

CITY OF SHORELINE
SHORELINE CITY COUNCIL
SUMMARY MINUTES OF REGULAR MEETING

Monday, November 9, 2020
7:00 p.m.

Held Remotely via Zoom

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

ABSENT: None.

1. CALL TO ORDER

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

2. ROLL CALL

Upon roll call by the City Clerk, all Councilmembers were present.

(a) Veterans Appreciation Day Proclamation

Mayor Hall proclaimed November 11, 2020 as Veterans Appreciation Day in Shoreline and shared information for viewing the virtual celebration that was created in partnership with the Shoreline Veterans Association and the Starr Sutherland, Jr. Post of the American Legion.

3. REPORT OF CITY MANAGER

Debbie Tarry, City Manager, provided an update on COVID-19 and shared reports and information on various City meetings, projects and events.

Mayor Hall recognized the top performing groups in the Shoreline Climate Challenge and described the actions taken to reduce air pollution, lower utility bills, and support local green jobs.

4. COUNCIL REPORTS

There were no Council Reports.

5. PUBLIC COMMENT

Kathleen Russell, Shoreline resident and member of Save Shoreline Trees, urged Council to preserve specific landmark trees on Dayton Avenue North that may be removed as part of the

Washington State Department of Transportation project. She asked if designation as a development site takes precedent over the Tree Board’s authority in public projects.

Bergith Kayyali, Shoreline resident, suggested the Council develop a Tree Planning Commission to take a holistic look at tree retention and asked the Councilmembers to read her written comments.

Jackie Kurlle, Shoreline resident, said that she agrees with the need to support the regional homelessness problem, but she does not feel the Enhanced Shelter is the best solution.

6. APPROVAL OF THE AGENDA

The agenda was approved by unanimous consent.

7. CONSENT CALENDAR

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

- (a) Approving Minutes of Special Meeting of October 21, 2020
Approving Minutes of Regular Meeting of October 26, 2020**
- (b) Approving Expenses and Payroll as of October 23, 2020 in the Amount of \$3,819,199.88**

***Payroll and Benefits:**

Payroll Period	Payment Date	EFT Numbers (EF)	Payroll Checks (PR)	Benefit Checks (AP)	Amount Paid
9/20/20-10/3/20	10/9/2020	93644-93848	17128-17137	80790-80795	\$732,033.01
					<u>\$732,033.01</u>

***Wire Transfers:**

Expense Register Dated	Wire Transfer Number	Amount Paid
10/20/2020	1168	\$2,571.75
10/20/2020	1169	\$1,120.15
		<u>\$3,691.90</u>

***Accounts Payable Claims:**

Expense Register Dated	Check Number (Begin)	Check Number (End)	Amount Paid
10/11/2020	80731	80731	\$481,498.22
10/11/2020	80732	80754	\$439,970.26

10/11/2020	80755	80760	\$63,781.86
10/11/2020	80761	80787	\$1,122,453.41
10/11/2020	80788	80788	\$1,639.92
10/11/2020	80145	80145	(\$261.51)
10/11/2020	80789	80789	\$261.51
10/18/2020	80796	80810	\$533,755.07
10/18/2020	80811	80826	\$216,916.70
10/18/2020	80827	80856	\$740.00
10/18/2020	80857	80862	\$53,100.00
10/18/2020	80863	80889	\$96,867.55
10/21/2020	80890	80891	\$73,617.12
	Multiple		
10/20/2020	(29)		(\$865.14)
			<u>\$3,083,474.97</u>

(c) Authorizing the City Manager to Enter into a Partnering Agreement with the Central Puget Sound Regional Transit Authority (Sound Transit) for the SR 522 / NE 145th Street Bus Rapid Transit (BRT) Project

8. ACTION ITEMS

(a) Public Hearing and Discussion of Ordinance No. 903 - 2021-2022 Proposed Biennial Budget and the 2021-2026 Capital Improvement Plan

Rick Kirkwood, Budget and Tax Manager, delivered the staff presentation. He gave an overview of the Budget and Capital Improvement Plan (CIP) process to date, summarized the associated revenue sources, and listed the next steps toward adopting the \$245 Million Biennial Budget. He said Ordinance No. 902 has been updated to reflect the potential upcoming adoption of Resolution No. 468, a Resolution of Substantial Need, so the Ordinance would need to be amended should the Council not adopt the Resolution. He displayed a graph of the \$232.4 Million in appropriations for services and capital needs, and listed the current Funds receiving allocations. He shared a breakdown of the \$64,865 in funding allocations proposed for the next two years of the CIP and noted that the amendment to add an additional sidewalk project proposed by Councilmember Roberts will be part of the budget presentation on November 16.

Mayor Hall opened the Public Hearing. Seeing no member of the public wishing to testify, he closed the Public Hearing.

Councilmember Roberts said he submitted a request to staff for an update on the City’s use of translation services in order to help keep Council informed on the ways the City is communicating with all residents. He said he also asked staff to estimate the costs for compensating volunteer members of all City Boards and Commissions and other long-term formal groups. He would like to have a future discussion on whether Board and Commission members should be compensated, since it may help minimize financial impacts to service and get a more diverse set of individuals involved in City business. Mayor Hall agreed that this is an important policy question for future conversation.

Deputy Mayor Scully noted the number of remote viewers at tonight's meeting and thanked those attending. He pointed out that during this year's budget process the Council has asked many questions outside of the meetings in order to allow staff time to research and respond, therefore most questions have already been addressed.

(b) Public Hearing and Discussion of Ordinance No. 908 - Amending Shoreline
Municipal Code Title 20 to Adopt Chapter 20.94, Point Wells – Planned Area 4

Andrew Bauer, Senior Planner, delivered the staff presentation. Mr. Bauer stated that this presentation and Public Hearing focuses specifically on the proposed development regulation amendments, and that the Point Wells Subarea Plan will be incorporated as part of the Comprehensive Plan annual docket process later in the agenda.

Mr. Bauer shared a graphic of the vicinity and described the size and current use of the Point Wells Subarea, which is part of unincorporated Snohomish County and is surrounded by the Puget Sound, the Town of Woodway, and the City of Shoreline. He said the current access is limited to one road. Mr. Bauer explained that Shoreline and the Town of Woodway entered into a Settlement and Interlocal Agreement (ILA) in 2019, which aligns Shoreline and Woodway on many key issues. Both Shoreline and Woodway's plans call out the Subarea as an area for potential annexation, and the agreement notes that Woodway is the first in line to annex it, but if Woodway chooses not to do so, Shoreline would have the opportunity.

Mr. Bauer said the ILA establishes a unified approach for how development in the Subarea would occur and addresses key features to development. He recounted that the ILA included a provision for a joint work group consisting of staff from both cities, which developed its final recommendation over the summer of 2020 and was presented to the Planning Commission prior to coming to Council tonight. He said Woodway is running a parallel review, and that this unified approach is intended to provide clarity and certainty as to the future development of the Subarea.

Mr. Bauer stated that the development regulations are the narrower implementation tool for the Comprehensive Plan and the Subarea Plan included within it. He said should the City annex the Subarea; proposed Ordinance No. 908 would adopt the zoning designation for the Subarea (Point Wells Planned Area 4) and adopt new zoning regulations that would implement that zoning designation.

Mr. Bauer said the proposed development regulations incorporate the main components of the ILA as well as set out the regulations related to uses and development standards, and they cross reference existing standards and address new ones. He said transportation will always be a major focus for the Subarea. The amendments incorporate the main components that were included into the ILA, establishing limits and restrictions for average daily trips (ADT) on both Richmond Beach Road Corridor and Richmond Beach Drive. He said the dimensional standards established by the regulations would minimize the bulk and scale of development and the residential density in the Subarea. He pointed out that the staff recommendation of a maximum density of 44 units *per net* acre is slightly different from the Planning Commission's recommendation of 44 units

per *gross* acre. He said building height standards range from 35 feet to 45 feet, with provisions to go up to 75 feet, pending a view analysis decision.

Mr. Bauer concluded that staff is seeking Council direction on the staff-proposed revisions on the change of calculating residential density by net, rather than gross, acre, along with interpreting how this is calculated; and clarifying the way the traffic restrictions shall be complied with, as detailed in the staff report. He stated that pre-annexation zoning requires two Public Hearings, with the second hearing tentatively scheduled for December 14, 2020.

Mayor Hall opened the Public Hearing.

Bergith Kayyali, Shoreline resident, asked if there would be secondary access through Woodway and what the impacts of 4,000 ADT would look like.

Seeing no additional members of the public wishing to testify, Mayor Hall closed the Public Hearing.

Mr. Bauer responded to the questions from the public, stating that any new growth within the Richmond Beach neighborhood or the Point Wells Planned Area 4 would be subject to the existing restrictions of 4,000 ADT on the corridor, no matter what the specific development is. He said the secondary access requirement would apply regardless of which jurisdiction annexes Point Wells, assuming the standards stipulating this are adopted by both Shoreline and Woodway.

Councilmember Chang confirmed that the intent of the language is that any development generating 250 or more ADT is required to provide a secondary vehicle access through Woodway. She emphasized the importance that this language not be misconstrued.

Councilmember Roberts asked whether the proposed code allows for alternative street design, including pedestrian streets. Mr. Bauer said that the standards are a starting point which would be reviewed as part of the development agreement process. Councilmember Roberts said it is important to create a street grid that works for all users.

Councilmember McGlashan asked if the Town of Woodway is in the process of annexing any portion of the area. Mr. Bauer said that the Upper Bluff portion of the area, as indicated on the map, is annexed into the Town of Woodway and is not part of this Subarea Plan. Councilmember McGlashan asked if the view regulations match for Shoreline and Woodway. Mr. Bauer said the ILA has set the foundation for this work, and Woodway and Shoreline are in alignment in the areas of transportation, height, views, open space, and density. He said there will be some variation between standards in parking and landscaping.

Councilmember Robertson said she supports the staff proposed revisions. She agreed with Councilmember Chang on the need to clarify language to eliminate potential loopholes to traffic requirements.

Mayor Hall confirmed that the staff proposed revision to traffic restrictions is in alignment with Woodway.

Mayor Hall expressed appreciation for the staff work towards this collaboration and reflected on the positive process toward entering into the Interlocal Agreement. He said that while development is no longer imminent at Point Wells, getting regulations and policies in place ahead of time is the best protection for the City. He noted the significant difference between *gross* and *net* acres and described the impact this would have on decreasing the total number of units that would be allowed in the area.

The Council unanimously expressed support for the staff revisions.

9. STUDY ITEMS

(a) Discussing Ordinance No. 909 – 2020 Comprehensive Plan Annual Docket Amendments to the Shoreline Comprehensive Plan

Steve Szafran, Senior Planner, delivered the staff presentation. He said Council added two amendments to the docket in March, which have since been through the Planning Commission review and Public Hearing processes.

Mr. Szafran said the first amendment updates Table 6.6 of the Parks, Recreation, and Open Space (PROS) Plan to expand the area of acquisition of park and open space between Dayton Avenue and Interstate 5 and between 145th and 165th Streets, providing additional opportunities to meet the level of service targets in these neighborhoods.

Mr. Szafran said the second amendment amends the Point Wells Subarea Plan to be consistent with the Interlocal and Settlement Agreement (ILA) between the City of Shoreline and Town of Woodway. He said the Point Wells Subarea Plan is required to meet the goals and policies of the Growth Management Act, Puget Sound Regional Council's Vision 2050, and both King and Snohomish Counties Countywide Planning Policies. He said the Plan also considers the adopted visions of the Town of Woodway and the City of Shoreline. He detailed the following Policies and Goals:

- The Land Use Goals and Policies guide the future development and implement the shared vision of the site, which will require a Master Development Plan permit and be designated as a pedestrian oriented, primarily residential, site.
- The Capital Facilities/Utilities Policies address urban services and the transportation goals and policies main point is that Richmond Beach Drive remain classified as a local access street, and secondary access shall be provided through the Town of Woodway. He noted that Policy 3 will limit traffic on Shoreline streets, and said staff intends to bring back an amendment with clarifying language.
- The Environmental Preservation and Protection Goals and Policies recognize that the Subarea is an industrial site and the future development should include low impact development techniques and oversight from environmental providers.

- The Governance Goals and Policies state that the City of Shoreline and Town of Woodway will continue to work hand in hand, regardless of who annexes the site, and the development regulations will reflect this consistency.
- Updates to Land Use Policy 51 establish the annexation as pursuant to the ILA and directs the Land Use designation.

Mr. Szafran said the final change alters the Comprehensive Plan Land Use Maps, updating Point Wells from Mixed Use to Planned Area 4. He concluded that the Planning Commission recommends approval of the changes to the Subarea Plan.

Councilmember Chang asked how the different traffic measurements fit together. Mr. Szafran said they are all limiting measures, and any one could be the limiting factor.

Deputy Mayor Scully confirmed that there is no financial impact to Amendment 1.

Mayor Hall said he wants to make sure the language about exceeding Level of Service is clarified. He confirmed that in the County and Regional Context section of the Subarea Plan, Countywide Planning Policies DP 5 and DP 17 are associated with Snohomish County, and DP 21 is associated with King County.

Mayor Hall said it is nice to be working toward a collaborative solution with Woodway and reminded Council that until annexation, the regulations for unincorporated Snohomish County apply to the area.

- (b) Discussing Ordinance No. 907 - Amending Development Code Sections 20.20, 20.30, 20.40, 20.50, and 20.80 for Administrative and Clarifying Amendments

Ms. Tarry stated that this is the first portion of the annual batch review. Steve Szafran, Senior Planner, delivered the staff presentation. Mr. Szafran said amendments are generally collected throughout the year and consist of administrative corrections, clarifications, and new policy direction, and that while most come from staff, anyone may submit an amendment. He said there was not a batch in 2019, so these amendments cover two years. He outlined the amendment process to date and listed the schedule leading up to the potential adoption of Ordinance No. 907.

Mr. Szafran said the nine proposed Administrative amendments are “housekeeping” in nature, fixing errors or references in the Development Code and were listed in the staff report. He said there were no changes or comments for these amendments from either the Planning Commission or members of the public and noted the duplication in two amendments that will be corrected by staff prior to adoption of the Ordinance. Mr. Szafran said Mayor Hall had expressed concern that Administrative Amendment 9 would lessen the right of way requirements for private streets and that staff is recommending withdrawing this amendment to allow time for additional analysis.

Mr. Szafran said the 23 proposed clarifying amendments have been subject to interpretation, generated from previous Code interpretation decisions, or conflict with other Code sections. In response to a submitted question regarding Amendment 3, he explained the difference in definition between manufactured and modular homes and specified that the proposed amendment

is for manufactured homes. He stated that Amendment 8 seeks to clarify the fee-in-lieu program and shared the staff proposed amendatory language. Mr. Szafran pointed out that Amendment 18, regarding tree protection standards, generated public comment and discussion by the Planning Commission, and staff feels the proposed amendments strengthen the tree protection measures. He stated that the Mayor has requested an amendment to delete two provisions to Amendment 21, which establishes the criteria in order to apply for parking reductions and he shared the proposed change to the language.

Councilmember Chang said the changes to tree protection standards do a good job of defining requirements but asked how the City monitors compliance during the construction process. Mr. Szafran said he would research the requirements and provisions and report back to Council.

Deputy Mayor Scully said he hopes that there will be a comprehensive look at the tree protection to make sure it lines up citywide. He said Amendment 18 is a great amendment and asked for a definition of ‘development’. Mr. Szafran shared the definition as stated in the Code.

Councilmember Roberts asked about the definition of a junk vehicle as listed in Amendment 2 and asked how vehicles are determined to fit this designation. Mr. Szafran shared examples of factors that could contribute to this determination and John Norris, Assistant City Manager, said the threshold for determining a vehicle to be junk is high and gave an overview of the ways the City evaluates vehicles. The Council discussed the importance of not criminalizing poverty while giving staff the tools needed to handle the complaints received. Margaret King, City Attorney, pointed out that the proposed definition is from the State definition, and Deputy Mayor Scully said he believes the intent of the law is that the vehicle cannot be operated legally and that seems to be the way staff enforces the regulation. Mayor Hall asked that staff remind Council of what the City process looks like when a vehicle is identified as a junk vehicle. Mr. Norris described the measures taken to seek voluntary code enforcement before taking any formal action.

Councilmember Robertson thanked staff for their work on the amendments and spoke in support of the efforts to define additional protections for trees.

Mayor Hall said he appreciates the staff-recommended amendment to link the code language to the fee schedule and said he would like to see it brought forward.

Mayor Hall explained his thinking behind his request for an amendment to 20.50.400(E). He stated the most expensive part of building multi-family housing is the parking. Since the City offers incentives for building affordable housing, he would like to consider parking reductions for developments that provide low income housing, which could be combined with the other parking reductions offered for being near transit.

10. ADJOURNMENT

At 8:35 p.m., Mayor Hall declared the meeting adjourned.

Jessica Simulcik Smith, City Clerk