentioned in the letter sent to Subarea residents and proper noticing was not provided. She noted there was little discussion about phasing from the Planning Commission and wants to see it addressed more. She stated that the Southeast Subarea is going to be “X’d” out, and that the map selected should properly cover critical areas.

Luke Hanna, Shoreline resident, shared that he supports the 145th Street Station Subarea Plan. He said he recently bought a home in Shoreline because of the light rail expansion and the future redevelopment of the Station area. He stated growth management is important for the region, that development belongs in urban growth areas, and Shoreline is an appropriate place for growth. He shared that increased density around the Station is smart regional planning and encouraged the Council to allow multi-family units within walking distance of the Light Rail Station.

Lindsay Hanna, Shoreline resident, echoed Mr. Hanna’s comments and shared her love for Shoreline. She said Shoreline lacks a commercial area where residents can eat, play, and shop. She said traffic to downtown is getting worse, and talked about the region’s anticipated population increase, and the difficulty of change. She expressed that adding multi-family housing and mixed use development within the walkshed of the Station makes sense. She said she is excited to be a part of a forward thinking community, and urged Council to continue to move forward with planning for a sustainable community.

Jane Nipius, Shoreline resident, commented that the rezone should be extended down 5th Ave NE. She said it is a big and busy street and should be up-zoned for more units. She is excited about Shoreline, light rail, and the rezone, but is disappointed that her house is not included.

Ginny Scantlebury, Rain City Rotary, shared information on the United We Stand Homeless Camp sponsored by Richmond Beach Congregational Church, and story about a camp participant.

Dan Machut, Lake Forest Park, thanked staff for providing information about zoning.

Marsha Gresham, Shoreline resident, shared that she lives in the 185th Subarea and anticipates that her basement will flood. She commented on the forested wetland and said Shoreline needs a surface water program. She shared that the Planning Commission and Council has not and will not listen to expertise about the wetlands.

Jeanette Ordonez, Futurewise, said she supports the Planning Commission’s recommendations and asked Council to adopt them. She talked about the importance of having high density around

the 145th Street Light Rail Station. She shared it will house more people more affordably, allow greater housing options, and expressed excitement about the light rail expansion.

Pamela Mieth, Shoreline resident, asked for an update on repaving the road by the Library on 175th Street. She objected to the half hour total time limit for public comment and asked Council to revisit that rule. She said she is looking forward to light rail but expressed the rezone is too extreme. She said noticing to residents was inadequate and asked Council to give consideration to the public comments.

Meghan Peterka, Shoreline resident, thanked the City for sending the rezone notices. She suggested excluding redevelopment north of 155th and MUR-70 zoning, unless the road is widened. She asked for the Twin Ponds and Paramount Open Space critical buffer areas to be expanded.

Wendy DiPeso, Shoreline resident, requested to be a party of record. She talked about Planned Action, noticing, and the project level review regulations as authorized by the Revised Code of Washington (RCW). She distributed copies of the referenced RCW to Councilmembers, and talked about the court decision in Shoreline Preservation Society's case. She expressed that she is not against density but wants public input at the project level.

Debora DeMoss, Shoreline resident, questioned if the Governor's Award received by the City benefited Shoreline residents; why developers are not required to pay for what they want; why Councilmembers are not listening to residents; why Council meetings are not live; and asked where young people will go when all the homes are demolished. She then shared a sermon she heard about courage.

Malorie Catchpole, Shoreline resident, commented that in order to support sustainability and affordable housing, MUR-70 needs to be expanded. She said density in the Station Area is the future of Shoreline and the region. She cautioned against allowing exclusive housing development around the Stations. She commented that people are going to want to live near light rail, and expressed support for the Compact Community Plan.

Dave Kline, Shoreline resident, expressed concern about the Connecting Corridor Plan and traffic impacts. He said he supports a nonmotorized bridge if there is not another bridge connection. He recommended that the parking garage for the 185th Street Station not be located at the School District Stadium.

John Behrens, Shoreline resident, commented that developers are buying large lots and leaving small lots empty along the 185th Street Corridor. He said this is why a Planned Action Ordinance is not good. He shared it causes orphan homes and the community to suffer, and suggested the City require minimum lot sizes.

Edie Schumcher, Shoreline resident, shared she is excited about the rezone and new development. She expressed concern that MUR-70 requires a minimum density of 80 units per acre because at that number her property would require 40 units. She said she does not envision 40 units on her property, and questioned traffic impacts and parking. She expressed concern about infrastructure, and said she wants to see the minimum density changed.

Les Nelson, Shoreline resident, commented that the development regulations require tree replacement, but said it can be waived. He said he does not trust big developments to do it right and to make it look good.

6. APPROVAL OF THE AGENDA

The agenda was approved by unanimous consent.

7. CONSENT CALENDAR

Upon motion by Deputy Mayor Winstead and seconded by Councilmember McConnell and unanimously carried, 7-0, the following Consent Calendar items were approved:

(a) Minutes of Regular Meeting of August 1, 2016, Special Meeting of August 8, 2016, and Regular Meeting of August 8, 2016

(b) Approval of expenses and payroll as of August 26, 2016 in the amount of \$5,413,514.26

***Payroll and Benefits:**

Payroll Period	Payment Date	EFT Numbers (EF)	Payroll Checks (PR)	Benefit Checks (AP)	Amount Paid
7/3/16-7/16/16	7/22/2016	67239-67481	14465-14496	64094-64101	\$692,393.62
7/17/16-7/30/16	8/5/2016	67482-67732	14497-14525	64282-64287	\$539,404.63
7/31/16-8/13/16	8/19/2016	67733-67975	14526-14552	64357-64364	\$711,507.10
					\$1,943,305.35

***Wire Transfers:**

Expense Register Dated	Wire Transfer Number	Amount Paid
7/26/2016	1110	\$4,758.63
8/26/2016	1111	\$6,487.52
		\$11,246.15

***Accounts Payable Claims:**

Expense Register Dated	Check Number (Begin)	Check Number (End)	Amount Paid
7/28/2016	64037	64055	\$94,261.03
7/28/2016	64056	64065	\$12,711.32
7/28/2016	64066	64088	\$1,058,812.77
7/28/2016	64089	64093	\$6,272.09
7/28/2016	64102	64102	\$39,257.94
8/2/2016	64103	64113	\$21,516.22
8/2/2016	64114	64135	\$35,063.82
8/2/2016	64136	64146	\$1,975.98

8/3/2016	64147	64160	\$100,202.06
8/4/2016	64161	64173	\$39,398.32
8/4/2016	64131	64131	(\$136.28)
8/4/2016	64174	64174	\$117.27
8/8/2016	64175	64176	\$850.00
8/9/2016	64177	64177	\$342.92
8/10/2016	64178	64189	\$96,140.00
8/10/2016	64190	64203	\$57,172.70
8/10/2016	64204	64235	\$6,324.66
8/10/2016	64236	64246	\$13,604.00
8/10/2016	64247	64254	\$16,210.77
8/10/2016	64255	64276	\$41,194.06
8/10/2016	64277	64281	\$14,180.17
8/17/2016	64288	64306	\$116,583.71
8/17/2016	64307	64327	\$3,151.99
8/17/2016	64328	64349	\$45,757.55
8/17/2016	64350	64355	\$6,520.64
8/22/2016	64356	64356	\$37,893.08
8/25/2016	64365	64375	\$1,122.40
8/25/2016	64376	64381	\$8,598.34
8/25/2016	64382	64399	\$9,190.67
8/25/2016	64400	64418	\$1,353,527.92
8/25/2016	64419	64432	\$142,760.85
8/25/2016	64433	64448	\$78,383.79
			<u>\$3,458,962.76</u>

(c) Authorize the City Manager to Execute an Amendment to the Agreement with Herrera Environmental Consultants for Continued Pre-design Activities in Support of the Hidden Lake Dam Removal and Boeing Creek Restoration Projects

8. STUDY ITEMS

- (a) Discussion of Ord. Nos. 750, 751, 752 and 756 – 145th Street Station Subarea Plan Package and Amendments to Development Regulations Related to Light Rail Station Subareas (145th and 185th)

Mayor Roberts announced that the City Council and Planning Commission Meetings are streamed live over the internet.

Senior Planners Miranda Redinger and Steven Szafran provided the staff report. Ms. Redinger provided an overview of the planning timeline for the 145th Street Station Subarea and the public participation process. She pointed out that Sound Transit (ST) is relocating the Station 400 feet north of the proposed 145th Street location and noted that ST believes their Environmental Impact Study covers the move. She shared that the new location also resolves some of the City’s traffic concerns. She then explained how the Southeast Neighborhood Subarea Plan relates to the 145th Street Station Subarea Plan.

Ms. Redinger explained that Ordinance No. 750 adopts the Subarea Plan and amends the Comprehensive Plan Future Land Use Map. She displayed the Draft Comprehensive Plan Map and explained that the 145th Station Subarea Plan Comprehensive Plan Map only has one zone that is compatible with each designation. She then displayed the 145th Street Station Subarea Potential Zoning Scenario Map, shared why the Planning Commission did not recommend phasing, reviewed potential amendments, and displayed the Walkshed and Phased Zoning maps.

At 8:40 p.m., Mayor Roberts convened a five minute recess. The meeting reconvened at 8:45 p.m.

Councilmember Salomon stated he owns a home in the rezone area, shared that he will balance his duties as an elected official and homeowner, and made statements about the type of votes he will recuse himself from. He then read a letter from a constituent regarding the proposed rezone. He noted that he is interested in an amendment to support phasing on the map displayed on slide 16 of the staff PowerPoint presentation. He shared that he wants to create transit oriented development and avoid spot development. He recommended changing two areas of MUR-35 south of Twin Ponds Park back to R-6: 1) north of 150th and west of Corliss Avenue, and 2) north of 149th Street east of Corliss Avenue and west of 1st Avenue. He said he also wants to ensure that 20% of affordable housing is available to people at 70% of the Area Median Income (AMI), or 10% affordable housing available at 60% AMI, and then establish criteria to prevent loopholes.

Councilmember Hall walked through the development history of 14516 1st Avenue NE, stating it went from one single family home to two single family homes each selling for \$600,000, in order to demonstrate R-6 zoning does not preserve affordable housing. He also pointed out the development resulted in lost tree canopy and additional impervious area. He said he cares deeply about the community and environment but keeping zoning at R-6 does not save it. The only thing changing with the proposed zoning would be allowing coffee shops, apartment buildings, and all the amenities people need within walking distance of the station. He also noted multi-family development pays for its impacts through transportation and park impact fees, while single-family development does not.

Councilmember Hall commented that phasing is acceptable and he would like to have it analyzed by staff. He shared he would like to see MUR-70 between 6th and 8th and 145th to 152nd, and an amendment to revert the areas between 152nd and 155th between 6th and 8th back to MUR-45. He recommended that policy be added to the Subarea Plan that reads “to pursue joint funding for bike-pedestrian bridge within the vicinity of 147th and 148th in partnership with Sound Transit, King County, and the Washington State Department of Transportation”.

Councilmember McGlashan explained why he is not in favor of phasing in this Subarea. He commented that he was a supporter of the Connecting Corridors over the Compact Community Map and that he may consider an amendment to stretch the upzone between 5th Avenue NE and 6th Avenue NE up to the community commercial district on 165th Street. He said he agrees with Councilmember Hall on the rezoning between 6th and 8th and changing the area between 5th Avenue NE and 6th Avenue NE and 155th Street and 152nd Street back to MUR-45. He said he will make an amendment to change zoning back to MUR-45 for those houses serviced by NE 153rd Street. He stated that he is also supportive of a non-motorized bridge.

Councilmember Scully commented that everything north of 155th Street, as it is currently proposed, has land use conflicts. He suggested this area be removed from the rezone because it is outside of the watershed and lacks adequate transitions between zones. He shared that he is not in favor of upzoning the area east of 12th Avenue because it is a long way away from the Station. He stated he wants to ensure that Paramount Open Space is protected from development impacts, and then talked about the adverse impact density will have on the wetlands in the areas south of 147th. He expressed concern about the area between 147th and 151st in regards to steep slopes, noise, and light pollution impacts. And he questioned the proposed upzone on 5th Avenue between 157th and 158th, and suggested removing it or applying the zoning to the entire block.

Councilmember McConnell expressed that she has reservations on upzoning near Paramount Open Space. She said she would like to see an amendment to change the zoning in this area to preserve R-6, as well as around the areas that could be parks in the future. She recommended not going as far west to accommodate a watershed that could not exist without a bike-pedestrian bridge. She shared that she owns a home in the Subarea, and that the entire rezone is too intense.

Deputy Mayor Winstead stated that she is not going to have any other amendments.

Mayor Roberts asked what the appropriate use outside of the half mile watershed is. He commented on adding policy language to the Comprehensive Plan that prioritizes the purchase of wetland buffers and park/open space property to preserve them. He said the Comprehensive Plan should include language that states the City should “look for opportunities to reestablish or improve connections across I-5 by creating new crossings or a freeway lid to enhance opportunities for development and open space”.

Councilmember Salomon commented that he would appreciate an analysis of the critical areas around Paramount Open Space. Mayor Roberts also asked for an analysis of the maps provided to Council by the Shoreline Preservation Society.

Ms. Redinger provided an overview of Ordinance No. 756 that amends Development Code Regulations, Shoreline Municipal Code Title 20 for 185th and 145th Street Station Subareas. She explained that regulations adopted through the 185th Street Station Subarea Plan also apply to the 145th Street Station Subarea. She presented minimum lot sizes and density in MUR-70. She said the Planning Commission recommended against minimum lot sizes and increasing minimum density in MUR-70 from 48 to 80, and 12 units per acre in MUR-35. Mayor Roberts requested a graphic image of how this would look. Mr. Szafran said one will be provided at the September 26th meeting.

Councilmember Scully asked what the impacts of having a minimum density of 12 units per acre in MUR-35 on detached single family houses would be. Ms. Redinger provided a conceptual illustration of four options for a MUR-35 parcel. Mayor Roberts asked how the Assessor Dwelling Unit and other Code apply within the R-6 standards. Ms. Redinger responded they are permitted as long as they do not exceed the 50% lot size coverage rule, and explained options for single family use in MUR-45 zones.

Councilmember Winstead moved to extend the meeting to 10:30 p.m. The motion was seconded by Councilmember Salomon, and passed unanimously, 7-0.

Councilmember Hall suggested changing the minimum density from 80 back to 48 in MUR-70 zones. He commented that he prefers MUR-45 with no single family detached, with minimum density at 18 units per acre.

Mayor Roberts asked clarifying questions about Amendment 10. Mr. Szafran pointed out places where the language would need to change.

Ms. Redinger provided an overview of Ordinance No. 752 Planned Action Ordinance and displayed the 145th Street Station Subarea Plan Draft Planned Action Boundary Map.

Councilmember Scully expressed concern with the Planned Action Ordinance and shared why he will probably be voting against it. He commented that with larger developments coming in under Planned Action, the City would lose the benefit of a SEPA checklist showing valuable information, and stated that a project level analysis with delineation has not been done. Ms. Redinger responded that the Planned Action does not exempt projects from critical area regulations.

9. ADJOURNMENT

At 10:20 p.m., Mayor Roberts declared the meeting adjourned.

Jessica Simulcik Smith, City Clerk