

CITY OF SHORELINE
SHORELINE CITY COUNCIL
SUMMARY MINUTES OF REGULAR MEETING

Monday, September 26, 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.

(a) Proclamation of Safe Shoreline Month

Mayor Roberts read a proclamation declaring October 2016 as Safe Shoreline Month. City of Shoreline Emergency Management Coordinator Brian Dixon and Police Captain Troy Olmsted accepted the proclamation. Captain Olmsted thanked the Council for their recognition of all the efforts to keep Shoreline safe.

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 reported that the Association of Washington Cities is not able to take action on the Council's request to institute a travel ban to North Carolina, originated by City of Shoreline Resolution No. 395, until their December 2016 Board Meeting.

Councilmember Salomon reported that the King County Council approved the Best Start for Kids Implementation Plan.

Mayor Roberts reported that the Sound Cities Association will adopt their Legislative Priorities and Issues at their next meeting. He reported attending King County Executive Dow

Constantine's Budget address, and highlighted the impacts that affect Shoreline including an additional year of funding for Marine One and the Helicopter Unit, and Executive Constantine's support and acknowledgement of a need to change the one percent property tax rate.

5. PUBLIC COMMENT

Councilmember McConnell moved to allow three (3) minutes for anyone in the audience wishing to address the Council during Public Comment. The motion was seconded by Councilmember Salomon.

Councilmember McConnell stated the 145th Street Station Subarea Rezone is a significant and important issue to the Community, and everyone should be provided the opportunity to speak.

The motion passed unanimously, 7-0.

Nick Bratton, Forterra, submitted a letter to be entered into the public record. He thanked Council and staff for their work on the 145th Street Station Subarea Plan, and said it reflects good community input. He noted that the need for infrastructure is a common theme throughout the Plan and Amendments, and shared that Shoreline needs to develop a plan on how to pay for them. He said they support Amendment D and a non-motorized bridge.

Alycia Roberts said she lives at Camp United We Stand Tent City. She shared living there has helped her a lot and that she has been sober since moving there. She thanked Council for their support and said she hopes it is something they will continue to support.

Dia Dreyer, Shoreline resident, commented that the Planning Commission did not vote against phased zoning, and said the 145th Street Citizens Subcommittee recommended a phased zoning approach. She expressed that she does not want MUR-35 outside of the walkshed in Phase 1, and shared why it would not be smart growth.

Yoshiko Saheki, Shoreline resident, requested that R-6 standards be applied to the MUR-45 zone. She commented that the proposed Ordinance does not allow her to expand her house like she wants. She stated that Council's actions are analogous to changing the rules in the middle of a game, and speaks to how the City conducts business.

Ann Bates, Shoreline resident, commented that she moved to Ridgecrest five years ago and that the rezone would turn her neighborhood into an urban area. She said she supports tall apartment buildings next to the Station if they include affordable housing. She noted that the area selected for the rezone has the lowest income and housing costs in Shoreline, and is already affordable housing. She said an added economic burden should not be imposed on these residents, and asked Council to consider phased zoning.

Michael Jensen, Shoreline resident, said he is grateful to be a part of the Shoreline Community. He said a lot of planning has gone into the development of the preferred alternative and asked Council not to be cavalier in adopting amendments. He said the Planning Commission's phasing plan is missing from the staff report, discussed Map area G2, and recommended phased zoning.

Janet Way, Shoreline Preservation Society, stated support for adding policy language to acquire property in critical areas, including phasing on the zoning map, and eliminating the Planned Action Ordinance. She said she opposes extending MUR-45 up 5th Avenue to the Crest Theater, and noted this change has not been properly studied or noticed. She said she supports amendments that limit development around Paramount and Twin Ponds Parks.

Wendy DiPeso, Shoreline resident, commented that the City needs to effectively manage change. She shared that people are not against change, but want to enjoy their homes and neighborhoods, and participate in project level planning.

Patty Hale, Shoreline resident, commented on unintended consequences she perceives are associated with Amendment D. She stated that the location on the map is at the highest point in the Ridgecrest Neighborhood and buildings would exceed maximum zoning. She said the area on 8th Avenue NE is not buildable due to mandatory utility corridor setbacks, an underground river, and high tension lines.

Lindsay Hanna, Shoreline resident, commented that she supports the adoption of the Ordinances and appreciates amendments for walkability, a non-motorized bridge, and believe they will increase livability and quality of life in the Subarea. She suggested carefully weighing the zoning amendments and maintaining maximum development capacity within walking distance of the Station.

John Lombard, Thornton Creek Alliance, stated they strongly support proposed Amendments F1, G1, and K1 to the Planning Commission recommended zoning for the 145th Street Station Subarea Plan. He explained why they are requesting that R-6 be maintained in the steep slope areas near Paramount Open Space.

Laura Mork, Shoreline resident, thanked Council for bike and pedestrian friendly amendments.

Donna Thomas, Shoreline resident, commented that she supports the Planning Commission's recommendation. She talked about her decision to live in a city without a car. She shared that she has worked with people with disabilities her entire life, and if things are accessible to people with disabilities, they are accessible to everyone. She stated she supports all amendments to approve access, and shared why she is not in favor of phased zoning.

Debora DeMoss, Shoreline resident, expressed that it is a conflict of interest for Planning Commissioners to speak at the Council Meeting when the meeting should be about the residents. She asked Council to consider the residents and not the developers in decision making. She said the Millennial Towers sinking in San Francisco provides an example of poor planning.

Dan Catchpole, Shoreline resident, talked about how Shoreline has changed and shared that it is time for Shoreline to keep growing up, but in a smart way. He encouraged Council to approve Amendment D and talked about slopes located in the Ridgecrest area.

Jeff Eisenbrey, Shoreline resident, spoke in support of phased zoning. He expressed concern that the City does not have proper delineations of wetlands and critical areas in the immediate Station area. He stated proper designations require expert and detailed studies, and said none of this has

been done. He commented on the correlation between freeway pollution and autism spectrum disorder, and said the construction of 145 foot buildings will exacerbate the matter. He said noise pollution also needs to be addressed.

6. APPROVAL OF THE AGENDA

The agenda was approved by unanimous consent.

7. CONSENT CALENDAR

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

(a) Minutes of Special Meeting of September 12, 2016

(b) Approval of expenses and payroll as of September 9, 2016 in the amount of \$1,077,460.15

***Payroll and Benefits:**

Payroll Period	Payment Date	EFT Numbers (EF)	Payroll Checks (PR)	Benefit Checks (AP)	Amount Paid
8/14/16-8/27/16	9/2/2016	67976-68214	14553-14582	64609-64614	\$549,780.91
					<u>\$549,780.91</u>

***Accounts Payable Claims:**

Expense Register Dated	Check Number (Begin)	Check Number (End)	Amount Paid
8/30/2016	64175	64175	(\$500.00)
9/1/2016	64449	64499	\$1,540.97
9/1/2016	64500	64507	\$82,707.77
9/1/2016	64508	64524	\$147,077.50
9/1/2016	64525	64537	\$14,524.46
9/1/2016	64538	64549	\$66,808.09
9/1/2016	64550	64561	\$101,646.19
9/8/2016	64562	64573	\$42,776.26
9/8/2016	64574	64579	\$15,095.80
9/8/2016	64580	64593	\$24,869.96
9/8/2016	64594	64606	\$27,793.21
9/8/2016	64607	64607	\$31.75
9/8/2016	64608	64608	\$3,307.28
			<u>\$527,679.24</u>

8. ADJOURNMENT

(a) Adoption of Ordinance 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 thanked the Planning Commission and staff for their work on the 185th Street and 145th Street Station Subarea Plans, and expressed appreciation to the Community for their participation and input.

Senior Planners Miranda Redinger and Steve Szafran provided the staff report. Ms. Redinger presented the planning timeline for the 145th Street Station Subarea Plan, reviewed the purpose of Ordinance Nos. 750, 751, 752 and 756, and next steps to implement the Plan. She displayed the Potential Zoning Scenario Map recommended by the Planning Commission, an updated version of the Map integrating walk and bike-sheds, and a map incorporating Council amendments. She then reviewed and displayed the Draft Comprehensive Plan Future Land Use Map.

Councilmember Scully moved to adopt Ordinance No. 750, amending the Comprehensive Plan and the Future Land Use Map to include the 145th Street Station Subarea Plan, and adopt Ordinance No. 751, amending the Official Zoning Map to implement the Plan, as recommended by the Planning Commission. The motion was seconded by Councilmember McConnell.

Councilmember Scully thanked staff for their work, talked about the length of the process, and assured the public that the City Council has been listening and taking their feedback into consideration throughout the process.

Councilmember Salomon moved Amendment A to amend the Planning Commission's recommendation to change MUR-35 to R-6 south of/adjacent to Twin Ponds Park. The motion was second by Councilmember McConnell.

Councilmember Salomon shared that his intent is to expand Paramount and Twin Ponds Parks, preserve wetland areas, and increase recreational areas. He explained that it may be more expensive for the City to acquire property in this area if it is zoned MUR-35. He then provided New York's Central Park as an example of this type of successful planning.

Councilmember McGlashan stated he supports the Amendment. He asked if the separation between the parks and the homes are funded by the City or homeowners. Ms. Redinger said she is not aware of a city maintained boundary and assumes it is supported by homeowners.

The motion to adopt Amendment A passed unanimously, 7-0.

Councilmember Scully moved L to amend the Planning Commission's recommendation to change all MUR zoning north of NE 155th Street to R-6 except the MUR-45' between 14th and 15th Avenues NE, north of NE 155th Street. The motion was seconded by Councilmember McConnell

Councilmember Scully expressed concern about looking too far into the future without knowing how the properties are going to develop. He said this area can be built out in Phase 2, and added there are land use conflicts in a lot of these areas.

Councilmember Salomon stated that he is abstaining from Amendments L and K because he owns property in those areas and does not want the appearance that his votes are based on his homeownership. He recalled, from the September 12, 2016 City Council Meeting, that he plans to recuse himself from votes specific to where he owns property and vote on the more general amendments effecting a broader or different area.

Councilmember Hall stated he can support the Amendment.

Councilmember McGlashan expressed concern about the impact the Amendment will have on homeowners and said he will not be supporting it.

Mayor Roberts commented that he will support the Amendment because development will occur within the Station's walkshed. He encouraged Councilmembers to support it.

Councilmember McConnell shared that she wants to stay focused on rezoning as it pertains to Light Rail, and said this area is clearly outside the walkshed. She stated she will be supporting the motion.

The motion to adopt Amendment L passed 5-1-1, with Councilmember McGlashan voting no, and Councilmember Salomon abstaining.

Councilmember Hall moved Amendment D to amend the Planning Commission's recommendation to change MUR-45 to MUR-70 in the blocks between 6th and 8th Avenues NE south of NE 152nd Street. The motion was seconded by Councilmember McGlashan.

Councilmember Hall shared that the land in this area is closer to the Station. He acknowledged the power line easement concern mentioned in public comment, but said it is walking distance to the Station and therefore an appropriate area for rezoning.

Councilmember McGlashan stated that it is important to have the highest density around the Station, and said he will be supporting the motion.

Councilmember Salomon said that since this area is within the walkshed of the Station, it should be more densely zoned, and he will be supporting the motion.

Mayor Roberts noted that property owners are also in support of this Amendment.

The motion to adopt Amendment D passed 5-2, with Councilmembers McConnell and Scully voting no.

Councilmember Hall moved Amendment E to amend the Planning Commission's recommendation to change MUR-70' to MUR-45' on the block between 5th and 6th

Avenues NE north of NE 152nd Street and south of N 155th Street. The motion was seconded by Councilmember McGlashan.

Councilmember Hall stated that changing this area to MUR-45 will provide a more compact station area and prevent taller buildings from moving further away from the core of the area. Councilmember McGlashan and Deputy Mayor Winstead agreed.

The motion to adopt Amendment E passed unanimously, 7-0.

Councilmember McGlashan moved Amendment C to amend the Planning Commission's recommendation to change MUR-70 to MUR-45 on the north and south sides of NE 153rd Street, west of 5th Avenue NE. The motion was seconded by Councilmember Winstead.

Councilmember McGlashan moved to amend Amendment C to add two parcels (#2881700301 and #2881700300) to area C. The motion was seconded by Councilmember Hall.

Councilmember McGlashan stated that the Amendment will prevent MUR-70 zoning from moving too far north of the Station, and added that the two parcels, #2881700301 and #2881700300, should also remain MUR-45 to avoid MUR-70 from encroaching on that area.

The motion to amend Amendment C passed, unanimously, 7-0.

Councilmember Salomon stated that he does not see the logic in changing this area to MUR-45 and pointed out that it is within the half mile walkshed of the Station.

The motion to adopt Amendment C, as amended, passed 5-2, with Councilmembers Hall and Salomon voting no.

Councilmember Hall moved F1 to amend the Planning Commission's recommendation to change MUR-35 to R-6 between 9th Place NE and 10th Avenue NE, south of NE 147th Street. The motion was seconded by Councilmember McConnell.

Councilmember Hall stated Shoreline's natural environment needs to be cared for. He said he was persuaded by the Community that the parcels next to Little's Creek are identified in the buffer and need to be protected.

Councilmember Salmon said he does not support Amendment F1 because he is in support of Amendment F. He stated that the area is a downward slope leading towards Paramount Open Space, and the impacts from a higher density rezone could have a negative effect on the Open Space. He urged Councilmembers to vote no on F1.

Councilmember McConnell said she will support F1.

Councilmember Scully moved to amend the Amendment to encompass the entire area F, with the exception of F2 - which would amend the Planning Commission's recommendation to change MUR-35' to R-6 between NE 145th and 147th Streets and

between 8th and 10th Avenues NE, except one parcel depth along 8th Avenue NE to remain MUR-35' to provide transition between MUR-70' and R-6. The motion was seconded by Councilmember McConnell.

Councilmember Scully agreed with Councilmember Salomon. He shared there would be challenges to developing this area, negative impacts to the wetlands, and adverse traffic impacts. He said he does not see it as land for multifamily development and it should remain R-6.

The motion to amend the Amendment to encompass the entire area F, with the exception of F2, passed 5-2 with Councilmembers Hall and McGlashan voting no.

The motion to amend the Planning Commission's recommendation, to include the entire area F except for one parcel depth along 8th Avenue NE to remain MUR-35' to provide transition between MUR-70' and R-6, passed, 6-1 with Councilmember McGlashan voting no.

Councilmember McConnell moved G, with the exception of G2 to amend the Planning Commission's recommendation to change MUR-35' to R-6 between NE 151st and 147th Streets and between 8th and 10th Avenues NE., with the exception for keeping one parcel depth along 8th Avenue NE MUR-35' to provide transition between MUR-70' and R-6. The motion was seconded by Councilmember Scully.

Councilmember McGlashan moved to amend the Amendment to remove Area G, leaving only G1. The motion was seconded by Deputy Mayor Winstead.

Councilmember McGlashan expressed that the Amendment provides a good transition to Area F. Councilmember Hall concurred, and added that it provides a buffer to the wildlife habitat and is within walking distance of the Station. Councilmember Salomon stated support for the Amendment. Mayor Roberts said he opposes it due to potential parking challenges.

The motion to amend the Amendment to remove Area G, leaving only G1, passed, 4-3, with Mayor Roberts and Councilmembers Scully and McConnell voting no.

Councilmember Hall commented that he can support the Amendments because any significant development in this area will also require improvements to the road.

The amended motion, to approve G1, passed, unanimously, 7-0.

Councilmember Salomon moved K1 to amend the Planning Commission's recommendation to change MUR-35' to R-6 north of Paramount Open Space, between 10th and 11th Avenues NE and between NE 152nd and 153rd Streets. The motion was seconded by Councilmember Hall.

Councilmember Salomon stated that after consultation with Wetland Biologist and a Salmon Enhancement Specialist, and walking the area, he is convinced the Amendment will allow for protection of the wetlands from higher density impacts.

Councilmember Scully moved to amend the K1 Amendment to include the entire Area of K to amend Planning Commission's recommendation to change MUR-35' and MUR-45' to existing zoning east of 10th Avenue NE and north of NE 152nd Street. The motion was seconded by Councilmember McConnell.

Councilmember Scully stated that he supports Amendment K because of its distance from the Station. He shared that it is outside the walkshed and he does not see a need to upzone.

Councilmember McGlashan said he is not supporting the Amendment because the area can be serviced by transit to get to the Station. Councilmember Hall agreed and pointed out the area's proximity to commercial nodes and the Station. He said people will benefit from having amenities they can walk or bike to, and that the proposed rezone is supported by three years of study.

Mayor Roberts stated he supports the Amendment to minimize transitions and not go beyond the scope of the Station area.

Councilmember McConnell stated she will be supporting the Amendment to focus rezoning within the walkshed.

Deputy Winstead expressed that she is leaning toward supporting K because of its proximity to Paramount Park, and stated that the 15th Avenue Business District is not the same as the one located on 5th Avenue.

The motion to amend Amendment K1 to include the entire area of K, passed 4-2-1, with Councilmember McGlashan and Hall voting no, and Councilmember Salomon abstaining.

The amended motion to approve the entire area of K, failed, 3-3-1, with Deputy Mayor Winstead and Councilmembers McGlashan and Hall voting no, and Councilmember Salomon abstaining.

Deputy Mayor Winstead moved to reconsider the previous motion. The motion was seconded by Councilmember Scully.

At 9:04 p.m., Mayor Roberts called for a six minute recess, and at 9:17 p.m. he reconvened the meeting.

Margaret King, City Attorney, advised that Deputy Mayor's motion to reconsider the previous motion was in order and any Councilmember can second it.

Deputy Mayor Winstead withdrew her motion. Councilmember Scully asked if instead the motion to amend Amendment K1 to include the entire Area K could be reconsidered. Ms. King stated she would need to conduct research and report back to Council.

Councilmember Scully moved to amend Amendments H, I, and J to the Planning Commission's recommendation as follows: H to change MUR-35 to R-6 between NE 145th and 148th Streets and between 10th and 12th Avenues NE; I: to change MUR-45' to R-6 in

square between NE 147th and 148th Streets on the east side of 12th Ave NE; and J to change all MUR-35 and MUR-45 that are currently zoned R-6 between 12th and 15th Avenues NE and between NE 147th and 152nd Streets. The motion was seconded by Councilmember McConnell.

Councilmember Hall noted that staff did not recommend supporting these Amendments and stated they would position R-6 next to MUR-70 making them inconsistent with transition criteria.

Councilmember Scully commented that these amendments recognize that a portion of the area is already zoned for commercial business and the Amendments do not create any additional conflicts.

Councilmember Salomon stated his inclination is to oppose the motion, and reminded Council that he will be recommending this area to be rezoned in Phase 2.

Mayor Roberts stated he will be supporting the motion but his preference is to keep Area H MUR-35 because it is adjacent to 145th Street, and in the walkshed. He referenced the Map and stated he wants to be thoughtful and deliberate about transitions in this area and how the 15th Avenue Corridor will look.

Councilmember McConnell pointed out that this area is outside the half mile walkshed.

The motion failed 3-4, with Mayor Roberts and Councilmember Scully and McConnell voting yes.

Councilmember Hall moved J1 to amend the Planning Commission's recommendation to change parcels currently zoned Community Business (CB) to MUR-70' on the west side of the intersection of 15th Avenue NE and NE 147th Street. The motion was seconded by Councilmember Scully.

Councilmember Hall explained that this is a staff initiated amendment to clean up zoning to match the rest of the commercial zoning in that area.

The motion to amend the Planning Commission's recommendation with J1 passed unanimously, 7-0.

Deputy Mayor Winstead moved M and M1 to amend the Planning Commission's recommendation to change R-6 to MUR-35 one parcel deep on the west and east sides of 5th Avenue NE up to Ridgecrest Business District; and since L previously passed, change zoning within one parcel depth on the east and west side of 5th Avenue NE between NE 155th St and NE 158th St back to MUR-35. The motion was seconded by Councilmember McGlashan.

Deputy Mayor Winstead stated the Amendment focuses on increasing density up to the Ridgecrest Business District, which will improve walkability, offer more housing options, and create business opportunities. She said this zoning was studied in the Connecting Corridor

scenario, and the Amendment is comparable to what was done in the 185th Subarea rezone to connect the Station Area to the Aurora Avenue Corridor.

Councilmember McGlashan commented on the importance of connecting communities, stated development can lead to road improvements, and noted that 5th Avenue NE is used by transit. He said the connectivity will help develop the Avenue, and he will be supporting the motion.

Councilmember Scully stated he does not support the Amendment because the area is outside the Station walkshed, will increase traffic in the area, and possibly cause conflicts with R-6. He recommended looking at Ridgecrest separately in future planning.

Councilmember Hall stated the proposal is only one parcel deep at MUR-35, and he does not anticipate seeing massive buildings that disrupt the neighborhood. He shared that although it is not in the core of the Station walkshed, he sees an advantage for the Ridgecrest Business Community and for 5th Avenue becoming a boulevard that connects it to the Station. He said he will support the Amendment.

Councilmember Salmon recalled a conversation during the 185th Street Station Subarea process where the Economic Development Manager spoke about the need to first have a corridor with MUR-35 development, as proof that it works, before MUR-70 investors will come aboard. Ms. Redinger confirmed that is generally how growth happens. Councilmember Salomon asked if it will be difficult to aggregated land in Area M since it is only one parcel deep and has a minimum density of MUR-35. Mr. Szafran responded that it has not proven to be a problem in the 185th Street Station Subarea.

Councilmember Salomon agreed with Deputy Mayor Winstead that the Amendment will connect this area to the Station, and shared that there is the benefit of adding density to a business district that has the potential to grow. He stated that a lot of MUR-35 zoning has been removed and that there is a future benefit to vote for Area M.

Mayor Roberts said he understands the long term rational to increase the density in this area, similar to the 15th Avenue Corridor, but expressed that he continues to support the Station area remaining compact as presented in the maps. He said it will surprise residents to see Area M rezoned, and he will be opposing the amendment.

Deputy Mayor Winstead clarified that the Amendment has been studied and discussed, shared that the higher the density in the area the better the transit service will be, and said she does not believe the hills in the area will dissuade people from riding their bikes.

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

Councilmember McConnell moved B to amend the Planning Commission's recommendation to change MUR-45' to MUR-35' between 1st and Corliss Avenues N and NE 148th and 149th Streets. The motion was seconded by Councilmember Scully.

Councilmember McConnell commented that this area is outside the walkshed and that without the installation of a pedestrian bridge she does not support higher density. She said a better transition is also needed going from R-6 to MUR-45.

Councilmember Hall stated partnerships can be developed to secure funding for a pedestrian bridge. He advised that adoption of policy and land use, and committing to a bridge to safely get people to light rail is required. He shared why he is convinced that the City can get a bridge built and said he will keep working on it. He said he is comfortable keeping these areas at MUR-45, and noted that with the bridge, Area B will be inside the walkshed.

Mayors Roberts stated he will be supporting the Amendments to protect the transitions.

Councilmember Salomon pointed that the remaining R-6 in this area it will ultimately become a park and there will be less need for a transition zone.

The motioned failed 2-5, with Mayor Roberts and Councilmember McConnell voting yes.

Mayor Roberts pointed out five parcels on 147th Street that are MUR-35, said the remaining parcels are R-6, and suggested they also be changed to R-6. Councilmember Hall questioned where zoning boundaries should be changed, and said he does not believe there is a right or wrong answer. Councilmember Scully asked a procedural question about a motion regarding the five parcels. Jessica Simulcik Smith, City Clerk, responded that the five parcels can be considered in a motion since this would be a new motion that was not previously considered.

Councilmember Scully moved to change parcels 900, 904, 910, 916 and 924, on 147th from MUR- 35 back to R-6 in subsection G. The motion was seconded by Councilmember Salomon.

Councilmember Scully commented that a transition area is needed because of the steep slope in this area, and shared that his original intent was to make this area part of Area F. Councilmember Salomon agreed.

Councilmember Salomon moved to amend the motion to add 901, 905, 911, and 915 on 148th Street. The motion was seconded by Councilmember Scully.

Councilmember Hall moved to extend the meeting to 11:00 p.m. The motion was seconded by Councilmember Scully, and passed 6-1 with Councilmember McConnell voting no.

Councilmember Salomon pointed out that there are steep slopes near the four parcels and he believes a higher density will negatively impact the area. Councilmember Hall stated that there are a lot of developments in Shoreline on steep slopes, and provided examples of how topography can be used to develop on steep slopes.

The Amendment to amend the motion to add 901, 905, 911, and 915 passed 4-3, with Deputy Mayor Winstead, and Councilmembers McGlashan and Hall voting no.

The motion to change 900, 904, 910, 916 and 924 on 147th Street, and 901- 905, 911, 915 on 148th Street from MUR- 35 back to R-6 in Area G, as amended, passed 4-3, with Deputy Mayor Winstead, and Councilmembers McGlashan and Hall voting no.

Ms. King advised on the previous parliamentary procedure question explaining that a motion to reconsider can be applied to the motion to include the entire area of K (the 3-3-1 vote), but it cannot be applied to the motion to amend K1 to include the entire area of K (vote of 4-2-1). Since Amendment K-1 was never voted on, it could be presented as a new motion.

Councilmember Salomon moved to adopt Amendment K-1. The motion was seconded by Councilmember Hall.

Councilmember Salomon shared that he walked the area with a Wetland Biologist and an Ecology Expert. He said the steep slopes extend into Paramount Park and development in this area can adversely impact the Park.

The motion passed unanimously, 7-0.

Councilmember Hall moved Amendment H1 to amend the Planning Commission's recommendation to change MUR-35 to R-6 west of 12th Avenue between NE 147th Street and 14615 12th Avenue NE. The motion was seconded by Councilmember Scully.

Mayor Roberts stated that the Amendment will keep the entire cul-de-sac at the same zoning.

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

Councilmember McGlashan moved to rezone all the properties fronting 155th from I-5 to 14th Avenue NE (106 NE 155th Street to 1216 155th Street) to MUR-35. The motion was seconded by Councilmember Hall.

Councilmember McGlashan stated that the Amendment would help to create a boulevard effect and transition boundary lines.

The motion failed 3-3-1, with Deputy Mayor Winstead, and Councilmembers McGlashan and Hall voting yes. Councilmember Salomon abstained.

At 10:19 p.m., Mayor Roberts convened a five minute recess. At 10:20 p.m. the meeting reconvened.

Councilmember Salomon moved to amend the main motion to include Phased Zoning for Ordinance No. 751. The Ordinance and the Official Zoning Map would be amended to denote 2 phases, the first phase being effective immediately and the second phase being effective 17 years from the date of adoption of Ordinance No. 751 provided that the ordinance has not been replaced or otherwise amended. The motion was seconded by Councilmember McConnell.

Councilmember Salomon stated that the Amendment encourages the highest density in Phase 1. He noted Phase 1 is predominantly within the half mile walkshed, accommodates a non-motorized bridge, and will help prevent spot development. He said Phase 2 will provide developers more market opportunities and address concerns if they were hesitant about locating in Phase 1. He added that the release date for Phase 2 can be discussed.

Councilmember Hall stated he opposes the motion and shared that he believes that the phasing approach dictates to owners what to do with their property. His preference is to put all the zoning in place and let the individual owners make decisions about their property.

Councilmember McGlashan noted that the 145th Street Station Subarea is smaller than 185th and therefore phased zoning is not needed. He said the rezone to accommodate higher density is appropriately pocketed around the Station and he will not be supporting the motion.

Mayor Roberts stated he will be supporting the motion. He shared that he supports not allowing R-6 development in MUR-45 in the area on the west side of Interstate 5 until a bridge is built.

Deputy Mayor Winstead pointed out that it is a small area, and said she is not supporting the motion because there will be a better opportunity to leverage funding for a bridge at 147th Street if density is included in the Plan.

Councilmember Scully stated he will be supporting the motion because he is concerned about the areas to the east, and a phased approach will provide future Councils an opportunity to see how things develop.

Councilmember McConnell said because she did not support upzoning the areas that failed to remain R-6 east of I-5, that she will be supporting phased zoning.

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

Councilmember Hall moved adoption of the set of Subarea Plan amendments to Ordinance No. 750 to include Amendments 1, 2, and 3 listed for Roberts; Amendment 1 listed under Hall; Amendment 1 and 2 listed under McGlashan; and Amendment 1 listed under Salomon.

The motion was seconded by Councilmember McGlashan.

Councilmember Hall explained that adoption of these policy amendments will improve the Community by developing policies to support purchasing critical area property, placing a lid over I-5 or creating a new crossing, pedestrian improvements, a non-motorized trail, and the development and expansion of park space.

Councilmember McGlashan pointed out that the Amendment will connect the 145th and 185th Street Stations by a safe trail underneath the light rail track. Councilmember Salomon added that his amendment includes policy to establish active park space with active recreation areas near denser development and outside wetland and other critical areas.

The motion passed unanimously, 7-0.

Councilmember Hall moved that staff make the appropriate amendments to the Comprehensive Plan Map consistent with the amendments Council made to the zoning map, but with the understanding that Phasing only applies to the zoning map. The motion was seconded by Deputy Mayor Winstead.

Councilmember Hall commented that the Amendment will provide consistency between the Comprehensive Plan and zoning maps.

The motion passed unanimously, 7-0.

Councilmember Hall moved to authorize City Staff to remove all “draft” references in the 145th Street Station Subarea Plan and to replace all comprehensive land use and zoning maps so as to reflect the changes adopted tonight. The motion was seconded by Councilmember McConnell.

The motion passed unanimously, 7-0.

Councilmembers made final comments regarding the adoption of Ordinance Nos. 750 and 751.

Councilmember Scully expressed that it is not his ideal plan, but said he will be supporting the motion. He said the Amendments keep development away from Paramount Open Space and concentrated around the Station. Councilmember Hall concurred, and said it is a better product because of the Community input received.

Mayor Roberts extended his appreciation to the Planning Commission, staff, and the public. He said the Amendments meet the goals of the City’s Light Rail Guiding Principles and focuses development around the Station. He said he will support the motion, and recommended that future corridors like 15th Avenue, 5th Avenue, and 185th Street be treated separately from station area planning.

Councilmember Salomon expressed his ultimate respect for his fellow Councilmembers and the Community, and said the process was respectful.

Deputy Mayor Winstead expressed gratitude to the residents for participating in the process, and reassured them that the Council listens to, reads, and considers their testimony and written comments. She also expressed respect for the process and fellow Councilmembers.

Councilmember McConnell thanked everyone for reaching out to her. She stated that her amendments were crafted by the comments she received from the Community, and said she is pleased with the outcome.

The main motion to adopt Ordinance No. 750 amending the Comprehensive Plan and the Future Land Use Map to include the 145th Street Station Subarea Plan, and adopt Ordinance No. 751, amending the Official Zoning Map to implement the Plan, as amended, passed unanimously, 7-0.

Councilmember Hall moved to extend the meeting to 11:30 p.m. The motion was seconded by Deputy Mayor Winstead, and passed unanimously, 5-2 with Mayor Roberts and Councilmembers McConnell voting no.

Councilmember Hall moved to adopt Ordinance No. 756, amending the City's Light Rail Station Subarea regulations set forth in Title 20 of the Shoreline Municipal Code, relating to both the 145th and 185th Subareas, as recommended by the Planning Commission. The motion was seconded by Deputy Mayor Winstead.

Councilmember Hall moved to amend the main motion to change minimum density in the MUR-70' zone from 80 dwelling units per acre to 48 dwelling units per acre. The motion was seconded by Councilmember Scully.

Councilmember Hall shared that he appreciates the Planning Commission planning for higher minimum density to promote development projects, but stated that he prefers to have the 48 dwelling units per acre that has been discussed for years.

The motion passed unanimously, 7-0.

Councilmember Hall moved to amend the Planning Commission's recommendation to change 20.40.160 to not allow single-family detached in the MUR-45' zone. The motion was seconded by Councilmember Salomon.

Councilmember Hall shared why the Amendment encourages more energy efficiency, is economical, better for environment, and promotes affordable housing.

Councilmember Scully commented that those are not reasons for not allowing single family detached units in MUR-45, and said the amendment restricts property owners from developing their property.

Mayor Roberts stated he will be supporting the Amendment, that it does allow an owner to rebuild and increase their footage by 50%, and it discourages the building of McMansions.

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

Councilmember Hall moved to amend the Planning Commission's recommendation to strike "and MUR-45" in 20.40.506. The motion was seconded by Councilmember McConnell.

Councilmember Hall explained that the Amendment provides consistency in the Shoreline Municipal Code.

The motion passed to, 6-1 with Councilmember Scully voting no.

Councilmember Hall moved to amend the Development Code to strike “and detached” in 20.50.125. The motion was seconded by Councilmember Salomon.

Councilmember Hall said the Amendment is a technical clean up.

The motion passed, 6-1 with Councilmember Scully voting no.

Mayor Roberts asked clarifying questions regarding Shoreline Municipal Code 20.50.020 Dimension Requirements and Setbacks. Mr. Szafran explained that requirements can be evaluated by Public Works or the maximum required setback can be used. Mayor Roberts said his preference would have been to use the maximum required setback, and said the language is ambiguous.

The motion to adopt Ordinance No. 756, as amended, passed, 6-1 with Councilmember Scully voting no.

Councilmember Hall moved to adopt Ordinance No. 752, enacting a Planned Action Ordinance for the 145th Street Station Subarea, as recommended by the Planning Commission. The motion was seconded by Councilmember McGlashan.

Councilmember Hall stated that concerns regarding adopting a Planned Action Ordinance for the 145th Street Station Subarea have been addressed, the Final Environmental Impact Statement is reasonable, and the City Attorney has advised that it is legal.

Councilmember Scully stated he opposes the adoption of Ordinance No. 752 because a significant number of new dwelling units have already been exempted, and the Ordinance exempts every project within the Planned Action Ordinance from the Statement of Environmental Policy Action (SEPA) review and said it will not allow for valuable public comment.

Councilmember Hall moved to amend the Planned Action Boundary Line denoted on Exhibit C to the Ordinance to encompass only those areas within the 145th Street Station Subarea zoned MUR-45 and MUR-70 on the City’s Official Zoning Map adopted tonight via Ordinance No. 751. The motion was seconded by Councilmember McGlashan.

Councilmember Hall stated the Amendments supports the Planning Commission’s recommendation using the City’s Official Zoning Map adopted tonight.

The motion passed unanimously, 7-0.

Councilmember Hall moved to amend the mitigation measures set forth in Exhibit A to the Ordinance to reflect only those mitigation measures necessary to address the environmental impacts based on the Planned Action Boundary line adopted tonight, and authorizes staff to make these necessary changes. The motion was seconded by Deputy Mayor Winstead.

Councilmember Hall moved to extend the meeting to 11:35 p.m. The motion was seconded by Deputy Mayor Winstead and passed unanimously, 7-0.

The motion to amend the mitigation measures set forth in Exhibit A to the Ordinance passed unanimously, 7-0.

Councilmember Hall moved to amend the Development Regulations set forth in Exhibit B to the Ordinance to reflect the amendments adopted earlier tonight via Ordinance No. 756. The motion was seconded by Deputy Mayor Winstead.

The motion passed unanimously, 7-0.

The vote on the Main Motion: Adoption of Ordinance No. 752, enacting a Planned Action Ordinance for the 145th Street Station Subarea, as amended, passed 5-2, with Mayor Roberts and Councilmember Scully voting no.

At 11:30 p.m., Mayor Roberts declared the meeting adjourned.

Jessica Simulcik Smith, City Clerk