

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

Monday, September 24, 2018  
7:00 p.m.

Council Chambers - Shoreline City Hall  
17500 Midvale Avenue North

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

ABSENT: Councilmember McConnell

1. CALL TO ORDER

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

2. FLAG SALUTE/ROLL CALL

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

**Deputy Mayor Salomon moved to excuse Councilmember McConnell for personal reasons. The motion was seconded by Councilmember Scully and passed unanimously, 6-0.**

3. REPORT OF CITY MANAGER

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

4. COUNCIL REPORTS

Councilmember Chang said she attended the PSRC Regional Transit-Oriented Development Advisory Committee Meeting at which two major topics were addressed. The first issue was discussing plans for accommodating the anticipated 1.8 million new people moving to the area by 2050, and setting goals in establishing a percentage to try to fit near high capacity transit. The second topic focused on parking solutions for high density areas.

Councilmember McGlashan stated he attended the Lake Forest Park Sound Transit Community meeting on the 522/523 BRT expansion from Woodinville to Shoreline. He encouraged attendance at the Shoreline meeting on October 17<sup>th</sup> for those interested in the project.

Councilmember Scully reported that the EMS Levy Task Force concluded their work with a unanimous recommendation to put a 1.1 Billion dollar comprehensive levy on the ballot.

5. PUBLIC COMMENT

There was no public comment.

6. APPROVAL OF THE AGENDA

The agenda was approved by unanimous consent.

7. CONSENT CALENDAR

**Upon motion by Deputy Mayor Salomon and seconded by Councilmember Roberts and unanimously carried, 6-0, the following Consent Calendar items were approved:**

**(a) Approving Minutes of Regular Meeting of July 30, 2018**

**(b) Approving Minutes of Workshop Dinner Meeting of August 6, 2018**

**(c) Approving Expenses and Payroll as of September 7, 2018 in the Amount of \$2,185,213.10**

**(d) Authorizing the City Manager to Execute the Second Amendment to the Expedited Permitting and Reimbursement Agreement with Sound Transit for the Lynnwood Link Extension Project**

8. ACTION ITEMS

**(a) Adopting Ordinance No.836 - Rezone at 922 N 200<sup>th</sup> Street**

Miranda Redinger, Senior Planner, reviewed the project description, site and vicinity maps, the zoning and Comprehensive Plan designations, the process history, and the criteria to be used in decision making. She stated the Hearing Examiner recommends approval of the rezone, and Staff recommends adoption of Ordinance No. 836.

Prior to discussion, Mayor Hall reminded Council of the Appearance of Fairness Law, and asked if any Councilmember had any ex parte communications. No Councilmember indicated they had any to disclose.

**Councilmember Roberts moved adoption of Ordinance No. 836 as proposed by Staff. The motion was seconded by Deputy Mayor Salomon.**

Councilmember Scully stated the five criteria have been carefully reviewed, and the proposed rezone meets all the requirements for approval.

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

(b) Adopting Ordinance No. 837 - Rezone at 17127 and 17201 15<sup>th</sup> Avenue NE and 17414 and 17062 12<sup>th</sup> Avenue NE

Miranda Redinger, Senior Planner, reviewed the project description, site and vicinity maps, and the zoning and Comprehensive Plan designations. She reported that Staff was unable to determine the exact date of the Comprehensive Plan designation, but it was put in place by King County prior to 1994. She listed all Council questions submitted from the dais during the September 10<sup>th</sup> meeting and provided a response. She compared R-24 dimensional standards with those of Community Business (CB), and clarified the distinctions in transition standards between the two. She stated if the property remains R-24, the abutting neighbors would have 5' less side and rear yard set-back, with no required fencing or landscaping, and the structure could be 5' taller at the set-back line than the CB transition requirements impose. She also noted the front yard set-back in R-24 is 10', but is 15' in CB that is directly across street rights-of-way from R-4, R-6, or R-8 zones. The CB designation also includes step-back requirements.

Ms. Redinger explained that traffic engineering is typically analyzed at a project level to specifically address the mitigations inherent with the unit type and count. She reported that with a goal of determining a balance of safety vs. congestion, traffic planning takes many approaches. Referencing the upcoming NE 175<sup>th</sup> Street Pavement Preservation Project meeting, she shared options for mitigation, including 3-lane roadways, which offer less risk and exposure.

Ms. Redinger displayed the decision criteria and said the Hearing Examiner recommends approval of the rezone, and Staff recommends adoption of Ordinance No. 837.

Prior to discussion, Mayor Hall reminded Council of the Appearance of Fairness Law, and asked if any Councilmember had any ex parte communications. Councilmember Roberts said he saw yard signs pertaining to the proposal but did not believe it would affect his decision-making. Councilmember Scully disclosed he saw Facebook posts on the topic and has a long-standing professional relationship with the attorney for the developer, but did not feel either would affect his decision-making. No Councilmembers objected to their participation.

**Councilmember Scully moved adoption of Ordinance No. 837 as proposed by Staff. The motion was seconded by Councilmember Roberts.**

Deputy Mayor Salomon expressed hesitancy to adopt the Ordinance because of the lack of specificity of traffic mitigation plans and the potential for increasing congestion. He recalled the property owners had indicated they would not be selling their parcels to the applicant, and he asked if they have a preference in the decision, if their taxes would increase, and why not limit the rezone to the two southernmost parcels intended for development. Ms. Redinger answered that all owners supported the rezone. She affirmed that the City is looking closely at alternatives for traffic mitigation, but it was premature to establish a development plan at this point in the process. She referenced the section of the Staff Report that pertained to determining priorities for pedestrian safety.

Councilmember Roberts clarified that by law, all owners of a property have to agree to apply for a quasi-judicial rezone. He directed Council back to the five criteria to be used in decision-

making. He recognized that set-backs are greater with the proposed rezone, which will create more separation for the nearby R-6 properties. He stated his support of the Hearing Examiner's recommendation.

Councilmember Chang admitted continued concern for the abrupt transition from R-6 to CB. Ms. Redinger answered that while there would be taller buildings next to residences, the required set-backs and step-backs would offset the visual impression.

Councilmember Scully recognized that while this type of mid-block transition is not preferable, the Comprehensive Plan designation was inherited from King County. He expressed that it is his belief that rezoning would act as a net gain and lessen the impact on, and provide distance for, neighboring homes.

Mayor Hall thanked Staff for their continued work on this project, and said transition regulations have been adjusted over the years for exactly the concerns Council put forth. He said there is intentional work in situations like this to maximize the use of commercial/high density space while respecting neighbors, and stated that he would be supporting the Ordinance.

Councilmember McGlashan stated his opinion that step-backs successfully buffer the magnitude of buildings.

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

9. ADJOURNMENT

At 7:35 p.m., Mayor Hall declared the meeting adjourned.

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Jessica Simulcik Smith, City Clerk