

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

Monday, February 26, 2018  
7:00 p.m.

Council Chambers - Shoreline City Hall  
17500 Midvale Avenue North

**PRESENT:** Deputy Mayor Salomon, Councilmembers McGlashan, Scully, McConnell, Chang, and Roberts

**ABSENT:** Mayor Hall

1. CALL TO ORDER

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

2. FLAG SALUTE/ROLL CALL

Deputy Mayor Salomon led the flag salute. Upon roll call by the City Clerk, all Councilmembers were present with the exception of Mayor Hall.

**Councilmember McGlashan moved to excuse Councilmember Hall for personal reasons. The motion was seconded by Councilmember McConnell and passed unanimously, 6-0.**

3. REPORT OF CITY MANAGER

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

4. COUNCIL REPORTS

Councilmember McGlashan reported attending the Sound Transit Board Meeting and said they approved a development services contract for Bus Rapid Transit for I-405 and State Route 522. He shared that elected officials from Bothell, Kenmore, Lake Forest Park, and Woodinville were in attendance to show support for BRT on SR 522/523.

Deputy Mayor Salomon expressed Council's gratitude to outgoing Planning Commissioners Susan Chang and Donna Thomas, highlighted their achievements and accomplishments, and provided them with a City memento to commemorate their service.

5. PUBLIC COMMENT

Janet Way, Shoreline Preservation Society, expressed why she is concerned with Development Code Amendments #25, #26 and #27 having to do with exemptions for cutting trees in MUR-70.

Julien Loh, Puget Sound Energy (PSE) Local Government Affairs Manager, spoke on Agenda Item 9a and talked about PSE's strategies to reduce their carbon foot print by 50% by 2040.

Lance Young, Shoreline resident, spoke about Amendment #25 to the Development Code tree removal exemptions.

## 6. APPROVAL OF THE AGENDA

The agenda was approved by unanimous consent.

## 7. CONSENT CALENDAR

**Upon motion by Councilmember McGlashan and seconded by Councilmember McConnell and unanimously carried, 6-0, the following Consent Calendar items were approved:**

**(a) Approving Minutes of Regular Meeting of December 11, 2017, Special Meeting of January 22, 2018, and Special Meeting of January 29, 2018**

**(b) Approving Expenses and Payroll as of February 9, 2018 in the Amount of \$6,233,051.40**

### **\*Payroll and Benefits:**

Payroll Period	Payment Date	EFT Numbers (EF)	Payroll Checks (PR)	Benefit Checks (AP)	Amount Paid
12/17/17-12/30/17	1/5/2018	76023-76247	15386-15403	69160-69165	\$610,946.25
12/31/17-1/13/18	1/19/2018	76248-76473	15404-15424	69284-69292	\$815,949.34
1/14/18-1/27/18	2/2/2018	76474-76705	15425-15442	69405-69409	\$634,685.00
					<u>\$2,061,580.59</u>

### **\*Wire Transfers:**

Expense Register Dated	Wire Transfer Number	Amount Paid
1/26/2018	1130	\$3,695.66
		<u>\$3,695.66</u>

### **\*Accounts Payable Claims:**

Expense Register Dated	Check Number (Begin)	Check Number (End)	Amount Paid
1/11/2018	69079	69079	\$2,046.00
1/11/2018	69080	69087	\$130,795.93
1/11/2018	69088	69118	\$460,920.48

1/11/2018	69119	69135	\$19,333.81
1/11/2018	69136	69159	\$1,035,685.76
1/18/2018	69166	69175	\$21,724.84
1/18/2018	69176	69187	\$57,301.22
1/18/2018	69188	69205	\$90,672.61
1/22/2018	69206	69207	\$69,627.05
1/22/2018	69208	69208	\$3,690.00
1/25/2018	69209	69213	\$23,631.59
1/25/2018	69214	69223	\$22,309.41
1/25/2018	69224	69246	\$268,313.25
1/25/2018	69247	69266	\$419,507.93
1/25/2018	69267	69283	\$394,426.93
1/26/2018	69293	69293	\$44,941.71
1/26/2018	69294	69294	\$2,000.00
1/30/2018	69170	69170	(\$10,397.14)
1/30/2018	69295	69295	\$10,397.14
2/1/2018	69296	69302	\$22,200.05
2/1/2018	69303	69326	\$739,191.79
2/1/2018	69327	69334	\$52,597.41
2/1/2018	69335	69343	\$43,290.92
2/1/2018	69344	69359	\$100,768.56
2/8/2018	69360	69361	\$1,979.28
2/8/2018	69362	69368	\$26,046.82
2/8/2018	69369	69378	\$51,377.80
2/8/2018	69379	69401	\$61,025.45
2/8/2018	69402	69402	\$2,005.00
2/8/2018	64637	64637	(\$41.20)
2/8/2018	69403	69403	\$41.20
2/8/2018	69365	69365	(\$7,271.01)
2/8/2018	69404	69404	\$7,634.56
			<u>\$4,167,775.15</u>

**(c) Adopting Ordinance No. 813 - Amendments to SMC 12.15.130 Temporary Street Closure Requirements**

**(d) Adopting Resolution No. 423 - Repealing Resolution No. 394 Recreation Program Refund Policies and Procedures and Replacing with New Refund Policies and Procedures**

**(e) Authorizing the City Manager to Execute Amendment No. 1 to Contract #8630 with AECOM Technical Services for Construction Administration and Document Control Services in an Amount Not to Exceed \$185,887.49**

**(f) Authorizing the City Manager to Execute Amendment 2 to Contract 8824 with DKS Associated for Phase II - Consultant Services for Outside Plant Fiber and Conduit Inventory**

**(g) Authorizing the City Manager to Execute an Interlocal Agreement Between the City of Shoreline and the Office of the Secretary of State, Washington State Library Division to Provide City of Shoreline Sidewalk Advisory Committee Materials in Audio Format**

8. ACTION ITEMS

(a) 2018 Planning Commission Appointments

Steve Szafran, Senior Planner, said there will be four vacancies on the Planning Commission effective March 31, 2018. He reviewed the outreach, application, and interview processes. He said 38 applications were received and four candidates were interviewed. He announced the Subcommittee is recommending reappointment of Jack Malek and Laura Mork, and the appointment of Mei-shiou Lin and Suzanne Davis for terms beginning April 5, 2018 to March 31, 2022.

**Councilmember Scully moved to appoint Jack Malek, Laura Mork, and Mei-shiou Lin each to a term from April 5, 2018 to March 31, 2022; and Suzanne Davis to a term from April 5, 2018 to March 31, 2020. The motion was second by Councilmember McGlashan.**

Councilmember Scully shared decision making criteria used by the Subcommittee and said all 38 applicants were qualified to serve on the Commission. He explained that the Committee knew the work of Commissioners Malek and Mork and therefore elected not to interview them, and that the decision came down to two amazing candidates, Mei-shiou Lin and Suzanne Davis. He encouraged the Council to support their appointments.

Councilmember McConnell thanked Suzanne Davis for being in the audience and shared she is happy to see citizen involvement. She said the Subcommittee selected candidates with professions that will bring a lot to the Planning Commission.

Councilmember Roberts said he supports the motion and thanked the Subcommittee for their work. He pointed out that no candidates residing east of Aurora were appointed to the Commission and encouraged the Council to be mindful of diversity for future vacancies.

Deputy Mayor Salomon acknowledged Councilmember Roberts' point, and said it is important to have diverse citywide representation on City Committees. He expressed appreciation for the 38 applicants that want to serve the City.

**The motion passed unanimously, 6-0.**

(b) Adopting Ordinance No. 789 - Amending Development Code Sections 20.20, 20.30, 20.40, 20.50, 20.70, 20.80, 20.230 and Amending Shoreline Municipal Code Section 13.12.700

Steve Szafran, Senior Planner, stated that there were 41 proposed Development Code Amendments, two citizen-initiated and 39 Director initiated. He recalled Council's January 22,

2018 discussion regarding Amendments 25(a) and 25(b), and reviewed the alternative amendments prepared by staff. He said staff recommends adoption of Ordinance No. 789 as described in the Staff Report and staff's proposed changes to Amendments 25(a), 33, 40, and 41.

**Councilmember Roberts moved adoption of Ordinance No. 789 with Amendments 25(a), 33, 40, and 41. The motion was seconded by Councilmember McGlashan.**

Councilmember Roberts expressed appreciation for the Planning Commission's work in reviewing the Development Code Amendments. He said he hopes to see more work that incentivizes and encourages green building standards.

**Councilmember Roberts moved to amend the motion to add that the Planning Commissions' recommendation to deny Amendment 25(b) be denied and these amendments be approved so that removal of trees in the MUR-70 zone is not completely exempted from SMC 20.50 and that specific tree retention and replacement requirements are included in SMC 20.50.360. The motion was seconded by Councilmember Scully.**

Councilmember Roberts clarified that this Amendment does not prohibit trees from being cut in the MUR-70 zone. A predetermined number of trees can still be cut within a 36-month period based on property size; and if development is occurring, more trees could be cut after obtaining a clearing and grating permit. He stated this Amendment simply says a property owner cannot cut down all the trees on their property. Development will not be harmed and there is value in providing MUR-70 property owners with peace of mind that all the trees in their neighborhood will not be cut tomorrow.

Councilmember Chang asked staff to elaborate on making MUR-70 subject to the partial exemption and allowing the Director discretion to provide incentives for retaining certain trees and planting others. She said she supports incentives for developers to encourage them to keep some of the significant trees on the larger development sites, like apartment buildings. Mr. Szafran provided examples of partial exemptions, tree retention requirements, and confirmed that the Development Code allows the Director to grant exceptions and to use a Development Agreement. Paul Cohen, Planning Manager, added that there are currently no restrictions for tree removal in MUR-70 and addressed the challenge of reaching a minimal density if trees have to be preserved.

Councilmember McGlashan said he opposes restricting development in zones that the City is targeting for high rise development because trees cannot be removed. He cautioned Council to not undermine the work performed in the Station Subarea Plans to support and encourage increased density, low income housing, and transit oriented development. He said for these reasons he will not be supporting the motion.

Councilmember McConnell questioned the intent of Amendment #27 and said she prefers that trees be replaced. She is hearing from the Community that they do not want trees removed without accountability. She shared that developers might be deterred from bulldozing trees if they have to replace them. She said there is time to revisit this and that proactive thinking is needed to determine what MUR-70 should look like.

Councilmember Scully explained why he supports the Amendment, and why denying it and replacing it with Amendment #27 is not sufficient. He said full grown trees are what makes the Northwest the Northwest, that MUR-70 needs to be a dense livable urban city, and environmental benefits will be lost if mature trees are removed. He does not believe the Amendment will adversely impact development, and said it can be revisited if it does. He stressed that he does not want to see a lot of trees clear cut.

Councilmember Roberts offered a compromise by changing the 20% tree retention requirement for a clearing and grading permit in MUR-70. He said this amendment will allow homeowners to cut down trees on their property.

Councilmember McGlashan stated he could support the Amendment based on when the compromise can be added to the workplan. Rachael Markle, Planning and Community Director, stated it could come back to Council as part of a batch of amendments before the end of the year, or it could be a stand-alone amendment.

Ms. Tarry shared that Council should be aware that property is being accumulated based on the current Development Code as they consider changes to the Code.

Deputy Mayor Salomon opposed the amendment for environmental reasons. He stated dense urban cores are better for reducing carbon emission than the suburbs, and that the closer people are to the Station, the less they are driving. He said it makes sense to have density around light rail stations and those rules have been set forth in the Station Subarea. He noted that residents and developers are proceeding under the current rules, and it would present challenges if the rules are changed mid-stream. He urged a no vote.

Councilmember Scully said he supports dense urban development that preserves some of the existing environment and allowing a lot to be clear cut is a huge mistake.

Deputy Mayor Salomon stated he is proud that the City adopted Park and Transportation Impact Fees to develop open space, and said there are provisions to ensure there is green space by the light rail stations. He recalled the Council purposefully retained R-6 zones near parks so park space can be increased in the future. He said everyone has a vision of Shoreline as a green city.

**The motion carried 4-2, with Deputy Mayor Salomon and Councilmember McGlashan voting no.**

At 8:14 p.m., Deputy Mayor Salomon recessed in to Executive Session for 10 minutes as authorized by RCW 42.30.110(1)(i) to discuss with legal counsel potential litigation or legal risks of a proposed action when public discussion of the litigation or legal risks is likely to result in an adverse legal or financial consequence to the City. Staff attending the Executive Session included City Attorney Margaret King; Debbie Tarry, City Manager; John Norris, Assistant City Manager; and Rachael Markle, Planning and Community Development Director.

At 8:24 p.m. Deputy Mayor Salomon reconvened the Meeting.

Councilmember Chang confirmed that the Council provided staff enough direction to move forward. Ms. Markle responded in the affirmative.

Councilmember McGlashan asked about the corrections made to Section 13c and 13e and if it keeps the requirement that an owner has to live in the primary residence or the accessory dwelling unit. Mr. Szafran replied the owner is required to live on the property and that a parking spot is also required.

Councilmember Chang asked for feedback on the comment letter regarding the height of replacement trees related to Amendment #27. Mr. Cohen replied that existing replacement standards apply and staff supports these standards. He explained that younger trees adapt faster and cost less.

**Councilmember McConnell moved to make the Ordinance effective immediately. The motion was seconded by Councilmember Roberts, and failed 2-4 with Councilmembers McConnell and Roberts voting yes.**

**The vote on the main motion, as amended, passed unanimously, 6-0.**

9. STUDY ITEM

(a) Discussing the Climate Action Analysis for the 185th Street Station Subarea

Miranda Redinger, Senior Planner, and Tom Putnam, President of Puttnam Infrastructure, provided the staff presentation. Ms. Redinger recalled that a District Energy (DE) Feasibility Study was presented to Council back in July of 2017, and said the focus was changed to meet the City's adopted greenhouse gas (GHG) emission reductions targets instead of identifying strategies to implement in the 185<sup>th</sup> Street Station Subarea. She said the Climate Action Analysis can apply to the 145<sup>th</sup> Street Station Subarea, the Community Renewal Area, and Town Center.

Councilmember Roberts asked if constructing a DE building is prohibited under city code. Ms. Redinger responded that there are no restrictions.

Mr. Puttnam explained that although the 185<sup>th</sup> Street Station Subarea had the fingerprint to optimize a DE system that the timeline for development was problematic, so the focus was changed to meet climate action goals. He reviewed growth development assumptions, energy demand projections, and said the five actions to meet reduction goals are:

- No use of combustion or natural gas heating in new buildings
- Increased energy efficiency in new buildings
- Retrofit existing buildings for greater energy efficiency and fuel-switch from combustion hearing
- Utilize onsite renewable energy
- Develop DE and combined heat and power systems

Mr. Puttnam reviewed the next steps are developing a taskforce and empowering staff to move the recommendations forward. Ms. Redinger stated Council action is not required tonight and a comprehensive list of recommendations will be presented to Council after the creation of the taskforce in 2020.

Councilmember Chang questioned what the City's energy source would be for DE to work in Shoreline. Mr. Puttnam responded traditional technologies are gas fired, biomass, block scale sewer heat recovery, solar thermal, and ground source heat pump.

Councilmember Scully stated that the City is not an energy provider and does not have funding to support DE for certain sections of the City. He sees the potential to set regulatory requirements and partner with a DE provider. He cautioned against using staff time and resources to continue exploring DE. He requested more data on environmental impacts before implementing mandates, like a no gas requirement, and said DE is not a top priority for him.

Councilmember Roberts asked what percentage of new construction is connecting to natural gas versus going all electric for the region, and how implementing the recommendations will impact the City's workplan. He requested that the Analysis be provided to the Planning Commission. Ms. Redinger responded that the work would begin in 2020.

Councilmember McConnell said she looks forward to hearing from the taskforce in 2020, and anticipates the conversation will be different because of the changing dynamics of the industry.

Deputy Mayor Salomon said exploring options is important and believes there are Shoreline residents that want to contribute to the reduction of global warming and climate change. He wants the proposal to move forward, the taskforce formed, and to explore what might work in Shoreline.

#### 10. ADJOURNMENT

At 9:07 p.m., Deputy Mayor Salomon declared the meeting adjourned.

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Jessica Simulcik Smith, City Clerk