

City of SeaTac

Regular Council Meeting Minutes

October 25, 2016
7:00PM

City Hall
Council Chambers

CALL TO ORDER: The SeaTac City Council Regular Meeting was called to order by Mayor Michael Siefkes at 7:01 p.m.

COUNCIL PRESENT: Mayor Michael J. Siefkes, Deputy Mayor (DM) Pam Fernald, Councilmembers (CMs) Rick Forschler, Kathryn Campbell, Peter Kwon, Tony Anderson, and Erin Sitterley.

STAFF PRESENT: Acting City Manager Joe Scorcio, Senior Assistant City Attorney Mark Johnsen, City Clerk Kristina Gregg, Acting Community & Economic Development (CED) Director/Economic Development (ED) Manager Jeff Robinson, Senior Planner Anita Woodmass, Parks, Community Programs & Services Director Lawrence Ellis, and Police Chief Lisa Mulligan.

FLAG SALUTE: Veteran John Thompson led the Council, audience, and staff in the Pledge of Allegiance.

PUBLIC COMMENTS: Amina Ahmed suggested Council consider providing funding for interpretation or at least culturally sensitive education. She also stated that she has been dealing with blackberry bushes since 2009 and been complaining to the City for a long time without resolution. She requested assistance.

Richard Aldrich commented on the following: (1) SeaTV - requested a schedule of the topics on Channel 21, (2) reporting mail theft isn't easy, and (3) Transportation Improvement Program (TIP) - sidewalks from light rail to Des Moines Way – requested this portion be upgraded to something other than just a 10 foot pathway with no traffic protection barrier.

The following people spoke against the relocation of the Firs Mobile Home Park: Monica Mendoza Castejon (on behalf of the Firs Mobile Home Park homeowners), Patsy Ware, Martha Zamora, and Irene Cruz. Ms. Mendoza Castejon requested Council extend the appeal process.

PRESENTATIONS:

Key City Issues Status

Acting City Manager Scorcio commented on the following:

- (1) Firs Mobile Home Park update - 14 day appeal period closes October 31. Discussion ensued as to whether Council has authority to stop the sale of property or extend the appeal. Mr. Scorcio replied no.
- (2) Sea-Tac Airport flight obstruction tree removal – Port of Seattle (POS) has scheduled a community meeting for November 1 at 6 p.m. Staff is still working to resolve the environmental appeal.
- (3) letter from State Auditor – The Auditor has offered the opportunity to brief Council before the audit is conducted. Council concurred to have the briefing at a Council Study Session (CSS).
- (4) Budget update – November 3 – 4 p.m., Budget Workshop 3, November 7 – 4 p.m., Budget Workshop 4, November 22 – 7 p.m., Regular Council Meeting (RCM) Council action.
- (5) Senior Management Analyst – CMs Sitterley and Campbell will sit in on the final interviews.
- (6) Collective Bargaining Agreement – The union is voting this week and will have results by October 27.

CONSENT AGENDA:

Approval of claims vouchers (check no. 116036 - 116194) in the amount of \$3,517,268.72 for the period ended October 20, 2016.

Approval of payroll vouchers (check no. 53555 - 53580) in the amount of \$80,590.89 for the period ended October 15, 2016.

Approval of payroll electronic fund transfer (check no. 89149- 89273) in the amount of \$297,587.14 for the period ended October 15, 2016.

Approval of payroll wire transfer in the amount of \$49,844.07 for the period ended October 15, 2016.

Approval of Council Meeting Minutes:

Administration & Finance Committee Meeting held September 12, 2016

Transportation and Public Works Meeting held September 20, 2016

Administration & Finance Committee Meeting held September 26, 2016

CONSENT AGENDA (continued):

Approval of Council Meeting Minutes (continued):

Council Study Session held September 27, 2016

Special Council Meeting held October 6, 2016

Town Hall Meeting held October 6, 2016

Council Study Session held October 11, 2016

Regular Council Meeting held October 11, 2016

The following items were reviewed at the October 11, 2016 Council Study Session and recommended for placement on this Consent Agenda:

Agenda Bill #4442; A Motion authorizing the City Manager to enter into a contract for governmental affairs and State lobbying services with Gordon, Thomas, Honeywell.

Agenda Bill #4450; An Ordinance #16-1017 adding a new chapter 7.50 to the SeaTac Municipal Code related to Chronic Nuisance Properties; and, amending Section 5.05.180 of the SeaTac Municipal Code to include business license suspension or revocation for chronic nuisance properties.

Agenda Bill #4451; An Ordinance #16-1018 establishing a Neighborhood Sidewalk Committee as an advisory committee to the City Council.

MOVED BY FERNALD, SECONDED BY CAMPBELL TO ACCEPT THE CONSENT AGENDA AS PRESENTED.

MOTION CARRIED UNANIMOUSLY.

PUBLIC COMMENTS (related to Action Items and Unfinished Business): Earl Gipson spoke regarding Agenda Bill #4469 (audio recording of Council Standing Committee Meetings). He urged Council to give it a try.

ACTION ITEM:

Agenda Bill #4380; An Ordinance adopting amendments to SeaTac Municipal Code 15.205.040 (Zoning Code), regarding ground floor commercial space requirements for multi-family uses outside of established overlay districts.

Summary: Background: The proposed changes are based on a review of mixed use requirements in neighboring cities and information received from multiple residential developers who indicated that SeaTac's existing ground floor commercial requirements can be a deterrent to building multi-family projects, due to the additional construction expense and challenge in leasing the space in a timely manner. It should also be noted that the recently adopted Angle Lake Station Area Overlay District standards eliminated commercial/residential mixed use requirements.

Policy Alignment: The proposed amendments align with multiple Comprehensive Plan Land Use policies. The proposal helps to implement policies which promote housing access (Policy 2.2F) policies. The proposal helps to implement policies which promote housing access (Policy 2.2F) and access to neighborhood services in mixed use residential buildings (Policy 2.21). The proposal also aligns with policies which promote concentrations of commercial uses, mixed uses and "high density housing" in areas designated for Commercial Medium Density and Commercial High Density land uses (Policies 2.4D, 2.4E, 2.4F). The proposed amendments are consistent with these policies insofar as they continue to allow commercial uses as part of multi-family projects, while eliminating or reducing the minimum commercial space required in some multi-family projects to allow for more flexibility for residential builders

Why Action Needed: The proposed amendments will reduce barriers for multi-family projects in order to better implement the City's policies promoting mixed use and higher density residential development. Adopting the proposed amendments would also bring SeaTac's zoning more in line with neighboring cities, including Tukwila and Burien, which have less onerous requirements for residential mixed use projects.

Review Process: The Planning Commission (PC) reviewed the proposed amendments during three work sessions and after conducting a public hearing (PH), recommended adoption. A guiding principle articulated by the PC was to maintain opportunities for retail and commercial businesses in SeaTac's commercially-focused zones, while removing potentially onerous requirements from mixed use and multi-family residential developments. City Council reviewed

ACTION ITEM (continued):

Agenda Bill #4380 (continued): the proposal at the August 9, 2016 CSS and directed this to be brought back as an action item at an upcoming meeting. The Council further reviewed the proposal at its September 27, 2016 meeting and requested additional information. In response, staff prepared sets of maps illustrating the areas in which and how these changes would apply. These maps have been provided as part of the Council's Friday packet.

Summary of Proposed Amendments: The proposed amendments revise existing requirements for ground floor commercial space in multi-family developments such as apartments and condominiums, as follows:

Multi-Family Projects in Zones with a Residential Focus:

Zones Affected (Outside Overlay Districts): Urban High-Urban Center Residential (UH-UCR) and Office/Commercial/Mixed Use (O/C/MU) zones.

Proposed Changes: Eliminate existing requirement for 50% of the ground floor to include commercial space, but allow as an option.

Multi-Family Projects in Zones with a Commercial Focus:

Zones Affected (Outside Overlay Districts): Office Commercial Medium (O/CM), Community Business (CB), Community Business in the Urban Center (CB-C), Aviation Business Center (ABC) zones.

Proposed Changes: Reduce requirement for ground floor commercial space from 100% to 50% if property is located along Principal Arterials, specifically: International Boulevard and S. 188th Street. Eliminate ground floor commercial space requirement in other locations, but allow as an option.

MOVED BY KWON, SECONDED BY ANDERSON TO REFER AGENDA BILL #4380 TO THE LAND USE & PARKS COMMITTEE.

MOTION CARRIED UNANIMOUSLY.

Agenda Bill #4429; A Resolution #16-023 amending the City Council Administrative Procedures to set the meeting times for Council Committees.

Summary: This Resolution amends Sections 3 and 4 of the City Council Administrative Procedures in order to set regular meeting times for the Council Committees. Also, the Resolution makes other formatting changes to the Administrative Procedures. If this Resolution is passed, the Council Committees will meet at the following regularly scheduled times:

Administration & Finance (A&F)	First Thursday	3:00 - 5:00 p.m.
Public Safety & Justice (PS&J)	First Thursday	5:00 - 6:00 p.m.
Code Compliance	Second Thursday	4:00 - 5:30 p.m.
Transportation & Public Works (T&PW)	Third Thursday	4:30 - 6:00 p.m.
Sidewalk	Third Thursday	6:00 - 7:00 p.m.
Land Use & Parks (LUP)	Fourth Thursday	5:00 - 6:30 p.m.
SeaTac Airport	Third Monday	6:00 - 7:30 p.m.

At the October 11, 2016 CSS, the Council requested that the proposal to audio record Standing Committee Meetings be removed so it could be addressed separately. Therefore, this Resolution does not address the recording of Committee Meetings.

MOVED BY FERNALD, SECONDED BY CAMPBELL TO PASS AGENDA BILL #4429 (RESOLUTION #16-023).

MOTION CARRIED UNANIMOUSLY.

Agenda Bill #4469; A Resolution #16-024 amending the City Council Administrative Procedures to provide for the audio recording of Council Standing Committee Meetings.

Summary: This Resolution amends the City Council Administrative Procedures to provide that the standing committee meetings (A&F, LUP, T&PW, and PS&J) be audio recorded. Currently, the City does not record committee meetings but minutes of these meetings are taken and made available to the public. If this Resolution is passed, City Staff will audio record the Standing Committee Meetings.

ACTION ITEM (continued):

Agenda Bill #4469 (continued): This issue was discussed at the October 11, 2016 CSS as part of the Resolution setting the Council Committee Meetings times (Agenda Bill #4429). The Council requested that this issue be separated from the Council committee meeting times so it can be addressed separately.

At the October 11, 2016 CSS, CM Kwon also asked whether other jurisdictions record their committee meetings. In response to this inquiry, the City Clerk's Office contacted several surrounding cities. Out of the six cities that responded, five do not record their committee meetings (Burien, Normandy Park, Tukwila, Renton, and Woodinville). Auburn responded that they currently don't have committees, but when they did, the committee meetings were recorded.

Existing audio recording equipment will be used to record these meetings. The additional staff time needed to audio record the meetings of the standing committees, including the processing of the audio into the format required by the State Archivist, will be absorbed using existing resources.

MOVED BY FORSCHLER, SECONDED BY ANDERSON TO PASS AGENDA BILL #4469 (#16-024).*

Discussion ensued regarding the pros and cons of recording the meetings.

*UPON A ROLL CALL VOTE, MOTION FAILED WITH FORSCHLER VOTING YES, AND CAMPBELL, KWON, ANDERSON, SITTERLEY, FERNALD, AND SIEFKES VOTING NO.

UNFINISHED BUSINESS: There was no Unfinished Business.

NEW BUSINESS: There was no New Business.

CITY MANAGER'S COMMENTS: Acting City Manager Scorcio commented on the following: (1) November 5 – 9 a.m., Holiday Bazaar, (2) November 11 – City Hall closed for Veteran's Day, and (3) November 1 – 6 p.m., POS tree removal program community meeting.

COMMITTEE UPDATES: CM Kwon stated the Code Compliance Committee is scheduled to meet October 26 at 5 p.m. After that meeting it will move to the regular schedule of the second Thursday at 4 p.m.

DM Fernald reported on the Permit Parking Program which has been referred to the PS&J Committee.

CM Forschler stated the LUP Committee is scheduled to meet October 27 and will discuss the Low Impact Development (LID).

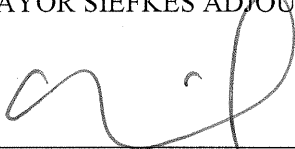
Mayor Siefkes provided an update on the SeaTac Airport Committee, which met October 17. The Joint Advisory Committee (JAC) met October 18.

COUNCIL COMMENTS: CM Anderson commented on the following: (1) 32nd Avenue South sidewalk project is done and looks good, (2) Attended the SeaTac Sharks fundraiser with DM Fernald and CM Kwon, and (3) Firs Mobile Home Park relocation.

CM Sitterley stated October 26 is National Day of the Deployed.

ADJOURNED:

MAYOR SIEFKES ADJOURNED THE REGULAR MEETING OF THE SEATAC CITY COUNCIL AT 8:28 P.M.



Michael J. Siefkes, Mayor



Kristina Gregg, City Clerk