

CITY OF SHORELINE
SHORELINE CITY COUNCIL
SUMMARY MINUTES OF REGULAR MEETING

Monday, March 29, 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.

(a) Proclamation of Cesar Chavez Day

Mayor Hall announced the issuance of the proclamation and shared information on Mr. Chavez's contributions to the labor movement.

Mayor Hall added that he, along with other King County Mayors, has proclaimed April 21, 2021 as Hopelink Day in recognition of all the work the organization does in the community.

3. APPROVAL OF THE AGENDA

The agenda was approved by unanimous consent.

4. 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.

5. COUNCIL REPORTS

Mayor Hall stated that it has been a busy legislative season and shared that staff and the City lobbyist continue to advocate for Shoreline's priorities in Olympia.

Councilmember Roberts said the Puget Sound Regional Council Executive Board approved an Equity Advisory Committee and authorized funding for Phase 1 of the 148th Street non-motorized bridge project.

6. PUBLIC COMMENT

David Klein, Shoreline resident, shared his experiences with the permitting process in Shoreline and expressed concerns about the costs in comparison to other cities.

Kathleen Russell, Shoreline resident, spoke on behalf of Save Shoreline Trees regarding Amendment 1 to the Comprehensive Plan Amendment Docket. She asked that it be excluded from the Docket because of the environmental impact additional development would bring if the land was rezoned. She encouraged the City to make efforts to acquire the property as a protected green space.

Bill Turner, Shoreline resident, spoke on behalf of Save Shoreline Trees. He asked for confirmation from the Council that the proposed code amendments submitted by Save Shoreline Trees will be reviewed this year.

Jackie Kurle, Shoreline resident, spoke regarding the Enhanced Shelter and the importance of ongoing oversight and frequent monitoring of their operations.

Marlin Gabbert spoke regarding the proposed Comprehensive Plan Docket Amendment 1 and said there are other areas in the City where this sort of zoning is in place. He stated that based on the zoning regulations, rezoning to R-48' would allow more units with a similar environmental impact. He urged the Council to move this amendment forward for further study and expressed a willingness to consider offers for purchase as parkland or discussions for alternative uses for the property.

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 Special Meeting of March 5 and 6, 2021
Approval of Minutes of Regular Meeting of March 15, 2021**
- (b) Adoption of Federal Legislative Priorities**
- (c) Adoption of Ordinance No. 926 - Limited Tax General Obligation (LTGO) Bond 2021 – VLF Supported Transportation Improvement Projects**
- (d) Authorize the City Manager to Execute an Amendment to the Professional Services Agreement with KPFF Consulting Engineers in the Amount of \$2,147,473 for Final Design of the 148th Street Non-Motorized Bridge Project**

(e) Approval of Property Tax Exemption Program Contract for the Shoreline Multifamily, LLC Project Located at 18815 Aurora Avenue N

(f) Approval of Property Tax Exemption Program Contract for the Quinn by Vintage Project Located at 20057 Ballinger Way NE

8. ACTION ITEMS

(a) Public Hearing and Discussion on the Community Development Block Grant Round Three Funding from the Coronavirus Aid, Relief, and Economic Security Act

Bethany Wolbrecht-Dunn, Community Services Manager, delivered the staff presentation. Ms. Wolbrecht-Dunn reviewed specifics as to how the City takes action to determine allocation of the Community Development Block Grant (CDBG) funds and said additional funding has been made available through the CARES Act, to be used in response to the COVID-19 pandemic. She shared the regulation changes associated with this funding and reviewed the funding made available in Rounds One and Two, adding that Round Three uses a different formula for allocations.

Ms. Wolbrecht-Dunn described the focused areas of City's request for proposals and said five applications, from four agencies, were received. There is a total of \$322,398 in CDBG funds available and listed the allocations recommended by staff for the Hopelink rent assistance program, the Center for Human Services (CHS) Behavioral Health programs, Lake City Partners (LCP) rent assistance program, and King County's administrative costs. She emphasized that the funding allocated to the rent assistance programs would be completely directed to rent assistance, not administration, and shared the recommended changes should King County's administrative percentages need to be adjusted.

Mayor Hall opened the Public Hearing. Seeing no one wishing to testify, Mayor Hall closed the Public Hearing.

Councilmember Chang confirmed that the funding allocated for housing will go to Shoreline residents, and that those experiencing homelessness in Shoreline would qualify. Ms. Wolbrecht-Dunn shared details of how the funding could be used. Deputy Mayor Scully asked if the LCP rent assistance predominately goes to those unhoused, or also to people on the brink of losing housing and expressed his preference that the majority of funding go to the unhoused without overlooking those on the edge of homelessness. Ms. Wolbrecht-Dunn replied that the request, and related staff recommendation, is that this funding go to the precariously housed or unhoused. She explained that the Round One funding provided to Hopelink was dedicated to rent assistance. She added that there is additional rent assistance money from King County through the American Rescue Plan and said the City is encouraging people to get registered for this opportunity.

Deputy Mayor Scully voiced appreciation for the money being allocated towards behavioral health, as it benefits both to the person receiving services and the people around them. Councilmember Roberts said that as funding becomes available through the American Rescue Plan Act he hopes there will be a fuller application process and Council discussion on how funding is allocated. Mayor Hall agreed with this suggestion.

It was agreed that the Community Development Block Grant Round Three Funding would return as a Consent Item.

(a) Action on the 2021 Comprehensive Plan Amendment Docket

Steve Szafran, Senior Planner, delivered the staff presentation. Mr. Szafran reviewed the purpose and process of the Comprehensive Plan Amendment Docket and said two amendments have been proposed for inclusion on the Final Docket for further study. Amendment 1 would change the Land Use Map from Public Facilities to High Density Residential for a specific parcel and change the zoning from R-18 to R-48. He shared the amendatory language to exclude the Amendment from the Docket and reviewed the Council-identified considerations. Amendment 2 is a proposal to change the Land Use Designation of the King County Metro Park and Ride on 192nd and Aurora from Public Facility to Mixed-Use . It would additionally amend the zoning of a portion of the site from R-18 to Mixed-Business to zone the entire site Mixed Business, allowing greater development potential of the Park and Ride. He displayed the amendatory language to include this amendment on the Docket and concluded that staff recommends including both Amendments on the Final Docket.

Councilmember Roberts moved to approve the 2021 Comprehensive Plan Amendment Docket. The motion was seconded by Councilmember McGlashan.

Councilmember Roberts moved to amend the Final 2021 Comprehensive Plan Amendment Docket to include Amendment 2. The motion was seconded by Councilmember Chang.

Councilmember Roberts said it is very likely that this parcel will be considered for redevelopment and the current Land Use Designation does not work for the site. Deputy Mayor Scully confirmed that even independent of Amendment 1, staff would recommend adding Amendment 2 to the Docket.

The motion was unanimously approved, 7-0.

Councilmember Robertson moved to modify the Planning Commission's recommendation to exclude Amendment 1 from the Final 2021 Comprehensive Plan Amendment Docket. The motion was seconded by Councilmember Roberts.

Deputy Mayor Scully and Councilmembers Chang, McConnell, and Robertson expressed support for excluding Amendment 1.

Councilmember Robertson said based on earlier discussion and information provided, her decision comes down to the fact that more intense usage and density is not her vision for this

parcel. She recognized the expenses incurred by the developer on this and said it affirms her desire to study the Corridor's zoning prior to development starting. Councilmember Chang echoed Councilmember Robertson's comments and referenced the development standards comparison chart provided in the staff report, confirming that based on coverage requirements, more trees could potentially be removed in an R-48 zone.

Councilmember McConnell commented that this property was purchased at R-18 zoning, and there is always the risk that a request to rezone may not be approved. She said it is a steep slope and this rezone is not needed in the City.

Councilmember Roberts said he supports taking a broad look at the City's Comprehensive Plan, especially along the corridors, to make sure they make sense and are consistent. He added that this work should be done while keeping in mind the distinct topographies and reasons for usage in the area. He said in this instance, there is value in keeping the use low intensity.

Councilmember McGlashan reminded the Council that adding the amendment to the Docket would allow further study prior to decision making. He said the similarities seen in the comparison of the R-18 and R-48 zones helped influence his opinion that it is worthy of further study.

Deputy Mayor Scully said that while he normally supports further study, since most Councilmembers have already said they will not support the amendment he does not want to require additional output of time and money from the applicant or residents. He said the slope and the impact to the neighboring R-6 properties concerns him and he would not vote for it if it were to be added to the Docket.

Mayor Hall weighed the pros and cons of rezoning the parcel and said transition standards can mitigate some problems. He spoke to the regional housing crisis, observing that the region is growing more rapidly than anyone in Shoreline seems to want, and rapid growth is driving up housing prices, which is forcing people to live farther from where they work. He noted that the Comprehensive Plan and zoning is not designed to limit growth, but to guide it, and it makes sense to have growth along the Aurora Corridor. In considering the option of further study, he said it is important to get the best information possible in making decisions. He referenced the public comment received and said he would be fine moving this forward for study because of its proximity to the Aurora Corridor. He reiterated that the amount of money spent in making a legislative change is completely up to the applicant, and there is no guarantee on a particular outcome.

The motion passed 5-2, with Mayor Hall and Councilmember McGlashan dissenting.

The motion to approve the Final 2021 Comprehensive Plan Amendment Docket with Amendment 2 and without Amendment 1 passed 6-1, with Councilmember McGlashan dissenting.

9. STUDY ITEMS

- (a) Discussion of Ordinance No. 928 – Repealing Ordinance No. 780 and Resolution No. 474 – Repealing Resolution No. 417 to Provide for a New Shoreline Municipal Code Chapter 13.05 and Wastewater Financial Policies

Randy Witt, Public Works Director, delivered the staff presentation. Mr. Witt shared background on the assumption of the Ronald Wastewater District (RWD) and stated that it required that the City develop a Municipal Code chapter to own and operate the new wastewater utility. He reviewed the steps taken to do this and listed the portions that would become effective when the assumption was complete. He said as the assumption date approached, staff reviewed the previously adopted wastewater regulations and policies with the goal of aligning them with updates in codes and regulations, and recent City policy changes. Mr. Witt shared highlights of Ordinance No. 928, repealing Ordinance No. 780, and described the organization of the Shoreline Municipal Code (SMC), including cross-referencing applicable code provisions along with the Engineering Development Manual. He explained that Resolution No. 474 repeals Resolution No. 417, allowing the Administrative Services Director to exercise the rule-making authority consistent with Ordinance No. 928 under the proposed SMC Chapter 13.05.090 and said the effective date of both pieces of legislation is April 30, 2021, the date of formal assumption of RWD.

Councilmember Roberts complimented the work done to integrate the Wastewater Utility into City and said it is nice to see final pieces coming together, and Mayor Hall echoed his sentiments and added that there are plans in place to recognize the Commissioners for their service.

Councilmember Roberts pointed out that the SMC does not indicate authorization of late fees or give authority to waive them in case of emergency and asked if it should be in the code. Mr. Witt said that information is in the Financial Policies. Councilmember Roberts said he would like to see this information in the SMC instead of in the policy. Ms. Tarry said staff would follow up on that and Mayor Hall asked for that to be done by their April 12 meeting.

Councilmember Chang asked if there is any discussion of build over agreements in some other part of the Code, and Mr. Witt said details are in the Engineering Development Manual.

Mayor Hall asked Councilmember Roberts if he would be comfortable moving forward on April 12, even if late fees have to be addressed later. Councilmember Roberts agreed, but asked that it return as an Action, not Consent, item.

- (b) Discussion of 2021-2023 Council Goals and Action Steps

John Norris, Assistant City Manager, delivered the staff presentation. Mr. Norris reviewed the process toward identifying the proposed 2021-2023 Council Goals, which continue to focus on achieving Vision 2029 and being a sustainable City. He said at the Strategic Planning Workshop it was determined that the Goals are still relevant, but there is a proposal to amend Council Goal 4 to emphasize social justice and the work toward becoming an anti-racist community.

Additionally, Council had directed staff to add three action steps, and Mr. Norris described each one. Mr. Norris displayed the proposed 2021-2023 Goals, including the updated Goal 4.

Councilmember Roberts asked if there was an answer to Mr. Turner's question regarding Tree Code. Mr. Norris replied that the tree regulations discussed at the Strategic Planning Workshop were proposed to be included with the Batch of Development Code Amendments, which will come back near the end of year; and added that the Council also discussed looking at separate tree retention requirements in certain zones which will return to Council in the future.

Deputy Mayor Scully said he is looking forward to taking action on establishing what services are currently provided by Police or other agencies and exploring better methods for delivery of services. He is delighted with the update to the language in Goal 4.

Councilmember Chang wondered if Goal 5 should call out working with County and state legislators. Mr. Norris said outreach to partners would be inherent in the work but could be called out if Council wishes. It was pointed out that there needs to be community conversations before work begins with the King County Sheriff's Office on law enforcement policies, and there was recognition on the work done in partnership with the County on the RADAR program.

Mayor Hall reflected on the good discussion that occurred at the Strategic Planning Workshop. He said that the planned work toward amending MUR-70 development code regulations will promote the City's Vision. He emphasized the importance of legislating with clarity to avoid problems, noting that the Development Agreement process creates tremendous uncertainty and he would prefer to allow development in the MUR-70 zone through regulations that are clear about priorities, expectations, and requirements.

It was agreed that the 2021-2023 Council Goals and Action Steps would return as a Consent item.

10. ADJOURNMENT

At 8:25 p.m., Mayor Hall declared the meeting adjourned.

Jessica Simulcik Smith, City Clerk