

DRAFT

CITY OF SHORELINE
SHORELINE CITY COUNCIL
SUMMARY MINUTES OF DINNER MEETING

Monday, August 22, 2005
6:00 p.m.

Shoreline Conference Center
Highlander Room

PRESENT: Mayor Hansen, Deputy Mayor Jepsen, Councilmembers Chang, Fimia, Grace, and Ransom

ABSENT: Councilmember Gustafson

STAFF: Steve Burkett, City Manager; Bob Olander, Deputy City Manager; Julie Modrzejewski, Assistant City Manager; Ian Sievers, City Attorney; and Joyce Nichols, Communications and Intergovernmental Relations Director

GUEST: none

City Manager Steve Burkett convened the meeting at 6:20 p.m. All Councilmembers were present with the exception of Mayor Hansen, who arrived at 6:30 p.m.

Mr. Burkett outlined the City's efforts to recruit a new Planning and Development Services Director. He noted that advertisement for the position closed on August 14, and the Prothman Company is conducting the recruitment on behalf of the City. He said since the Planning Director deals with many complex and controversial issues, it is important that the City select the best candidate. He urged the Council to share its thoughts about the position so those can be factored into the next steps of the selection process. He said the City anticipates narrowing down the list of finalists this week, with a goal of having someone hired by November.

Bob Olander, Deputy City Manager, noted that tonight would be Mr. Stewart's last Council meeting, and he will be leaving his position with the City on September 6. In the meantime, Planning Manager Rachael Markle will serve as interim director.

Councilmember Grace expressed a preference for recruiting a personable and approachable person who has experience as a deputy or director from a similarly sized city.

Councilmember Ransom felt the new planning director should be a member of the planning association, have at least five years experience as a planning director, and should be a building official in order to approve applications requiring professional certification or credentials. Mr. Stewart's replacement should encourage staff, be a good

listener, and have knowledge of and experience with various environmental issues, including wetlands, critical areas, and steep slopes.

Mayor Hansen emphasized that the new director should know the Development Code and follow it. Qualified candidates should be calm, personable, knowledgeable, “thick-skinned,” and have good listening skills. He commended Mr. Stewart for doing “a great job under fire.” He said the perception of the job has been both positive and negative over the years.

Deputy Mayor Jepsen said it is often a difficult job to balance both sides. He stressed the need for a director with creative solutions, good listening skills, team mentality, and the ability to cover planning and permitting.

Councilmember Fimia noted that the position is now closed. Mr. Olander commented that Council input would be used as the selection process moved forward.

Councilmember Chang agreed with previous comments, noting that the director should be compassionate and sympathetic to the needs of Shoreline residents. He emphasized the need for creativity, adding that the preferred candidate should be a resident of Shoreline. The new director should be able to go out and talk with people about projects, especially existing businesses.

Councilmember Fimia felt the new director should know the Growth Management Act (GMA) and have a commitment to the community’s strong environmental ethic. She felt the director should follow the direction of the City Council as well as public desires. The qualified candidate should be able to “see the big picture,” have a respect for the process and the product, and be able to fulfill community goals incrementally. She said the environment is what attracts residents to Shoreline, so this is where the emphasis should be placed. The new director should be able to make the connection between land use and transportation, differentiating between how those elements play out in project-specific matters and general zoning issues.

Ian Sievers, City Attorney, reviewed the Viking Properties vs. Holm decision by the State Supreme Court, which involves the question of whether Shoreline can allow a subdivision of larger lot sizes than what is allowed in City code. The GMA was discussed as a framework for cities to use in making land use decisions, but not every parcel is required to meet the 4-units per acre “bright line.” He said Shoreline has struck a good balance between the GMA and its code, so there are favorable implications for the upcoming Critical Areas Ordinance update. The City allows larger lots to continue, until or unless the owner wants to redevelop. The Court upheld the covenants related to the City’s code but threw out those related to race, etc. Mr. Sievers concluded that the Growth Management Hearings Board cannot create the law as it relates to the 4-units per acre guideline; therefore, there is no “bright line.”

Mr. Olander added that the zoning applies unless a stricter covenant exists and is enforceable. The City does not enforce private covenants.

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At 7:20 p.m., Mayor Hansen declared the meeting adjourned.

Joyce Nichols, Communications and Intergovernmental Relations Director