



City Manager's Weekly Update

January 8, 2010

Dear Mayor, Councilmembers, Residents, and Employees:

Agendas:

Planning Commission	1.11.10
Civil Service Commission	1.11.10
Library Advisory Committee	1.12.10
Administration & Finance Committee	1.12.10
Public Safety & Justice	1.12.10
Hotel/Motel Tax Advisory Committee	1.13.10

Minutes:

Administration & Finance Committee	12.8.09
Public Safety & Justice	12.8.09
Land Use & Parks Committee	12.10.09

You can view the City's Event Calendar at:

<http://www.ci.seatac.wa.us/index.aspx?page=16>

Todd Cutts, Acting City Manager

**CITY OF SEATAC
PLANNING COMMISSION MEETING**

January 11, 2010

**Council Chambers, SeaTac City Hall, 4800 S. 188th Street
5:30 p.m. to 7:30 p.m.**

MEETING AGENDA

1. Call to Order/Roll Call – 5:30 P.M.
2. Approve Minutes of November 9, 2009; November 16, 2009; November 23, 2009; and December 2, 2009 – 5:30 to 5:40 P.M.
3. Public Hearings – 5:40 to 6:00 p.m.
 - Staff Presentation on Proposed Zoning Code Amendment regarding Multiple Monument Signs within Multi-Family Developments
 - Public Hearing on Proposed Zoning Code Amendment regarding Multiple Monument Signs within Multi-Family Developments
 - Staff Presentation on Proposed Zoning Code Amendment regarding Single-family Front Yard Setback Departure Standards
 - Public Hearing on Proposed Zoning Code Amendment regarding Single-family Front Yard Setback Departure Standards
4. New Business – 6:00 to 7:15 P.M.
 - Initial Discussion about Proposed Zoning Code Amendments regarding “Construction Storage/Laydown” as a Temporary Use in the Industrial, Business Park, and/or Commercial Zones
 - Initial Discussion to allow vacant Industrial/Commercial sites as temporary Green River Valley flooding “Evacuation Storage Sites”
 - Initial Discussion about Proposed Municipal Code Amendments regarding the Nonproject SEPA Appeal Hearings Process
 - Initial Discussion about the Planning Commission’s 2009 Accomplishments and 2010 Goals
5. Detailed Commission Liaison's Report – 7:15 to 7:20 P.M.
6. Planning Director's Report – 7:20 to 7:25 P.M.
7. Planning Commission Comments (*including suggestions for next meeting’s agenda and review of the Planning Commission’s three month work schedule*) – 7:25 to 7:30 P.M.
8. Adjournment – 7:30 P.M.



4800 South 188th Street
SeaTac, WA 98188-8605

City Hall: 206.973.4800
Fax: 206.973.4809
TDD: 206.973.4808

AGENDA

City of SeaTac

Civil Service Commission

Chair: Richard Jordan

Commissioners: Donna Thomas, Vacant

Secretary/Chief Examiner: Stephanie Johnson

Meeting: Monday, January 11, 2010 at 3:30pm.

Location: SeaTac City Hall, Conference Room 128

AGENDA

1. **Call to Order** – By Committee Chair
2. **Public Comment** – If requested
3. **Regular Business:**
 - a. Approval of Minutes:
 - i. Meeting held on December 14, 2009.
 - b. Fire Captain and Battalion Chief promotional examinations.
- Final draft promotional exam announcement.
 - c. Commission vacancy.
 - d. Chief Examiner vacancy.
 - e. Other items from the Commission members.
4. **Next Meeting** – Monday, February 8, 2010 at 3:30 p.m. at SeaTac City Hall, Conference Room 128.

Mayor
Ralph Shape

Deputy Mayor
Gene Fisher

Councilmembers
Chris Wythe
Terry Anderson
Tony Anderson
Barry Ladenburg
Mia Gregerson

City Manager
Craig Ward

Assistant City Manager
Todd Cutts

City Attorney
Mary Mirante Bartolo

City Clerk
Kristina Gregg

**City of SeaTac
Library Advisory
Committee**

*Cheryl Forbes
Chair*

*Harlan Feinstein
Vice Chair*

Jacqueline Krutz

John Glover

Vacant

—

*The Library Advisory Committee
reports to the City Council
regarding library issues including:*

*Literacy
Intellectual Freedom
Diversity*

—

City Clerk's Office

*Kristina Gregg
Coordinator*

*Zenetta Young
Staff Liaison*

*City of SeaTac
4800 S. 188th Street
SeaTac, WA 98188*

*(206) 973-4800
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**Library Advisory Committee Meeting
Agenda**

Tuesday, January 12, 2010

5:00 p.m.

Valley View Library

Book Reviews will be shared before the meeting is called to order.

5:00 pm Call to Order

Public Comments

Reports

- Chairperson
- Friends of the Library
- City of SeaTac
- Valley View Library

Continuing Business

- Approval of November 17, 2009

New Business

- Welcome guest and University of Washington Student Intern Melissa Mather
- Recruiting an open Lab Position
- February 9 Vote (KCLS Library Issue)
- Valley View Library Annual Report Discussion

Around the Table

Announcements

Adjournment

Cc: Valley View

Bruce Greeley, Managing Librarian

KCLS

Bill Ptacek, Director

Angelina Benedetti, Library Cluster Manager



Administration and Finance Committee Agenda

Tuesday, January 12, 2010
3:00 PM
Airport Conference Room 345

AGENDA

Members:

Gene Fisher, Chair
Terry Anderson
Ralph Shape

Staff Coordinator: Mike McCarty, Finance Director

1. Tennis Outreach Programs (TOPs) Contract Discussion – Kit Ledbetter (*10 minutes*)
2. Acceptance of Low Bidder for Angle Lake Park Stage Cover – Kit Ledbetter (*5 minutes*)
3. City Travel Policy – Mark Johnsen/Mike McCarty (*10 minutes*)
4. Proposed Mission Statement and Ground Rules for the Zoning Code Update Ad Hoc Committee – Steve Butler (*5 minutes*)
5. Federal Lobbyist Contract Extension – Todd Cutts (*10 minutes*)
6. Revisions to the 2010 Legislative Agenda – Todd Cutts (*5 minutes*)
7. Raike Foundation Grant Application – Lawrence Ellis (*5 minutes*)
8. 4th Quarter 2009 Report on YMCA Purchased Programs – Lawrence Ellis (*5 minutes*)
9. Discussion of Adding a Coffee Cart in the Lobby of City Hall – Pat Patterson (*5 minutes*)
10. Food Waste Recycling – Pat Patterson/Trudy Olson (*10 minutes*)

Items #11 through #17 to be reviewed jointly with the Public Safety & Justice Committee

11. 2010: 20 Year Celebration Update – Lesa Ellis (*5 minutes*)
12. Additional Fees for LEEDS Certification for Fire Station 45 – Pat Patterson (*5 minutes*)
13. Fire Department Body Armor – Brian Wiwel (*5 minutes*)
14. Fire Department Self-Contained Breathing Apparatus – Brian Wiwel (*5 minutes*)
15. Animal Services Update – Soraya Lowry/Jim Graddon (*5 minutes*)
16. SeaTac/Airport Hide & Ride Study – Soraya Lowry (*10 minutes*)
17. Conversion of Police Motorcycle to Traffic Car – Jim Graddon (*5 minutes*)
18. Next Meeting – February 9, 2010

City Council Committee Meeting Public Safety & Justice

January 12, 2010

4:00 P.M.

City Hall Airport Conference Room #345

AGENDA

Members:

Councilmember Tony Anderson, Chair

Councilmember Pam Fernald

Councilmember Mia Gregerson

Staff Coordinators: Robert Meyer, Fire Chief; Jim Graddon, Police Chief
Items #1 through #7 to be reviewed jointly with the A & F Committee

1. 2010: 20 Year Celebration Update – Lesa Ellis (*5 minutes*)
2. Additional Fees for LEEDS Certification for Fire Station 45 – Pat Patterson (*5 minutes*)
3. Fire Department Body Armor – Brian Wiwel (*5 minutes*)
4. Self-Contained Breathing Apparatus – Brian Wiwel (*5 minutes*)
5. Animal Services Update - Soraya Lowry/Jim Graddon (*5 minutes*)
6. SeaTac/Airport Hide & Ride Study - Soraya Lowry (*10 minutes*)
7. Conversion of Police Motorcycle to Traffic Car – Jim Graddon (*5 minutes*)
8. Court Security 2009 Statistics – Annette Louie (*5 minutes*)
9. Red Light Cameras 2009 Statistics – Annette Louie (*5 minutes*)



HOTEL/MOTEL COMMITTEE

January 13, 2010

3:00 – 5:00 PM

SeaTac City Hall, Airport Conference Room

4800 S. 188th Street

Chair: Councilmember Terry Anderson

AGENDA

4800 South 188th Street
SeaTac, WA 98188-8605

City Hall: 206.973.4800
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- 1. Introductions – All (5 minutes)**
- 2. Review & Approval of November 12, 2009 Minutes – Councilmember Anderson (5 minutes)**
- 3. Presentation from Wendy Morgan, Highline Botanical Society (20 Minutes)**
- 4. SVSS Updates – Katherine Kertzman, SSVS (30 minutes)**
 - Review of 2009 Accomplishments
 - Update on Re-Branding / Media Relations Project(s)
 - Overview of 2010 Workplan
- 5. Review and Discussion of Downtown SeaTac Open House held December 7th – Todd Cutts (15 minutes)**
- 6. Presentation of Preliminary Results from Airport Station Area Retail, Entertainment and Dining Market Study – Jeff Robinson (10 minutes)**
- 7. Other Business**
 - Discussion of Committee Opening -- All

Mayor
Ralph Shape

Deputy Mayor
Gene Fisher

Councilmembers
Chris Wythe
Terry Anderson
Tony Anderson
Pam Fernald
Mia Gregerson

Acting City Manager
Todd Cutts

City Attorney
Mary Mirante Bartolo

City Clerk
Kristina Gregg



Administration and Finance Committee Minutes

These minutes are scheduled to be approved at the 1/12/10 Regular Council Meeting

Tuesday, December 8, 2009
3:00 PM
Airport Conference Room 345

Members:	Present:	Absent:	Commence: 3:00 p.m.
Gene Fisher, Chair	X		Adjourn: 4:56 p.m.
Ralph Shape	X		
Terry Anderson	X		

Note: Items #7 - 11 reviewed jointly with Public Safety and Justice Committee

Other Councilmembers Present: Pam Fernald. Tony Anderson and Mia Gregerson for Items #7 – 11.

Staff Coordinator: Mike McCarty, Finance and Systems Director

<p>1. 2008 Financial Audit Exit Conference - Washington State Auditor's Office</p>	<p><input checked="" type="checkbox"/> Informational Update <input type="checkbox"/> Recommended for: <input type="checkbox"/> Approval <input type="checkbox"/> Approval with modifications <input type="checkbox"/> Denial <input type="checkbox"/> Referred to _____.</p> <p><i>Michael Pursley and Allan Thompson from the Washington State Auditor's Office distributed the auditor's report and reviewed its content. Their audit concluded that the financial statements were presented fairly in all material respects, and the City complied with all material requirements for the programs that had federal grant funding associated with them. The auditors reviewed two audit exit items: 1) establish a policy regarding the City paying for Internet service at Councilmembers' homes and 2) establish a policy and list of small and attractive assets. Staff will work to resolve and correct issues regarding these two areas. Mr. Pursley indicated the SAO will begin the 2009 audit around mid-year 2010.</i></p>
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<p>2. Contract with King County for Institutional Network (I-Net) Services – Bart Perman</p>	<p><input type="checkbox"/> Informational Update <input checked="" type="checkbox"/> Recommended for: <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Approval with modifications <input type="checkbox"/> Denial <input checked="" type="checkbox"/> Referred to <u>12/8/09 RCM.</u> <i>Systems Administrator Bart Perman distributed copies of a proposed agenda bill and contract summary for a three-year extension to the existing contract with King County I-Net as the City's Internet Service Provider (ISP). Mr. Perman noted that other potential providers have been considered but would be much more expensive than the fee charged by King County. The base monthly rate for the first year will be \$982, \$1,012 for the second year, and \$1,043 for the third and final year of the contract. The total cost for the three years of the contract extension is \$36,444.</i></p>
<p>3. Small Works Roster Amendment – Mark Johnsen</p>	<p><input type="checkbox"/> Informational Update <input checked="" type="checkbox"/> Recommended for: <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Approval with modifications <input type="checkbox"/> Denial <input checked="" type="checkbox"/> Referred to <u>future Council Meeting.</u> <i>Senior Assistant City Attorney Mark Johnsen reported that the small works roster is currently used to seek bids for public works projects valued at \$200,000 or less. When utilizing the small works roster, the City seeks bids from contractors on the roster, rather than through formal advertisement. State law recently changed, raising the threshold for use of the small works roster from projects valued at \$200,000 or less to \$300,000 or less. If the City wants to utilize the higher threshold, the City Council would need to pass a Resolution.</i></p>
<p>4. Additional \$7,500 funding for the relocation of the Seattle Southside Visitors Services (SSVS) to SeaTac – Todd Cutts</p>	<p><input type="checkbox"/> Informational Update <input checked="" type="checkbox"/> Recommended for: <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Approval with modifications <input type="checkbox"/> Denial <input checked="" type="checkbox"/> Referred to <u>12/8/09 RCM.</u> <i>Acting City Manager Todd Cutts reported that SSVS is moving forward with their relocation from Tukwila to SeaTac, but need to have a wheelchair lift installed in the building they will occupy for a tenant on the second floor. The cost of the lift is \$30,000, and the landlord is willing to contribute \$15,000 toward the cost. SSVS can absorb \$7,500 of the remaining cost, leaving a balance of \$7,500. This request would authorize the City to contribute the remaining \$7,500 for this improvement, which would be paid from the Hotel/Motel Tax Fund. This item is on the \$5,000 - \$35,000 Summary of</i></p>

	<p><i>Purchase Requests for the December 8, 2009 RCM.</i></p>
<p>5. 2010 Property Tax Levy - Mike McCarty</p>	<p> <input type="checkbox"/> Informational Update <input type="checkbox"/> Recommended for: <input type="checkbox"/> Approval <input type="checkbox"/> Approval with modifications <input type="checkbox"/> Denial <input checked="" type="checkbox"/> Referred to <u>12/8/09 RCM.</u> <i>Finance and Systems Director Mike McCarty distributed a proposed agenda bill and Ordinance being presented at the December 8, 2009, Regular Council Meeting that would repeal the tentative 2010 levy adopted at the November 24, 2009 Council Meeting, and establish the final 2010 ad valorem property tax levy. Mr. McCarty reported the City has now received the final levy limit worksheet and certified assessed valuation from the King County Assessor's Office and, based on this information, the resulting 2010 property tax rate will be \$2.58 per \$1,000 of assessed valuation. This rate would increase by twenty four cents from the 2009 levy rate of \$2.34. The 2009 proposed property tax levy is based on the 1% increase limit reinstated by the Legislature during its one day special legislative session on November 29, 2007, plus the value of new construction. Mr. McCarty noted that the City Council adopted Ordinance 09-1036 on 11/24/09 making a declaration of substantial need that allows the City to set the limit factor for the property tax levy increase for 2010 up to 101%, rather than the lower implicit price deflator (IPD) limit factor. The 2010 Budget was adopted based on a property tax revenue estimate that includes the declaration of substantial need and the higher 101% levy limit factor. Councilmember Gene Fisher indicated his reluctance to increase taxes in 2010 because of the economic hit SeaTac residents have incurred.</i> </p>
<p>6. 2009 Limited Tax General Obligation Refunding Bond Issue - Mike McCarty</p>	<p> <input type="checkbox"/> Informational Update <input checked="" type="checkbox"/> Recommended for: <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Approval with modifications <input type="checkbox"/> Denial <input checked="" type="checkbox"/> Referred to <u>12/8/09 RCM.</u> <i>Mr. McCarty distributed copies of a proposed agenda bill and Ordinance being presented at the December 8, 2009, Regular Council Meeting that would authorize the refunding of the remaining outstanding debt of the 1998 Limited Tax General Obligation Refunding Bonds and 1998 Limited Tax General Obligation (Hotel/Motel) Bonds. Mr. McCarty reported that current bond market conditions provide the City with the opportunity to refund these existing bonds and realize a substantial savings through lowered interest rates. The net present value savings related to this bond refunding are estimated at \$373,529.</i> </p>

<p>7. 2010: 20 Year Celebration Update - Kristin Boone</p>	<p><input checked="" type="checkbox"/> Informational Update <input type="checkbox"/> Recommended for: <input type="checkbox"/> Approval <input type="checkbox"/> Approval with modifications <input type="checkbox"/> Denial <input type="checkbox"/> Referred to _____.</p> <p><i>Administrative Assistant III Kristin Boone reported that the celebration committee met recently, following up on the proposed task list for the event. The committee will meet twice each month in January and February as we get closer to the March 1 event date. Staff will be briefed on the event at the 12/9/09 City staff meeting, and Ms. Boone noted it will be stressed that staff participation is strictly on a volunteer basis. Monthly updates on the progress of the planning for the event will continue to be provided to all Council committees.</i></p>
<p>8. Animal Services Update - Soraya Lowry</p>	<p><input checked="" type="checkbox"/> Informational Update <input type="checkbox"/> Recommended for: <input type="checkbox"/> Approval <input type="checkbox"/> Approval with modifications <input type="checkbox"/> Denial <input type="checkbox"/> Referred to _____.</p> <p><i>Program Manager Soraya Lowry reported that she and Police Chief Jim Graddon have been meeting with King County Animal Control regarding the County's desire to remove themselves from the licensing, control and sheltering of animals in King County (licensing and control by 7/1/10 and sheltering by 2/1/10). However, there is not enough capacity in the alternative system of turning this work over to the existing private animal sheltering organizations. King County has agreed to help the cities come up with a solution, and the new County Executive will be making a proposal to the cities. Upon inquiry, Ms. Lowry summarized how the City of Des Moines runs their animal control/sheltering effort. Ms. Lowry will provide monthly updates to the committee on the progress of the meetings with King County.</i></p>
<p>9. Sound Transit Project Completion Assurance Letter - Soraya Lowry</p>	<p><input checked="" type="checkbox"/> Informational Update <input type="checkbox"/> Recommended for: <input type="checkbox"/> Approval <input type="checkbox"/> Approval with modifications <input type="checkbox"/> Denial <input type="checkbox"/> Referred to _____.</p> <p><i>Ms. Lowry reported that final work is progressing toward the opening of the new light rail station later this month, and noted that various City departments are working with Sound Transit in that effort. Sound Transit will provide the City with a list of non life/safety issues they will be completing in 2010.</i></p>

<p>10. Community Access Point Term Sheet - Soraya Lowry</p>	<p><input checked="" type="checkbox"/> Informational Update <input type="checkbox"/> Recommended for: <input type="checkbox"/> Approval <input type="checkbox"/> Approval with modifications <input type="checkbox"/> Denial <input type="checkbox"/> Referred to _____.</p> <p><i>Ms. Lowry provided an update on the progress of negotiations with Sound Transit. Sound Transit is still using the property in question for construction purposes. The City has expressed to Sound Transit our interest in acquiring the property to build the Community Access Point (CAP) on the site. The Term Sheet would be an agreement defining responsibilities, and recommends that Sound Transit begin the work of developing the CAP. Additional updates will be provided as we work through this process.</i></p>
<p>11. SAFER Grant Discussion - Brian Wiwel</p>	<p><input type="checkbox"/> Informational Update <input checked="" type="checkbox"/> Recommended for: <input type="checkbox"/> Approval <input type="checkbox"/> Approval with modifications <input checked="" type="checkbox"/> Denial <input type="checkbox"/> Referred to _____.</p> <p><i>Assistant Fire Chief Brian Wiwel noted that the Fire Department had applied for and received approval for funding for the previous grant program offered, but the Council had decided not to move forward with it. A new grant program is available for the 2009-2010 grant cycle, and Mr. Wiwel summarized how this program differed from the previous version. The new grant provides 100% funding for the first two years and the City would be required to retain the personnel for one additional year. The third year cost for 12 Fire Fighters would be approximately \$1.1 million. After much discussion, the two committees recommended that staff not pursue this grant funding.</i></p>
<p>12. Next Meeting</p>	<p>January 12, 2010</p>



Public Safety and Justice Committee Minutes

These minutes are scheduled to be approved at the 01/12/10 Regular Council Meeting

December 8, 2009
4:00 PM
Airport Conference Room 345

Members:	Present:	Absent:	Commence:	Adjourn:
Tony Anderson, Chair	X			PM
Mia Gregerson	X			
Pam Fernald	X			

Other Councilmembers Present: Ralph Shape, Gene Fisher, Terry Anderson

Staff Coordinator: Fire Chief Bob Meyer and Chief of Police Services Jim Graddon

<p>City of SeaTac 20 Year Celebration By: Kristin Boone, Admin. Assistant III</p>	<p><u>X</u> Informational Update <u> </u> Recommended for: <u> </u> Approval <u> </u> Approval with modifications <u> </u> Denial <u> </u> Referred to _____.</p> <p>Gave update on committee task list, also Celebration Committee will be meeting twice a month in January & February. Staff will be briefed on the event at the 12/9/09 City staff meeting.</p>
<p>Animal Services Update By: Soraya Lowry, Program Manager</p>	<p><u>X</u> Informational Update <u> </u> Recommended for: <u> </u> Approval <u> </u> Approval with modifications <u> </u> Denial <u> </u> Referred to <u>01-12-10 PS&J meeting</u>_____.</p> <p>Program Manager Soraya Lowry reported that she and Police Chief Jim Graddon have been meeting with King County Animal Control regarding the County's desire to remove themselves from the licensing, control and sheltering of animals in King County (licensing and control by 7/1/10 and sheltering by 2/1/10). However, there is not enough capacity in the alternative system of turning this work over to the existing private animal sheltering organizations. King County has agreed to help the cities come up with a solution, and the new County Executive will be making a proposal to the cities. Upon inquiry, Ms. Lowry summarized how the City of Des Moines runs their animal control/sheltering effort. Ms. Lowry will provide monthly updates to the committee on the progress of the meetings with King County.</p>

<p>Sound Transit Project Completion Assurance Letter By: Soraya Lowry, Program Manager</p>	<p><u>X</u> <u>Informational Update</u> <u>Recommended for:</u> <u>Approval</u> <u>Approval with modifications</u> <u>Denial</u> <u>Referred to</u></p> <p>Ms. Lowry reported that final work is progressing toward the opening of the new light rail station later this month, and noted that various City departments are working with Sound Transit in that effort. Sound Transit will provide the City with a list of non life/safety issues they will be completing in 2010.</p>
<p>Community Access Point Term Sheet By: Soraya Lowry, Program Manager</p>	<p><u>X</u> <u>Informational Update</u> <u>Recommended for:</u> <u>Approval</u> <u>Approval with modifications</u> <u>Denial</u> <u>Referred to</u></p> <p>Ms. Lowry provided an update on the progress of negotiations with Sound Transit. Sound Transit is still using the property in question for construction purposes. The City has expressed to Sound Transit our interest in acquiring the property to build the Community Access Point (CAP) on the site. The Term Sheet would be an agreement defining responsibilities, and recommends that Sound Transit begin the work of developing the CAP. Additional updates will be provided as we work through this process.</p>
<p>SAFER Grant Discussion By: Assistant Fire Chief Brian Wiwel</p>	<p><u>X</u> <u>Informational Update</u> <u>Recommended for:</u> <u>Approval</u> <u>Approval with modifications</u> <u>X</u> <u>Denial</u> <u>Referred to</u></p> <p>Assistant Fire Chief Brian Wiwel noted that the Fire Department had applied for and received approval for funding for the previous grant program offered, but the Council had decided not to move forward with it. A new grant program is available for the 2009-2010 grant cycle, and Mr. Wiwel summarized how this program differed from the previous version. The new grant provides 100% funding for the first two years and the City would be required to retain the personnel for one additional year. The third year cost for 12 Fire Fighters would be approximately \$1.1 million. After much discussion, the two committees recommended that staff not pursue this grant funding.</p>
<p>Prostitution Enforcement Signage - Update from Hotel/Motel Tax Advisory Committee By: Acting City Manager Todd Cutts</p>	<p><u>Informational Update</u> <u>Recommended for:</u> <u>Approval</u> <u>Approval with modifications</u> <u>Denial</u> <u>X</u> <u>Referred to</u> <u>01-12-10 PS&J</u></p>

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(Note: To be Approved by the City Council on 1/12/10)

City Council Committee Meeting Land Use and Parks Committee (LUP)

December 10, 2009

4:30 PM/Airport Conference Room – 345

Present:

Chris Wythe, Chair
Pam Fernald
Gene Fisher

Absent:

Commence: 4:30 p.m.

Adjourn: 7:00 p.m.

Others Present:

Ralph Shape	Todd Cutts	Mark Johnsen	**Please see sign-in sheet for members of the public in attendance
Tony Anderson	Steve Butler	Susan Sanderson	
Mia Gregerson	Jack Dodge	Rick Forschler	

Staff Coordinator: Steve Butler, Director, Department of Planning & Community Development

AB #	Topic	Disposition
	<p>1. Discussion Regarding Road Layout in SeaTac/Airport Station Overlay District.</p> <p>Susan Sanderson & Paul Fuesel & Jason Fritzler from KPG</p>	<p><input checked="" type="checkbox"/> Informational Update</p> <p><input type="checkbox"/> Recommended for:</p> <p style="padding-left: 40px;"><input type="checkbox"/> Approval</p> <p style="padding-left: 40px;"><input type="checkbox"/> Approval with modifications</p> <p style="padding-left: 40px;"><input type="checkbox"/> Denial</p> <p><input type="checkbox"/> Referred to</p>
	<p>Comments:</p> <p>Paul Fuesel explained the road alignment as it would impact the Tang property.</p> <ul style="list-style-type: none"> • The purpose of the study is to create a Phase I roadway. • Explained the background goals of roadway alignment. • Listed fixed items that determined the road alignment, which included the following: <ul style="list-style-type: none"> - Holiday Inn - PSE Substation - Topography • Based on fixed items, the optimum location of new intersection is at S. 173rd St. (midway between S. 170th & South 176th Streets). • 30th Ave. S./S.173rd St. would be one coherent road. • The elevation from S. 176th St. to IB along 30th Ave. S. is about the same <ul style="list-style-type: none"> - This makes the road good for walking and pedestrian activity • The road can't go through King County Housing (KCH) property – the property was bought with federal money <ul style="list-style-type: none"> - If the road went through the KCH property, the City would have to relocate residents • The study looked at the development potential of the existing property along the alignment. • You need at least 120 foot width for a good developable site. • Based on fixed items, the road goes through the Jet Motel on Mr. Tang's property <ul style="list-style-type: none"> - If the road moved south, this narrows the property to the south (Cassan) to less than 120 feet - The property would then be less attractive for development 	

- The road needed to have a 300 foot radius for a main road into the City Center
 - This provides a better pedestrian-friendly road and better traffic flow
- We did not want to create a dead-end street with a “T-street”.
- Mark Johnsen – Purpose of KPG coming to LUP is to explain why road is where it is
 - We don’t want to go down the debate road at this meeting
 - This is an informational presentation
- Councilmember Fisher – Understood how the road is located
 - How many people will come to pay for constructing the road if Jet Motel removed?
- Paul Fuesel –In his opinion, the proposed road alignment is the least expensive option
 - The road will provide a better pedestrian environment
 - The notion of the road network is there will be a different downtown than what is there today
- Earl Gipson – In Heartland Study, no way the district can support the growth anticipated
 - This will bankrupt the City
 - Read the 2007 Heartland Study – Entertainment District – No
- Councilmember Wythe – The final analysis is not finished.
- Todd Cutts – There will be a presentation to Council 1/12/10.
- Gordon Tang – Most of the KPG argument is not sound
 - Signal at S. 173rd St. not required to be at S. 173rd St.
 - A rise of 15 feet on the southeast portion of the property from the proposed road elevation would impact the road
 - What does the Clarion say about the road?
 - What is the benefit/cost analysis?
 - The road will tear up his site
 - He would have only one acre left with construction of the road
 - What will happen to the 20 foot strip left over on south side of road?
 - The Clarion will fight the road
- Councilmember Wythe – Development potential/financial impacts are not open to discussion tonight.
- Councilmember Shape – Asked KPG to explain road layout (to Tang)
 - Would footprint of proposed hotel allow a road behind? (Answer from Gordon Tang: Yes.)
 - KPG had a different road layout in the past, which would not be as pedestrian-friendly
- Councilmember Wythe – Include Gordon Tang handouts in Council packet.
- Perry Wall (Clarion Manager) – 30th Ave. is not a public road
 - The road would go through his porte-cochere
 - The Clarion would continue to operate with the proposed road alignment
- Councilmember Anderson – The roadway was designed before proposed hotel
 - Taking into account Tang proposed hotel, how would the road be re-configured?
- Paul Fuesel – Tang does have a wall on his property we would go through
 - KPG looked at various options and elements. The road would have a “T-intersection”
- Joe Giocobaggi – Even with the new road as proposed, Tang would still have enough property to develop a hotel.
- Councilmember Anderson – If Jet Motel is a fixed element, where would the road go?
- Joe Giocobaggi – Road would go into King County Housing north to S. 170th St. The road would have a 10 foot retaining wall. The potential park would be lost.
- Rick Forschler – The proposed road chops up the Tang property into four smaller parcels
 - Proposed drawing is different from prior configurations
- Joe Giocobaggi – The configuration has changed somewhat.

- Rick Forschler – Tang’s proposed hotel would not fit with new configuration.
- Councilmember Fernald – Spring Hill Suites is designed as a suburban hotel, not an urban hotel.
- Don Hipps – Does not like the idea of the downtown center
 - Burien Town Center within ten minutes of SeaTac
 - The entertainment center would not benefit SeaTac
 - Why aren’t we working with Cassan and Tang?
- Councilmember Fernald – Does SeaTac want a downtown center?
 - Property owners like the concept of downtown center
- Todd Cutts – The City is committed to talking with property owners.
- Councilmember Shape – Cassan had a proposal to enter on the south side of the Holiday Inn at approximately S. 174th St.
- Councilmember Fernald – Having a connection at S. 174th is still a possibility.
- Joe Giocobaggi – DOT would not allow a median break at S. 174th St.
 - Not recommending that S. 173rd and S. 174th Streets go away
 - No one will build a new development on a parcel not facing a road, you need a spine road
- Kenneth Lee – Why don’t we start with Phase II first (less property owners)? (Answer from Joe Giocobaggi: Phase I emphasizes the light rail connection, Phase II does not.)
- Natalie Elert – Hotel operators use hotels as a façade for airport parking
 - It’s awful to have so much surface parking

<p>2. Discussion about the Major Zoning Code Update’s Ad Hoc Committee (AHC).</p> <p>Steve Butler</p>	<p><input checked="" type="checkbox"/> Informational Update</p> <p><input type="checkbox"/> Recommended for:</p> <p style="padding-left: 40px;"><input type="checkbox"/> Approval</p> <p style="padding-left: 40px;"><input type="checkbox"/> Approval with modifications</p> <p style="padding-left: 40px;"><input type="checkbox"/> Denial</p> <p><input type="checkbox"/> Referred to</p>
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Comments:

Steve Butler summarized the ad hoc committee make-up and direction.

- January 12, 2010 City Council meeting – Staff will provide a time schedule for the AHC to review the Zoning Code. The time schedule will contain proposed ground rules for committee discussions
 - Lay out some ground rules how the AHC, CC and PC interact
 - How many times the AHC will meet
 - Timeframe is ambitious, may have to extend review schedule. Is there enough time to review Phase I?
- Rick Forschler – How were the names on the AHC generated? (Answer from Councilmember Shape: Took all suggestions proposed, created a list, and called people.)
 - Did not task PC with gathering names
- Councilmember Fisher – If meetings drag out to the summer, he may not get to meetings due to his business.
- Councilmember Shape – We want average everyday citizens on the Committee.
- Earl Gipson – You want experts on the Committee, otherwise would spend more money to adopt the regulations.
- Councilmember Shape – We’re not trying to re-write the code, just trying to make the Code easier to use.
- Rick Forschler – Need people to go through the Code line-by-line, need experts to review Code.
- Councilmember Fernald – How was the Sidewalk Committee formed? That committee

	<p>appeared to be successful, maybe the Zoning Code ad hoc committee could be formed and run in the same fashion.</p>	
	<p>3. Discussion about a Potential Zoning Code Amendment Regarding Multiple Monument Signs within Multi-Family Developments.</p> <p>Jack Dodge</p>	<p><input type="checkbox"/> Informational Update <input checked="" type="checkbox"/> Recommended for: <input type="checkbox"/> Approval <input checked="" type="checkbox"/> Approval with modifications <input type="checkbox"/> Denial <input type="checkbox"/> Referred to</p>
	<p>Comments:</p> <ul style="list-style-type: none"> • Jack Dodge provided background information <ul style="list-style-type: none"> - Polygon is constructing a large scale mixed-use development - Condominiums and single-family residences will be located in separate living units/pods off the main road - Polygon would like separate monument signs to identify each living unit/pod • The proposed amendment would allow additional monument/freestanding signs in projects of 100 units or more. The maximum sign height would be 6 feet, with a maximum size of 20 square feet. • Councilmember Wythe – What is the size of a Pod? We need to provide a minimum size limit. • Councilmember Fisher – Great idea, provided signs are tasteful. 	
	<p>4. Discussion about a Potential Zoning Code Amendment regarding “Construction Storage/Laydown” as a Temporary Use in the Industrial, Business Park, and/or Commercial Zones.</p> <p>Jack Dodge</p>	<p><input type="checkbox"/> Informational Update <input checked="" type="checkbox"/> Recommended for: <input type="checkbox"/> Approval <input checked="" type="checkbox"/> Approval with modifications <input type="checkbox"/> Denial <input type="checkbox"/> Referred to</p>
	<p>Comments:</p> <ul style="list-style-type: none"> • Jack Dodge provide background information <ul style="list-style-type: none"> - The City has received requests to use vacant properties as “temporary off-site construction laydown storage yards” in the industrial, commercial and business park zones - Yards would only be used during construction - Yards are not currently permitted in these zones • The proposed Code amendment would allow the storage yards on vacant or developed land subject to a Temporary Use Permit and specific site criteria. • Councilmember Fisher – While he was in construction, they needed one lay-down construction site. • Councilmember Gregerson – We should provide signage to state that storage site is temporary. • Councilmember Wythe – Total screening of the site should be required adjacent to residential zones. • Councilmember Fisher – The yard should be within one mile of the construction site. 	

	<ul style="list-style-type: none"> • Steve Butler – What about limiting to utility districts (water & sewer)? (Answer: No.) • Councilmember Wythe – The use should only be allowed up to six months in any two-year period. 		
	<table border="1" style="width: 100%;"> <tr> <td data-bbox="261 308 781 640" style="width: 50%; vertical-align: top;"> <p>5. Discussion about a Potential Zoning Code Amendment regarding “Flood Emergency-Related Evacuation Storage Sites” as a Temporary Use in the Industrial, Business Park, and/or Commercial Zones.</p> <p>Jack Dodge</p> </td> <td data-bbox="781 308 1531 640" style="width: 50%; vertical-align: top;"> <p><input type="checkbox"/> Informational Update</p> <p><input checked="" type="checkbox"/> Recommended for:</p> <p style="padding-left: 40px;"><input checked="" type="checkbox"/> Approval</p> <p style="padding-left: 40px;"><input type="checkbox"/> Approval with modifications</p> <p style="padding-left: 40px;"><input type="checkbox"/> Denial</p> <p><input type="checkbox"/> Referred to</p> </td> </tr> </table>	<p>5. Discussion about a Potential Zoning Code Amendment regarding “Flood Emergency-Related Evacuation Storage Sites” as a Temporary Use in the Industrial, Business Park, and/or Commercial Zones.</p> <p>Jack Dodge</p>	<p><input type="checkbox"/> Informational Update</p> <p><input checked="" type="checkbox"/> Recommended for:</p> <p style="padding-left: 40px;"><input checked="" type="checkbox"/> Approval</p> <p style="padding-left: 40px;"><input type="checkbox"/> Approval with modifications</p> <p style="padding-left: 40px;"><input type="checkbox"/> Denial</p> <p><input type="checkbox"/> Referred to</p>
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	<p>Comments:</p> <ul style="list-style-type: none"> • Jack Dodge provided background information <ul style="list-style-type: none"> - The Green River Valley may be subject to flooding - Business owners in the valley have inquired about temporarily storing materials and equipment in SeaTac during a flood - This use is not allowed in the City • The proposed Code amendment would allow “emergency evacuation storage sites” in the industrial, commercial, and business park zones as part of a Temporary Use Permit subject to specifically outlined criteria. • Councilmember Fisher – This is fine. • Councilmember Gregerson – What provisions do the businesses in the valley have to move hazardous materials? (Answer: We don’t know; however, hazardous materials would not be allowed.) • Councilmember Fernald – What do other cities do? (Answer from Jack Dodge: Can check.) <ul style="list-style-type: none"> - Should allow only during flooding. 		