

CITY OF SHORELINE
SHORELINE CITY COUNCIL
SUMMARY MINUTES OF REGULAR MEETING

Monday, March 15, 2021
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.

3. REPORT OF CITY MANAGER

Debbie Tarry, City Manager, provided an update on the COVID-19 pandemic and reported on various City meetings, projects and events.

4. COUNCIL REPORTS

Councilmember Chang said, as part of her involvement on the Regional Transit Committee, she recently met with King County Councilmember Rod Dembowski to share concerns about the upcoming Metro route restructuring associated with the opening of the Light Rail stations.

5. PUBLIC COMMENT

Ameer Dixit, Shoreline resident, shared his perspective on how the neighborhood would change and listed the negative impacts that would be created if the proposed Comprehensive Plan Land Use Designation and Zoning Amendment being discussed tonight is approved.

Rebecca Jones, Seattle resident and Shoreline business owner, spoke as a representative of Save Shoreline Trees. She summarized the negative impacts of the tree removal associated with the Washington State Department of Transportation project and urged preservation of mature trees.

Marlin Gabbert, Shoreline resident, spoke regarding a recent purchase of property zoned R-18 and shared the plans for development and the need for up-zoning.

Jodi Dixit, Shoreline resident, shared her concerns about the proposed Comprehensive Plan Amendment. She said there is critical information that has been omitted and incorrect data in the City's report. She urged the Council to carefully review the public comment submitted.

Jackie Kurlle, Shoreline resident, stated that she is not averse to helping the homeless, but feels there are missing pieces relative to the set up and management of the Enhanced Shelter project and the impacts to the surrounding neighborhood. She encouraged active monitoring of the facility to protect the safety of the community.

Kathleen Russell, Shoreline resident and representative of Save Shoreline Trees, spoke regarding the impact to significant trees and the role they play in stabilization of the hillside at the site of the proposed Comprehensive Plan Land Use Designation and Zoning Amendment.

Janet Way, Shoreline resident and representative of Shoreline Preservation Society, spoke in opposition of Amendment No. 1 on the Draft 2021 Comprehensive Plan Docket. She said the area under consideration for rezoning is a critical area and shared history of the hillside and the value of the existing significant trees. She said the presentation photos from the Planning Commission Hearing were inaccurate.

John Ramsdell, Shoreline resident, asked that the subject of healthcare be added to the 2021 Federal Legislative Priorities and described the importance of the 2021 Medicare for All Act.

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) Approval of Minutes of Regular Meeting of February 22, 2021
Approval of Minutes of Regular Meeting of March 1, 2021**
- (b) Adoption of Ordinance No. 920 - Repealing Shoreline Municipal Code Chapter 3.01**
- (c) Adoption of Ordinance No. 921 - Establishing a Fee Schedule for Impact Fees**
- (d) Adoption of Resolution No. 471 - Adopting a Fee Schedule**
- (e) Authorize the Extension of the City Manager's Change Order Authorization Limit for the Westminster Way N and N 155th Street Intersection Improvements Project in the Amount of \$200,000**

(f) Authorize the City Manager to Execute an Agreement with Sound Transit for the Ridgecrest Park Retaining Wall Betterment as Part of the Lynnwood Link Extension Project

8. ACTION ITEMS

(a) Action on Resolution No. 470 - Amending the Council Rules of Procedure

Jessica Simulcik Smith, City Clerk, delivered the staff presentation. She explained the purpose of the Council Rules of Procedure and reviewed the amendments under consideration, stating that staff recommends adoption of proposed Resolution No. 470.

Councilmember Roberts moved adoption of Resolution No. 470. The motion was seconded by Councilmember McConnell.

The motion passed unanimously, 7-0.

9. STUDY ITEMS

(a) Discussion of Federal Legislative Priorities

Jim Hammond, Intergovernmental Program Manager, delivered the staff presentation. He noted that this discussion was delayed this year because of the uncertainty associated with the pandemic and he welcomed the City's federal lobbyist, Jake Johnston, President of the Johnston Group, who briefly described his work with the City of Shoreline.

Mr. Hammond said the purpose of the Federal Legislative Priorities is to clearly identify the City values and interests, support communication with the congressional delegation, and provide staff with guardrails within which they can operate on behalf of the City. He emphasized the importance clarity and consistency play in helping the priorities of the City be heard at the federal level.

Mr. Hammond listed the key priorities and gave an overview of each one, with Mr. Johnston elaborating on several of the priorities as follows:

- **COVID-19 Relief:** Mr. Hammond stated that staff are developing a distribution plan for the federal long-term relief funding, with an emphasis on recovery. Mr. Johnston described the timing and intent of the phased release of the funds.
- **Transportation:** Mr. Hammond said that Shoreline continues to advocate for a set-aside designated for medium-sized cities and Mr. Johnston reviewed the history of the work toward meeting this goal. It was emphasized that the City maintains a commitment to funding that supports light rail investments and non-motorized infrastructure.
- **Community and Economic Development:** Mr. Johnston described the importance of the Community Project Funding Program, which allows members of Congress to designate certain projects within their community for direct grant support from the federal budget.

- **Green Stormwater**
- **Other Key Policies:** Support for Marginalized Communities, Climate Change, Salmon Recovery/Watershed Restoration, and Gun Safety.

Councilmember Robertson expressed support for the priorities and noted how they reflect the values of Shoreline. She asked when it would be time to stop pursuing a set-aside for medium-sized cities and Mr. Hammond said the speed of change is slow, but the City is continuing to make progress, and Mr. Johnston said the question is considered annually and shared details on policy considerations and grant programs. Deputy Mayor Scully spoke to the importance of the identified environmental priorities, particularly green stormwater treatment and he and Councilmember Robertson expressed interest in a future discussion around healthcare issues. Mr. Hammond emphasized that while the adopted policies are good guardrails, they are flexible, and recognized the importance of addressing emerging issues. Mayor Hall added that it is a federal mandate to deal with culverts and stormwater, and the Council needs to continue to ask the federal government to step up with funding. Councilmember McConnell was supportive of acting quickly on priorities and expressed her gratitude for Mr. Johnston's and Mr. Hammond's work.

It was agreed that the Federal Legislative Priorities would return as a Consent Item.

(b) Discussion of the 2021 Comprehensive Plan Amendment Docket

Steve Szafran, Senior Planner, delivered the staff presentation. He stated that the Growth Management Act limits the ability to change the Comprehensive Plan to no more than once a year and directs cities to establish a docket with a list of proposed amendments collected throughout the year. He reviewed the process for the compilation of the Docket, explaining that anyone may propose an amendment for the Docket and the items have not yet been evaluated. Mr. Szafran noted that tonight's discussion is a step in determining if items on the Docket should be studied and if other requests should be added to the Final Docket.

Mr. Szafran said Amendment No. 1 would change the Comprehensive Plan Land Use Map of one parcel from Public Facility to High-Density Residential and change the zoning from R-18 to R-48. He displayed a map of the parcel, described the site and the adjacent zoning, and shared photographs of the area. Mr. Szafran displayed sketches of the proposed townhouse development submitted by the applicant but cautioned that plans can change, and the applicant would not be locked into the displayed designs.

Mr. Szafran stated that King County Metro had expressed a desire to move forward with studying Transit Oriented Development at the 192nd and Aurora Park & Ride Lot, therefore an additional Amendment No. 2, is being proposed that would amend the Comprehensive Plan Land Use Map designation from Public Facility to Mixed-Use 1 and the zoning to Mixed Business and he displayed vicinity maps.

Mr. Szafran described the upcoming steps toward finalizing the 2021 Docket should Council decide to add the amendments, and said staff recommends adding both amendments to the Final Docket for further study.

In discussing Amendment 1, Councilmembers reviewed stepdown and setback requirements. Councilmember Chang said she opposes the increase in density to R-48 and Councilmember Roberts said there are site specific issues with this parcel that make it difficult to suggest that R-48 can be accommodated. He said the parcel is best left as R-18 and there is no need to change the Comprehensive Plan Designation at this point. Mayor Hall drew attention to the similarities in tree retention and stormwater requirements in the R-18 and R-48 zones and observed that it is important to balance public interest in environmental protection and affordable housing goals. Councilmember McGlashan confirmed that the site under consideration consists of two properties that were recently consolidated into one parcel.

The impact of the current land use designation of Public Facility was discussed, and it was confirmed that the designation does not prevent development that falls within the zoning regulations.

Councilmember Robertson said the value of the natural resources on the site is greater than any high density development would be.

Mayor Hall said he agrees with changing the Comprehensive Plan Designation to something other than Public Facility and suggested that other private properties still identified as Public Facility also be changed to the appropriate land use designation. He suggested data that would be useful in evaluating the environmental impact per unit in the different residential zones. He said in considering zoning changes he wants to look at the most environmental and affordable way to house our population. Deputy Mayor Scully pointed out his concern over having a broader policy discussion while addressing a site-specific land use change request because of the possibility of not getting to the level of detail needed. Mayor Hall recognized this perspective and explained that he heard a belief that there are different tree retention requirements and stormwater impacts between R-18 and R-48 zones and he wanted to make sure everyone has the facts. Councilmember Chang replied that she is aware of the differences between the zones and elaborated her concern is with the intensity of development.

The Councilmembers held differing opinions on moving Amendment No. 1 forward.

In discussing proposed Amendment No. 2, Deputy Mayor Scully confirmed that the areas to the south and north of the Park and Ride on Aurora are currently zoned Mixed Business and expressed support for making the zoning consistent in the area. Mr. Szafran added that having two zones on one site would also cause problems for redevelopment.

Mayor Hall and Councilmembers Robertson and McConnell expressed support for moving Amendment No. 2 forward.

There was general conversation about the importance of taking a holistic look at the Comprehensive Plan Designations and Zoning along the Aurora Corridor. Councilmember Robertson agreed that it is important to make decisions about zoning on the Corridor before there is additional pressure of pending developments. Mayor Hall echoed the sentiment and added that the areas with a Public Facility designation or split zoning should be cleaned up.

In preparation for action, Staff was directed to bring the Docket forward with the Planning Commission's recommendation and prepare an amendment to remove Amendment No. 1 and an amendment to add Amendment No. 2.

(c) Discussion of Ordinance No. 926-- Limited Tax General Obligation Bond 2021 – VLF Supported Transportation Improvement Projects

Sara Lane, Administrative Services Director, delivered the staff presentation. Ms. Lane summarized that the Vehicle License Fee (VLF) revenue supports the sidewalk rehabilitation program and the annual road surface maintenance program and the bonds being proposed would be supported by the pledge of the VLF revenue, allowing the City to accelerate the schedule for both programs. She said the pledge of the revenue would ensure that should there be a future challenge to the VLF revenues, the City would have an impairment claim upon the revenue so that it could not be impinged for the life of the bond. She explained that if revenue from the VLF should not adequately support the debt service, the City would be pledging other revenues to support the bonds.

Ms. Lane outlined the financial impact, assuring Council that there is more than enough revenue anticipated to support the bond, and explained how any excess revenue could be used. She said Ordinance No. 926 would authorize the City Manager to execute the bond documents within the parameters set in the Ordinance. She described the methods of sale authorized in the Ordinance and said the City anticipates using competitive private placement for sale and defined the issuance parameters.

Ms. Lane stated that staff recommends adoption of Ordinance No. 926 when it returns to Council on March 29, 2021 and reviewed the next steps should that happen. She concluded by stating Deanna Gregory, Bond Council with Pacifica Law Firm, and Fred Eoff, Financial Advisor with PFM Financial Management, were available for questions.

Councilmember Robertson asked for an explanation of an impairment claim and Ms. Gregory said it would be if there was a movement to revoke or remove the source of revenue pledged to repay the bonds, the City would have a claim in response to that measure.

Upon a request for clarification, Ms. Lane said this revenue option would allow previously identified City projects to be expedited and would not add to the scope. She shared specifics on revenue availability and timing, and said Public Works is working on how the projects would be executed. In response to Councilmember Roberts' question, Ms. Lane said the City would likely go for the full \$8.35M at one time, rather than in increments. Councilmember Roberts asked if the current Ordinance allocates a specific percentage of funding to each of the programs, and Ms. Lane said Council has indicated a division of funds but does have some flexibility to change the use to any other authorized transportation project.

It was agreed that Ordinance No. 926 would return as a Consent Item.

10. ADJOURNMENT

At 9:02 p.m., Mayor Hall declared the meeting adjourned.

Jessica Simulcik Smith, City Clerk

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