

CITY OF SHORELINE
SHORELINE CITY COUNCIL
SUMMARY MINUTES OF REGULAR MEETING

Monday, November 28, 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

Mayor Roberts reported that the City Council attended a joint meeting with the Planning Commission earlier this evening and discussed the 2017 Planning & Community Development Work Plan.

5. PUBLIC COMMENT

Christopher Carter, United We Stand, thanked Council for allowing tent city to be in the Shoreline community. He spoke about love, invited everyone to visit members at United We Stand, and asked for insulated structures for the winter.

Rodger Ricks, Redmond, Washington, explained why the glazing requirement for self-storage facilities recommended by the Planning Commission is too high, and talked about the business need for the facility to look like what it is. He said he is a proponent of the facility on Ballinger and 19th, and referred to pictures that provide examples of glazing. He commented that there is an unmet demand for self-storage in the Ballinger neighborhood.

Steve Tangney, Vice President of Real Estate with Wesco Self-Storage, said their property is under construction at 14535 Bothell Way. He commented on letters submitted to the City and on potential development impacts on surrounding properties. He said he is in favor of self-storage radius and size restrictions.

Randall Olsen, Cairncross & Hempelman Land Use Attorney, said he is here on behalf of the Sherry Development Company. He stated his support for the Ordinance as recommended by the Planning Commission and thanked staff for their thoughtfulness in expediting the matter. He described their facility site location, explained why it makes sense for a storage facility to be on that location, and pointed out that radius regulations are typically not included in permitting requirements.

6. APPROVAL OF THE AGENDA

The agenda was approved by unanimous consent.

7. CONSENT CALENDAR

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

(a) Minutes of Regular Meeting of October 17, 2016

(b) Approval of expenses and payroll as of November 10, 2016 in the amount of \$1,166,535.55

***Payroll and Benefits:**

Payroll Period	Payment Date	EFT Numbers (EF)	Payroll Checks (PR)	Benefit Checks (AP)	Amount Paid
Prior period checks voided and reissued			14651-14652		\$0.00
10/9/16-10/22/16	10/28/2016	68860-69080	14653-14673	65116-65123	\$693,281.70
					<u>\$693,281.70</u>

***Accounts Payable Claims:**

Expense Register Dated	Check Number (Begin)	Check Number (End)	Amount Paid
11/2/2016	65085	65093	\$53,250.63
11/2/2016	65094	65101	\$54,703.83
11/2/2016	65102	65112	\$23,812.96
11/2/2016	65113	65115	\$698.69
11/9/2016	65124	65137	\$134,914.55
11/9/2016	65138	65157	\$74,316.86
11/9/2016	65158	65164	\$10,168.64
11/9/2016	65165	65188	\$119,865.42
11/9/2016	65189	65191	\$1,522.27
			<u>\$473,253.85</u>

(c) Authorize the City Manager to Execute a Contract with Sarah Roberts for Prosecution Services

8. STUDY ITEMS

(a) Discussion of Ord. No. 765 - Amending SMC 20.40 for Self-Storage Facilities

Rachael Markle, Planning & Community Development Director, recalled Council enacted a moratorium for and processing permit applications for new self-storage facilities, and said the Planning Commission held a public hearing on November 3, 2016 regarding proposed self-storage development code regulations. She reviewed why the moratorium was enacted and stated there are 5 existing self-storage facilities, 2 vested permits, and 6 proposed projects. She identified potential issues with self-storage facilities, where they should be permitted and prohibited, and use of self-storage facilities restrictions. She reviewed proposed regulations to address design concerns and displayed examples of self-storage facilities.

Deputy Mayor Winstead asked what glazing is and how people would access their storage unit without garage door access. Councilmember Salmon asked what glazing adds to the design and requested pictures of facades that move away from glazing and use other treatments. Ms. Markle explained that glazing refers to glass and adds interest to a building so it does not just look like a warehouse or a large blank wall. She said she will research examples of other treatment options and report back to Council. She explained people can access their units through a bay that is not within public view. Councilmember Hall pointed out that in Mr. Ricks' written comments he was not objecting to glazing, but to the amount recommended.

Ms. Markle stated that staff supports the Planning Commission's recommendation to adopt Ordinance No. 765 to establish new regulations for self-storage facilities.

Councilmember McGlashan commented that he agrees with glazing because it softens the look of the building. He asked about height requirements, and said he would like to discuss height restrictions. Ms. Markle responded that the building could reach 7 stories in a mixed use commercial zone.

Councilmember Salomon commented that requiring retail on the first floor would make it so the developer would have to build the facility higher. He stated that he is not sold on requiring a retail space and would like to hear if it would be cost prohibitive to developers. Ms. Markle responded that some developers have indicated it would be cost prohibitive and they would not be interested in it; and one developer supported it.

Councilmember Hall stated he is not interested in height limits for one particular use and believes design standards will address the concern about the appearance of the facility. He feels strongly there should be a glazing requirement and asked for pros and cons of different glazing percentage requirements. He asked if a size limitation would make a difference, and said he does not want to add requirements to the process that were not recommended by the Planning Commission. Ms. Markle responded that staff can come up with a formula for how much storage is needed and a maximum square footage of storage that can be allowed to meet the need.

Deputy Mayor Winstead commented on the "distance from" regulation, and noted Council's efforts to make Aurora Avenue a hub for economic development and a place making corridor. She said she favors a radius restriction. Councilmember McGlashan commented he is not supportive of a radius restriction and that he does not want to force storage facilities into a different business model by requiring them to build retail on the first floor. Councilmember Hall shared that the market place will shift, be self-correcting, and that supply and demand will lead the way. Councilmember McConnell stated she does not want to force a business owner into a business model they are not comfortable with and said she believes the market will correct itself. Councilmember Salomon commented that requiring retail would be too burdensome, and asked about signage requirements.

Ms. Markle responded that the City's signage standards would apply. Mr. Cohen commented that the mixed business zone monument sign is limited to 100 square feet, and 50 feet in a community business zone. He added that the type of lighting and changing messages are regulated, and stated he will provide additional information and pictures for the Council to review.

Mayor Roberts asked if the design regulations proposed in Ordinance No. 765 would be in addition to those in SMC 20.50 Subchapter 4, and Ms. Markle answered affirmatively. He expressed concern about large flat roofs and asked if it would make sense to require a green roof or solar panels. Deputy Mayor Winstead said it is a great idea but would like to hear what the impact would be to developers. Councilmember Scully stated that he does not see a reason to stack additional requirements onto this type of construction. Councilmember Hall commented that he likes the idea but is hesitant to introduce something outside of the scope of the Planning Commission's recommendation. He said in the long term he does support the most efficient use of land including using the rooftop of buildings. Councilmember McConnell said she prefers it to be an incentive rather than a mandate.

Councilmember McGlashan said he would like to see code consistency and a different way of explaining where self-storage is allowed in the community business zone.

Deputy Mayor Winstead said she understands not wanting to add to the Planning Commission's recommendation but said it is also important for the regulations to be done right.

Mayor Roberts inquired about next steps. Ms. Tarry responded that the item is scheduled for adoption by Council on December 12, 2016 and are to include green components and information on glazing. Mayor Roberts recommended that distance regulations be included for consideration.

Councilmember Hall commented that he is willing to entertain amendments but wants to keep this item on schedule for adoption. Deputy Mayor Winstead asked if it is possible for staff to provide Council with information on green roof energy efficiencies. Ms. Markle responded yes and said she also has ideas about providing incentives to developers.

(b) Discussion of New Agreement with King County for Animal Control Services

Alex Herzog, Management Analyst, provided background on the animal services provided by King County in Shoreline. He explained that the current contract expires at end of 2017 and King County is asking for a letter of intent by December 31, 2016. He reviewed components of the draft Successor Agreement, current costs, and anticipated cost under the new agreement. He shared that the License Support Sales Program can be used to raise revenue to offset costs and reviewed the schedule.

Councilmember Scully said he has heard complaints about King County's collection tactics for getting licensing revenue and would suggest to them that they back off on aggressive collection approaches. Mr. Herzog responded that the County has softened the language in the letter and are looking into other ways to increase revenues.

Councilmember Hall stated he supports moving forward with the letter of nonbinding intent and asked about the subsidy Shoreline was paying for cities that did not pay their share of costs. He asked if the cost allocation model of 80% based on usage and 20% for population is paying for Shoreline's field and license support services, and the sheltering services that the City does not use. He commented on the importance of efforts to bring people into compliance while respecting their privacy. Mr. Herzog responded that subsidy costs are not in the Successor's Agreement, and that field and license support services are based on the 80%/20% model, but since the City uses PAWS sheltering services fees are only based on 20%.

Councilmember Salomon asked what Shoreline's compliance rate is, and why we would not be more active in driving compliance for a license that is required by law. He said it is unfair to taxpayers who do not own pets to have to support those who do. Mr. Herzog responded that Shoreline's compliance rate is approximately 20- 25%.

Mayor Roberts said there is consensus among Councilmembers to sign the nonbinding letter of intent, continue monitoring cost benefits of contracted service versus bringing services in-house, and potentially looking into shared services with adjacent jurisdictions.

9. ADJOURNMENT

At 8:21p.m., Mayor Roberts declared the meeting adjourned.

Jessica Simulcik Smith, City Clerk