

**CITY OF SHORELINE  
COUNCIL OF NEIGHBORHOODS MINUTES**

March 1, 2017  
6:30 pm

Shoreline City Hall

**COUNCIL OF NEIGHBORHOODS REPRESENTATIVES PRESENT**

Ballinger – Stephanie Angelis, Joyce Lingerfelt  
Echo Lake – Diane Hettrick, Cathy Goodrich  
Highland Terrace – Krista Tenney  
Hillwood – Ann Erickson, Boni Biery  
Innis Arden – June Howard, Domenick Dellino  
Meridian Park – Gretchen Atkinson  
North City – Dan Dale  
Parkwood – Braden Pence  
Richmond Beach – John Burt, David Davis  
Richmond Highlands - Pete Gerhard, Kathy Plant  
Ridgecrest – Patty Hale

**CITY STAFF PRESENT:** Rob Beem, Community Services Manager; Constance Perenyi, Neighborhoods Coordinator

**I. Call to Order**

Chair Pete Gerhard called the meeting to order and asked for self-introductions. Stephanie Angelis read a poem about spring.

**II. Review March 1 Agenda and Minutes from February 1**

The [March 1 agenda](#) was approved. [Minutes from February 1](#) were approved.

**III. Public Comment**

There was no public comment.

**IV. Development Trends in Shoreline**

Planning and Community Development Director Rachael Markle presented information about:

- Buildings currently under construction, including Paceline (17202 Aurora Avenue North), and Interurban Lofts (17020 Aurora Avenue North);
- Buildings that are now permitted, including High Hill Apartments (18557 Firlands Way), Glenwood Homes (1620 N 185<sup>th</sup> Street); Ballinger Apartments (1795 NE 205<sup>th</sup> Street); Ballinger Heated Storage (20029 19<sup>th</sup> Avenue NE), and another self storage facility at 19237 Aurora Avenue North that currently has an administrative design review permit.
- Ronald Commons and Hopelink, officially opened in February;
- Other Development projects in the pre-application phase include North City Water District Maintenance Facility, a self storage facility on 167<sup>th</sup> and Aurora, and a dormitory at Shoreline Community College;
- Projects with pending permits included Arabella II, Potala, and the police station at City Hall.

- The 2017 Planning work plan, including the Comprehensive Plan Amendment 2017 Docket, and the Deep Green Program to be considered by Council soon.

PowerPoint images are included below.

Follow-up questions:

*What is the parking situation at the High Hill project?*

Rachael answered this question by email after the meeting: As requested at the March Council of Neighborhoods meeting, included in this email are a few details specific to parking for the future 33 unit apartment to be constructed at 18557 Firlands Way. There is no underground parking (underground parking is not required). Most of the 25 parking spaces will be surface parking south and east on the site. The ground-level portion that faces Firlands Way from the corner will have a residential unit, gym, and office facades and then a parking entry at the east end. Kim Lehmberg is the project manager if you have more questions at 801-2552.

*Has the decision been made about deep green incentives in neighborhoods?*

The issue has not been decided yet. It comes before Council for discussion on March 27, with probable adoption of the Deep Green Initiative measure on April 17.

#### **V. Visiting Councilmember Update**

Deputy Mayor Shari Winstead reported that councilmembers were in Olympia in February during the Association of Washington Cities City Action Days. After an address by Governor Jay Inslee, they met with legislators regarding legislative priorities for Shoreline. They will head to Washington D.C. in March for the National League of Cities Conference. While there, they will meet with federal representatives .

On Monday, March 20, Council will have the final discussion about temporary homeless encampments. An earlier ordinance was sent back to staff, and the following revisions are included in the revised ordinance:

- Setback requirements amended to 10 feet;
- Camp size restricted to 100 persons;
- Minimum camp area requirement of 7500 square feet for the first 50 residents, plus 150 square feet for each additional resident;
- Definition of host agency as a religious or not for profit organization that invites a transitional encampment to reside on the land that they own or lease.

On February 27<sup>th</sup>, Council adopted a new Supplemental Paid Family Leave Policy for City employees. The policy follows FMLA guidelines, and covers extra time needed in case of serious illness or to care for children, spouses, and family members after sick leave and vacation time have been used as outlined in the policy. Also at the same meeting, there was a discussion of non-motorized bridge options to the 145<sup>th</sup> Street light rail station.

Council will be engaged in its annual Strategic Planning and Goal Setting session this coming weekend (March 3 – 4). Included will be a discussion about sidewalks, and how to begin addressing this challenge

in Shoreline. The Deputy Mayor concluded by reminding everyone that Council welcomes comments from residents through email and in person during the public comment portion of Council meetings.

## **VI. The Role of the City Attorney**

City Attorney Margaret King started by explaining that Washington State Law requires that the city attorney advise city authorities in all legal matters pertaining to the business of the city. Examples of her duties:

- Provide legal advice to the Mayor, City Council, City Manager, committees, commissions, and staff.
- Supervise the preparation and review of all ordinances, resolutions, City policies and procedures, contracts, and other legal documents.
- Prosecute and/or defend civil actions brought by or against the City, officials, officers, and/or employees;
- Direct the prosecution activities of the City and coordinate related activities with the District Court;
- Direct and coordinate outside counsel retained by the City in specialized litigation and other matters;
- Manage the City Attorney's Office.

Current projects include the assumption of the Ronald Wastewater District, Sound Transit station negotiations, and franchise negotiations.

Follow-up questions:

*What is executive session? Why can't residents know what is discussed, and when the City is sued?*

Answer: Executive session during a council meeting allows councilmembers to get advice from the City Attorney in a more private session. However, no action can be taken in Executive Session.

Councilmembers have to return to open session to take action. All litigation information has to be provided to the State Auditor once a year.

*What happens if there is a conflict of interest with councilmembers?*

The City Attorney would give an opinion if there were a conflict. There is protection if an opinion is given. Conflict of interest is clearly set out by State law and can be a matter of financial interest or violation of appearance of fairness doctrine. There is an option for councilmembers to recuse themselves if there is an apparent conflict of interest.

*What kind of lawsuits is the City involved in? And how many?*

Generally, there are 5 to 8 land use cases each year. Those are generally resolved quickly, with only 2 – 3 per year going to Superior Court.

Tort suits (example: when someone slips and falls on a sidewalk) number between 5 to 6 per year, Shoreline is insured in a risk pool, which generally covers these.

There remains ongoing litigation with the Ronald Wastewater assumption.

*How is criminal prosecution handled?*

There is a flat rate contract with no incentive to take on more cases.

The City is required to have a Public Defender, and case load is taken into account.

## **VII. Board Report**

Pete Gerhard laid groundwork for the CON election process, and asked for CON members to consider taking part in the nominating committee. That group will come together in April to determine a slate of nominees for the election on May 3. See board description below.

### **VIII. Neighborhoods Coordinator Report**

Constance reported that she has in hand a sorted list of real estate sales in Shoreline from April – December 2016. There are over 600 sales, which means as many welcome packets to assemble. Once all the materials are pulled together, she will ask neighborhood associations to pick them up and assemble the packets for delivery. She also reminded everyone that Mini-Grant season has begun, and that the first step in the process is an idea letter. Should neighborhoods need support in thinking through their ideas, she is glad to help them. Also, the annual Volunteer Soiree is Wednesday, April 26.

### **IX. Neighborhood Updates**

**Parkwood:** Braden Pence reported that the annual Ice Cream Social was another great success. He also invited CON members to join him in a conversation about the purpose of the Council of Neighborhoods, and about organizing across neighborhoods.

**North City:** NCNA is already meeting with businesses about this year's Jazz Walk. Dan Dale suggested inclusion of information about tree cutting regulations in welcome packets.

**Richmond Highlands:** RHNA is hosting a disaster preparedness discussion on Sunday, March 5<sup>th</sup> at the Rec Center. Kathy Plant asked for volunteers for the Bike Rodeo and Safety Fair which will take place on June 3<sup>rd</sup>.

**Ridgecrest:** the board will soon meet with Buster Simpson, the artist chosen for the 145<sup>th</sup> Street Light Rail Station, so they can give him input on neighborhood identity. In May, Ridgecrest will hold its annual public meeting with elections, and an opportunity to learn more about parks and Sound Transit plans.

**Richmond Beach:** all are invited to a benefit dinner at Streetzeria on Monday, March 13. RBCA is gearing up for the Richmond Beach Celebration and Strawberry Festival on May 13. The orca artwork will be unveiled, and the pods placed around the community soon after.

**Innis Arden:** the 55<sup>th</sup> annual rummage sale will take place at the Clubhouse March 18 – 19. Wine tasting is scheduled for April 28<sup>th</sup>.

**Ballinger:** gardening season is starting, and there are 5 small beds still available at the community garden at Aldercrest.

**Hillwood:** Ann Erickson reports that the board is planning 13 events between now and the fall. Coming up soon is the Earth Day event in Hillwood Park as wetland restoration continues. There will be a lot of mulching. Hillwood is also partnering with RHNA to present the Bike Rodeo.

**Echo Lake:** ELNA has just elected two new board members. The bench at the Densmore Pathway has been installed, and there will be a bench-warming celebration on March 25<sup>th</sup>. The spring pathway work party is scheduled for April 29<sup>th</sup>, and will include a Merlin watch for everyone interested in the resident raptors. ELNA is also jumping into the summer food truck experience, and will have trucks two evenings in August.

**Meridian Park:** MPNA continues its monthly meetings with timely topics. In March, Michelle Pidduck from the Shoreline Fire Department will discuss fire safety, and in April, Diggin' Shoreline will talk about gardening and there will be a plant exchange.

**IV. The meeting was adjourned at 9:06 p.m.**

Paceline  
17202 Aurora  
Avenue North

- 6 stories
- 221 units
- Street level commercial space
- Below grade parking – 212 spaces
- Access from alley on south side



Interurban Lofts  
17020 Aurora  
Ave N

- Each unit has it's own full bathroom & partially furnished w/ bed, microwave & mini fridge
- 8 studios per pod
- Each pod has it's own shared kitchen & washer/dryer
- Large common area lounge w/ outdoor deck & bbq's
- Rents start at \$795



High Hill  
Apartments  
18557 Firlands  
Way

33 unit multifamily  
building



Glenwood  
Homes 1620 N  
185<sup>th</sup> Street

- 5 townhomes on 5  
fee simple lots
- 1,935 sq. ft. per unit;  
3 bed



## Ballinger Apartments 1795 NE 205<sup>th</sup> Street

- Permit issued
- 72 units
- 5 stories



## Ballinger Heated Storage 20029 19<sup>th</sup> Ave NE

- 107,500 sq. ft.
- 800 storage units



## 19237 Aurora Ave N

- Administrative Design Review permit
- Self-storage facility
- 105,940 sq. ft.
- 5 stories



## Ronald Commons & Hopelink





## Other Development Projects

### Pre Application Phase

- North City Water District Maintenance Facility Special Use Permit: 1555 15<sup>th</sup> Ave NE
- Self Storage Facility – 129,600 sq. ft. @ 16750 Aurora Ave N
- 270 beds (74 units) dormitory @ Shoreline Community College

### Permit Pending

- Arabella II – 1221 NE 180<sup>th</sup> St - 81 unit apartments
- Potala – 15560 Westminster Way
- Police Station @ City Hall

### Opening Soon!

- New Starbucks and Habit Burger

## The 2017 Planning Work Plan

### Coming to Council

- Comprehensive Plan Amendment 2017 Docket
- Deep Green Program

### Under Development

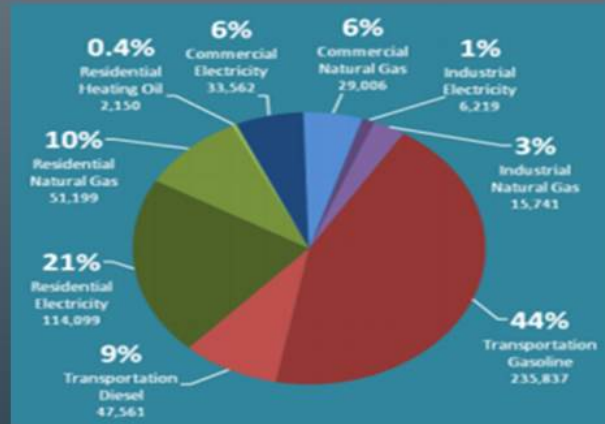
- Update Landslide Hazard Areas

- Implement Light Rail Station Area Plans
  - Master Street Plan
  - Parks Master Plan
  - Affordable Housing
- Sustainability
  - District Energy
  - Mandatory “Green” Commercial Building
- Develop Vegetation Management regulations

# Deep Green Incentive Program

Why incentive projects in Shoreline?

*Because about half of our greenhouse gas emissions come from the building sector.*



# Highest Level Certification Available





## New Permit Tracking System

- Launch end of March
- 24/7 public access to permits, projects, licenses, codes, inspections & land information
- Convenient online access allows the public to request inspections, upload plans, apply for permits, obtain application status, or even pay fees online

# State Law Requirements for City Attorney

**RCW 35.23.111**

## **City Attorney—Duties.**

The city attorney shall advise the city authorities and officers in all legal matters pertaining to the business of the city and shall approve all ordinances as to form. He or she shall represent the city in all actions brought by or against the city or against city officials in their official capacity. He or she shall perform such other duties as the city council by ordinance may direct.



## EXAMPLE OF CITY ATTORNEY DUTIES

- Provide legal advice to the Mayor, City Council, City Manager, committees, commissions and staff through direct consultation and written legal opinions and attend City Council meetings to provide legal direction and advice.
- Supervise the preparation and review of all ordinances, resolutions, City policies and procedures, contracts and other legal documents so as to ensure compliance with local, State and Federal laws.
- Prosecute and/or defend civil actions brought by or against the City, officials, officers and/or employees
- Direct the prosecution activities of the City and coordinate related activities with the District Court.
- Direct and coordinate outside counsel retained by the City in specialized litigation and other matters.
- Manage the City Attorney's Office



# City Attorney's Office

- **Mission**

The City Attorney's Office is committed to providing the highest quality professional municipal legal services to the City through ethical representation to the City Council, Boards and Commissions, and City Departments so as to ensure that they lawfully serve the public interest that has been entrusted to them by the citizens.

- **Vision**

Provide excellent, collaborative, objective, innovative and timely legal advice to our clients in order to provide public services that are valued by our community.



## CURRENT KEY PROJECTS

- Ronald Wastewater District Assumption
- Sound Transit Station Negotiations
- Franchise Negotiations



## Council of Neighborhoods Board Description

Election  
May 3

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**What is the job of the Board?** The Board consists of a Chair, Vice-Chair, Secretary and past Chair (first year only). The Board serves the Council of Neighborhoods, identifying opportunities and ways for the Council to best fulfill its mission. It works with staff to determine the agenda for each meeting and can establish committees or task forces as needed.

Specifically, being on the Board means:

- Taking part in the Board's annual August retreat (5 hours) to review the Council's Guiding Principles (Mission and Values) and to set Goals for the next year.
- Contributing to the Board's monthly planning meeting (1-1.5 hours). Here the Boards considers the Council's Goals, along with input from Council representatives, and a sense of current issues, to plan meeting structures and content, and other Council activities.
- Attending the monthly Council of Neighborhoods meetings (2 hours).
- Participating in and supporting CON activities such as an outreach booth at the Farmer's Market and Celebrate Shoreline.

**Board Chair:** Chairs the monthly CON meeting, provides leadership to the group, reflecting the groups' direction.

**Vice-Chair:** fills in for the Chair as needed and contributes to the Board's goal setting and planning.

**Secretary:** takes notes at any rare, if any, independent Board meetings (without City staff) to keep track of Board direction, and contributes to the Board's goal setting and planning.

Generally, we try to get a balance on the Board of experienced and new members, and representatives from the east and west sides of the City.

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For additional information, please feel free to call:  
Pete Gerhard, CON Chair, at (206) 384-6207  
or  
Constance Perenyi, Neighborhood Coordinator at  
206-801-2253 (office), 206-379-0616 (cell)