

# City of SeaTac

## Regular Council Meeting Minutes

March 14, 2017  
7:00PM

City Hall  
Council Chambers

**CALL TO ORDER:** The SeaTac City Council Regular Meeting was called to order by Mayor Michael Siefkes at 7:00 p.m.

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

**STAFF PRESENT:** City Manager Joe Scorcio, City Attorney Mary Mirante Bartolo, City Clerk Kristina Gregg, Executive Assistant Lesa Ellis, Acting Community & Economic Development (CED) Director/Economic Development (ED) Manager Jeff Robinson, Senior Management Analyst Tim Ramsaur, Management Analyst Anita Woodmass, Parks, Community Programs and Services Director Lawrence Ellis, Police Chief Lisa Mulligan, Deputy Fire Chief Brian Wiwel, Acting Finance Director/ Information Systems (IS) Manager Bart Perman, Municipal Court Administrator Gail Cannon, Public Works (PW) Director Will Appleton, and Human Resources (HR) Manager Vanessa Audett.

**FLAG SALUTE:** CM Kwon led the Council, audience, and staff in the Pledge of Allegiance.

**PUBLIC COMMENTS:** Bill Robeson spoke against the proposed parking structure on South 176<sup>th</sup> Street.

The following people spoke regarding the Firs Mobile Home Park relocation plan, reiterating their request for assistance: Ma Anita Brito, Leticia Vidales, Rutilio Zamoea, and Helena Benedict.

### **PRESENTATIONS:**

#### **Introduction and Overview of the SeaTac Leadership Team (LT)**

LT members include: City Manager Scorcio, City Attorney Mirante Bartolo, City Clerk Kristina Gregg, Executive Assistant Ellis, Senior Management Analyst Ramsaur, Management Analyst Woodmass, Parks, Community Programs and Services Director Ellis, HR Manager Audett, PW Director Appleton, Acting CED Director/ED Manager Robinson, Acting Finance Director/IS Manager Perman (filling in for Finance Director Gwen Pilo), Court Administrator Cannon, Deputy Fire Chief Wiwel, and Police Chief Mulligan. Each member introduced themselves and explained their Department's role in the City.

Mr. Scorcio commented on the contractual relationship with Fire, Police, and Court.

#### **Key City Issues and Requests for Direction**

City Manager Scorcio commented on the following:

- (1) approved budget has performance objectives regarding realignment of departments. There is a potential for position changes to occur. The City Manager is not empowered to make changes to positions for non-represented employees. Council concurred to have the potential position changes go through the Administration & Finance (A&F) Committee.
- (2) March 16 – SR 509 Executive Committee meeting
- (3) March 15 – noon, ceremony for demolition of Jet Motel
- (4) every committee is meeting between today and March 28 Council meetings including a Special A&F Committee meeting on March 23 to discuss Advisory Committees
- (5) Community Leadership Academy – applications accepted until April 28 with maximum of 20 applicants
- (6) Council Information Request (CIR) received from DM Fernald to investigate a coffee cart in the front lobby. This will take research. He requested Council concurrence to allocate staff time to research. Council concurred, including a pop machine. This will come back to the A&F Committee.
- (7) March 29 – 6 p.m., Open House to review design concepts for Hughes Property waterfront park.

#### **Council Requests to Refer Items to Committees**

- **Refer to Transportation & Public Works (T&PW) to provide guidance to staff on how to direct Lobbyist to respond**
  - House Bill for cities to opt out of car tab fees related to ST3
  - House Bill regarding lower car valuations

**CONSENT AGENDA:**

**Approval of claims vouchers (check no. 117293 - 117361) in the amount of \$186,014.06 for the period ended March 3, 2017.**  
**Approval of payroll vouchers (check no. 53749 - 53768) in the amount of \$98,866.45 for the period ended February 28, 2017.**  
**Approval of payroll electronic fund transfer (check no. 90294 - 90424) in the amount of \$428,466.98 for the period ended February 28, 2017.**  
**Approval of payroll wire transfer in the amount of \$49,964.90 for the period ended February 28, 2017.**  
**Pre-approval or final approval of City Council and City Manager travel related expenses for the period ended March 8, 2017.**

**Approval of Council Meeting Minutes:**

**Land Use & Parks Committee Meeting held July 14, 2016**  
**Transportation & Public Works Committee Meeting held July 19, 2016**  
**Public Safety & Justice Committee Meeting held September 15, 2016**  
**Land Use & Parks Committee Meeting held September 22, 2016**  
**Administration & Finance Committee Meeting held October 3, 2016**  
**Transportation & Public Works Committee Meeting held October 17, 2016**  
**Land Use & Parks Committee Meeting held October 27, 2016**  
**Land Use & Parks Committee Meeting held December 14, 2016**  
**Administration & Finance Committee Meeting held January 5, 2017**  
**Transportation & Public Works Committee Meeting held January 19, 2017**  
**Land Use & Parks Committee Meeting held January 26, 2017**  
**Administration & Finance Committee Meeting held February 2, 2017**  
**Transportation & Public Works Committee Meeting held February 16, 2017**  
**Council Study Session held February 28, 2017**  
**Regular Council Meeting held February 28, 2017**  
**Public Safety & Justice Committee Meeting held March 2, 2017**

**The following items were reviewed at the February 28, 2017 Council Study Session and recommended for placement on this Consent Agenda:**

**Agenda Bill #4560; A Motion to Authorize the City Manager to negotiate a Final Agreement for Animal Control Services with Regional Animal Services of King County (RASKC).**

**Agenda Bill #4559; A Resolution #17-004 approving membership in the Cities Insurance Association of Washington (CIAW), approving the by-laws, and authorizing the City Manager to execute an Interlocal Agreement with CIAW.**

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

**MOTION CARRIED UNANIMOUSLY.**

**PUBLIC HEARING (PH) & ACTION:**

**Vacation of a portion of 28th Avenue South between 20100 block and South 204th Street**  
Mayor Siefkes opened the PH at 7:46 p.m.

Senior Assistant City Attorney Johnsen reviewed the summary for Agenda Bill #4576. Mr. Johnsen requested the Council action occur at the March 28 Regular Council Meeting (RCM) instead of tonight.

CM Kwon clarified this issue predates the City's incorporation and will not affect public access or roads.

There were no public comments.

Mayor Siefkes closed the PH at 7:55 p.m.

**PH & ACTION (continued):**

**Agenda Bill #4576; An Ordinance vacating a portion of the easterly side of 28th Avenue South located generally between the 20100 block and South 204th Street.**

**Summary:** When Sound Transit acquired real property that was needed for construction of road and pedestrian improvements in the vicinity of the Angle Lake Station, it was discovered that there was a potential conflict between the legal documents that established the location for 28th Avenue South and the road's actual location as constructed long before the City incorporated. With this conflict, a question arose as to the location of the 28th Avenue South eastern right-of-way (ROW) boundary between South 200th Street and South 204th Street. Vicart L.L.C., one of the affected property owners, filed a quiet title lawsuit in King County (KC) Superior Court to resolve this issue with respect to their property which has been resolved. However, this issue still needed to be resolved with respect to the three other parcels abutting the eastern side of 28th Avenue South.

The City and the remaining affected property owners determined that the best course of action was to wait until the pedestrian and road improvements were completed by Sound Transit, and then establish a new ROW boundary along the eastern side of 28th Avenue South based on the constructed improvements. The parties also agreed that the best mechanism to accomplish this result was through the street vacation process initiated by the City rather than a quiet title lawsuit. This proposed Ordinance vacates a small portion of 28th Avenue South ROW generally between the 20100 block and South 204th Street to the abutting property owners.

MOVED BY CAMPBELL, SECONDED BY KWON TO MOVE AGENDA BILL #4576 TO THE MARCH 28 REGULAR COUNCIL MEETING CONSENT AGENDA.

MOTION CARRIED UNANIMOUSLY.

**PUBLIC COMMENTS (related to Action Items):** Kenneth Lee, Dollar Development Project Manager, presented architectural drawings showing a proposed structure. He spoke in favor of Agenda Bill #4528.

**ACTION ITEM:**

**Agenda Bill #4528; An Ordinance #17-1008 amending the SMC Title 15 Zoning Code related to public/private parking and parking structures in the City Center.**

**Summary: Background:** On May 24, 2016, City Council directed the Planning Commission (PC) to review the City Center park and fly and parking structure development standards. On October 27, 2016, the Land Use and Parks (LUP) Committee directed that the PC use the code amendments developed by the Zoning Code Ad Hoc Committee in 2011, as a starting point for their review, including the Committee's guiding principles for changes to the code that result in parking structures that "look good" and are "economically feasible."

**Policy Alignment:** The proposed amendments align with the vision and policies of the City Center Plan, adopted in 1999, which identifies the encouragement of structured parking to accommodate the demand for park and fly as one of seven key issues for redeveloping the area. More specifically, the proposal is consistent with the following City Center Plan policies and recommendations:

- Promoting concealed parking, a mix of uses, pedestrian orientation, public spaces and distinctive buildings in the City Center (Guiding Principles);
- Encouraging multiple use facilities for visitors and residents through parking restrictions and incentive-based programs (Policy EV-1C); and
- Establishing limits to park and fly uses, allowing for increased parking in exchange for public benefit, restricting parking adjacent to International Boulevard, and encouraging attractive parking structures. (Policy EV-1C Implementation Strategies).

**Summary of Proposed Amendments:** The proposed amendments reduce limits on public/private (park and fly) parking and strengthen design standards for parking structures in order to better encourage new development that implements the vision of the City Center Plan. Key elements of the proposal include:

- Increasing the maximum number of public/private (park and fly) parking stalls from 300 to 1,200 stalls, to improve the feasibility of projects;
- Eliminating the requirement that limits public/private parking structures to one per development site, while strengthening design and development standards for parking structures;

**ACTION ITEM (continued):**

**Agenda Bill #4528; An Ordinance #17-1008 (continued):**

**Summary of Proposed Amendments (continued):**

- Changing the parking bonus incentive program to allow for more parking stalls in exchange for public benefits in the form of commercial/service/residential/hotel space, dedicated right-of-way, open space and public art, in order to encourage the usage of the program and the construction of these public benefits;
- Decreasing the amount of open space to be provided by public/private parking structures from 10% of net site area to 5% of net site area to better align with the open space parking bonus, while adding a new requirement that directs public open space to be provided primarily at the building frontage;
- Increasing requirements for ground floor commercial space from 400 square feet at opening to 50% of the street-facing ground floor frontage (to a depth of 20' per the existing code), in order to ensure that all parking structure developments are pedestrian-oriented, mixed use buildings at the time of construction; and
- Increasing design requirements for façade variation, screening and building materials, so that attractive parking structures are constructed that enhance the City Center's built environment.

**Why Action Needed:** The proposed amendments will improve the feasibility of putting park and fly stalls into structures, while requiring that all new parking structures are well-designed, mixed use developments from the time of their opening. Adopting this proposal will encourage new development that can help implement the City Center Plan's vision for the creation of a high intensity, mixed use, focal point for SeaTac.

**Review Process:** The PC reviewed the proposed amendments during four work sessions, conducting a PH on January 17, 2017, which was continued to February 21. The PC recommended adoption of the proposed amendments. The LUP Committee reviewed the proposed amendments at the January 26, 2017 meeting. City Council reviewed the proposal on February 28, 2017.

MOVED BY KWON, SECONDED BY SITTERLEY TO PASS AGENDA BILL #4528 (ORDINANCE #17-1008).\*

Planning Manager Pilcher and Senior Planner Kaehny responded to questions related to the area this Ordinance will cover.

\*MOTION CARRIED UNANIMOUSLY.

**UNFINISHED BUSINESS:** There was no Unfinished Business.

**NEW BUSINESS:** There was no New Business.

**CITY MANAGER'S COMMENTS:** City Manager Scorcio had no additional comments.

**COMMITTEE UPDATES:** Council provided the following updates:

CM Sitterley – Special A&F meetings: March 23 - Advisory Committees, and April 13 - Council Administrative Procedures, Sound Cities Association Public Issues Committee (PIC)

DM Fernald – April 6 - Public Safety & Justice (PS&J) Committee Meeting

CM Campbell – March 16 - Sidewalk Committee Meeting, and March 15 - SeaTac Family 4<sup>th</sup> of July Committee Meeting

CM Forschler – March 23 – Land Use & Parks (LUP), autonomous vehicles were well received by Hotel/Motel Tax Advisory Committee

CM Kwon – Code Compliance Committee was cancelled

**COUNCIL COMMENTS:** CM Campbell commented on the following: (1) Bill 1646 regarding faith based groups helping homeless with a temporary place to stay, (2) March 18 - edible plant sale, and (3) SCORE Jail is exploring video conferencing visits versus face to face.

CM Forschler stated autonomous vehicles was also well received by the PC.

CM Kwon commented on the Lakes to Sound Trail Grand Opening.

CM Sitterley wished everyone a Happy St. Patrick's Day.

DM Fernald commented on the following: (1) Community Leadership Academy - 6 – 8 p.m., Wednesdays, May 3 – June 21, and (2) SeaTac Police Department staffing and website.

Mayor Siefkes commented on the car tab renewal prices.

**ADJOURNED:**

MAYOR SIEFKES ADJOURNED THE REGULAR MEETING OF THE SEATAC CITY COUNCIL AT 8:17 P.M.



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Michael J. Siefkes, Mayor



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Kristina Gregg, City Clerk