

**From:** [Tom McCormick](#)  
**To:** [Keith Scully](#)  
**Cc:** [Shari Winstead](#); [Keith Scully](#); [Doris McConnell](#); [Will Hall](#); [Chris Roberts](#); [Debbie Tarry](#); [Jesse Salomon](#); [Keith McGlashan](#)  
**Subject:** Fwd: Shoreline City Council Meeting, March 21, 2016  
**Date:** Tuesday, March 15, 2016 3:34:26 PM

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Hi Keith,

I am pleased that the Council voted last night to get rid of the Transportation Impact Fee (TIF) for businesses (at least through 2018), thereby removing a key barrier to business growth in Shoreline.

At last night's meeting you discussed amending the TIF ordinance to get rid of red tape in 12.40.070(I)(1) and (4) (no one should be required to apply for a 100% exemption—just give it automatically), and to make some other changes. I would like to suggest two things, in addition to the red tape item just noted:

1. I don't see why the Ordinance lists a bunch of ITE codes in 12.40.070(I)(3). Can't it be reworded to exempt all businesses, and to provide that only developers of residential units have to pay the TIF?
2. Vesting. Section 4 of the Ordinance says that, "This Ordinance shall take effect five days after publication and shall expire and be of no further effect on December 31, 2018, unless otherwise extended by the City Council." Query: If a business submits a building permit application on December 30, 2018, but a permit is not granted until late 2019, and construction does not start until 2020, will the 100% TIF exemption still apply? Under current vesting law, it appears that the business will have to pay the TIF since the exemption expired before the permit was granted. See *NEW CASTLE INVS. v. CITY OF LaCENTER*, 98 Wn. App. 224 (Wash. Ct. App. 1999). Is this what the Council wants to happen? Or does Council want to vest a business in the TIF rules that exist at the time an application is submitted? And what about the front end? If a business applied for a permit last week, and a permit is granted in a couple of months, will a TIF fee be owed?

Thank you.

Tom McCormick

Begin forwarded message:

**From:** "City of Shoreline [clk@shorelinewa.gov](mailto:clk@shorelinewa.gov)" <[conf-94061508@everbridge.net](mailto:conf-94061508@everbridge.net)>  
**Subject:** Shoreline City Council Meeting, March 21, 2016  
**Date:** March 15, 2016 at 2:34:54 PM PDT  
**To:** "[tommccormick@mac.com](mailto:tommccormick@mac.com)" <[tommccormick@mac.com](mailto:tommccormick@mac.com)>  
**Reply-To:** "City of Shoreline [clk@shorelinewa.gov](mailto:clk@shorelinewa.gov)" <[conf-94061508@everbridge.net](mailto:conf-94061508@everbridge.net)>

**The following is a message from Alert Shoreline, the City of Shoreline's mass communication system:**

### **Shoreline City Council Meeting**

**Monday, March 21, 2016 – Regular Meeting 7:00 p.m.**

#### *Agenda Highlights*

- Motion to Authorize the City Manager to Enter Into an Agreement with the Brickman Group, LTD, LLC for Right-of-Way Landscape Services
- Adoption of Ord. No. 739 – Development Code Amendments
- Adoption of Ord. No. 717 – Transportation Impact Fee Amendment for Business
- Discussion of the Parks Community Survey Results and Parks, Recreation and Open Space Plan Process
- Discussion of 145th Corridor Study Preferred Concept
- Discussion of the 2015 Annual Traffic Report
- Executive Session: Litigation – RCW 42.30.110(1)(i) to discuss with legal counsel matters relating to agency enforcement actions, or litigation

[Link to full Agenda](#)

[Comment on Agenda items](#)

[City Council Webpage](#)

#### **Contact Us:**

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