

# City of SeaTac

## Regular Council Meeting Minutes

November 26, 2019  
6:00 PM

City Hall  
Council Chambers

**CALL TO ORDER:** Mayor Erin Sitterley called the SeaTac City Council Regular Meeting to order at 6:00 p.m.

**COUNCIL PRESENT:** Mayor Erin Sitterley, Deputy Mayor (DM) Clyde Hill, Councilmembers (CMs) Rick Forschler, Joel Wachtel, Peter Kwon, Takele Gobena, and Pam Fernald.

**STAFF PRESENT:** City Manager Carl Cole, City Attorney Mary Mirante Bartolo, City Clerk Kristina Gregg, Senior Assistant City Attorney Mark Johnsen, Government Relations and Communications Manager Kyle Moore, Senior Management Analyst Anita Woodmass, Community & Economic Development (CED) Director Steve Pilcher, Economic Development (ED) Strategist Aleksandr Yeremeyev, Public Works (PW) Director Will Appleton, City Engineer Florendo Cabudol, Parks, Community Programs and Services (PCPS) Director Lawrence Ellis, PW Programs Coordinator Mason Giem, Police Chief Jon Mattsen, Budget Analyst Alexis Briggs, Human Resources (HR) & Risk Management Director Vanessa Audett

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

### **PRESENTATIONS:**

#### **Public Swearing-in of Takele Gobena to Council Position #5 as a newly elected Councilmember to fill an unexpired term to end December 31, 2019**

Judge Robert Hamilton swore in newly elected CM Gobena. CM Gobena signed his oath of office and immediately took his seat at the dais.

CM Gobena stated he is honored to be a new CM and working with this great team.

### **PUBLIC COMMENTS (any topic):**

The following people congratulated CM Gobena: Clifford Cawthan, Jamila Farole, Motuma Debela, Yimer Endin, Monica Mendoza, Tariku Messele, Lata Ahmed, Tawfik Maudah, and Abdu G.

Wendy Morgan, representing the Highline SeaTac Botanical Garden, thanked Council for their support. She stated she will be retiring from the board next year but will continue as a liaison to the City. She invited everyone to enjoy the garden.

Bill Dunning, on behalf of the ownership for Bow Lake Mobile Home Park (MHP), spoke in favor of Comprehensive Plan (CP) Map Amendment related to the MHP. Their intent is to invest in the MHP.

Cheryl Forbes, member of the Highline Schools Capital Facilities Advisory Committee (CFAC), thanked SeaTac for putting a SeaTac employee as a member of the CFAC. She also stated we are all immigrants and congratulated CM Gobena.

Earl Gipson spoke regarding diversity and power. He welcomed CM Gobena to the Council.

### **PRESENTATIONS (continued):**

#### **United States Navy Blue Angels Day Proclamation**

Mayor Sitterley proclaimed November 26, 2019 as United States Navy Blue Angels Day.

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

City Manager Cole commented on the following items:

- (1) Business Synergy Program Phase II – thanked the Port of Seattle (POS) for the work on the report
- (2) PW Department will be preparing for cold weather
- (3) City Hall will be closed November 28 and 29, 2019 for the Thanksgiving Day Holiday
- (4) December 5 – 4 p.m., Special Parks & Recreation (P&R) Committee meeting
- (5) December 10 – 6 p.m., next Regular Council Meeting (RCM)

**PRESENTATIONS (continued):**

**Committee Updates (for items not included on the agenda) and review of proposed Council Information Requests**

CM Wachtel: Airport Advisory Committee meeting – discussion regarding briefing in Burien, committee recommended a letter be sent to the Department of Commerce (DOC) sharing our concerns

CM Kwon: attended the National League of Cities (NLC) Conference

CM Fernald: next Public Safety & Justice (PS&J) Committee meeting is January 11, 2019

DM Hill: December 3 - King County (KC) Joint Recommendations Committee (JRC), December 5 – JRC Collective meeting, December 4 - Sound Cities Association (SCA) meeting, December 5 - Special P&R meeting due to location change

Mayor Sitterley: Administration & Finance (A&F) Committee meetings cancelled in December. December 11 - Public Issues Committee (PIC) meeting

**CONSENT AGENDA:**

**Approval of claims vouchers (check no. 126270 - 126471) in the amount of \$1,061,411.28 for the period ended November 20, 2019.**

**Approval of payroll vouchers (check no. 55337 - 55363) in the amount of \$117,405.03 for the period ended November 15, 2019.**

**Approval of payroll electronic fund transfer (check no. 99502 - 99655) in the amount of \$402,717.91 for the period ended November 15, 2019.**

**Approval of payroll wire transfer in the amount of \$59,476.47 for the period ended November 14, 2019.**

**Approval of Council Meeting Minutes:**

**Parks & Recreation Committee meeting held September 5, 2019**

**Administration & Finance Committee meeting held October 31, 2019**

**Regular Council Meeting held November 12, 2019**

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

MOTION CARRIED UNANIMOUSLY.

**ACTION ITEMS:**

**THE FOLLOWING TWO AGENDA BILLS WILL BE PRESENTED TOGETHER:**

Senior Planner Kate Kaehny reviewed the summaries for Agenda Bills #5313 and #5343. Planning Manager Kester was available to answer questions.

**Agenda Bill #5313; An Ordinance #19-1026 amending the City of SeaTac Comprehensive Plan (CP).**

Summary: **Summary:** The City of SeaTac procedures for amending the CP provide for consideration of proposed amendments every other year (in odd-numbered years) in two stages: (1) establishing a “Preliminary Docket,” and (2) review of the “Final Docket.”

1. Preliminary Docket: Includes all proposals submitted in accordance with the pre-established deadline or added by the City Council and/or staff.
2. Final Docket: Includes all proposals deemed appropriate by the City Council to go forward for detailed review. Final Docket proposals undergo environmental analysis under SEPA and a Public Hearing (PH) before the Planning Commission (PC).

The City Council established the Final Docket by Resolution on July 7, 2019. While nine proposals were originally included, three of the proposals were subsequently withdrawn due to project scheduling issues: (1) Map Amendment M-6 - Establishing a Land Use Designation and Zoning for Unused SR-509 Right-of-Way (ROW) Adjacent to Des Moines Creek Park; (2) Text Amendment T-3 - Parks, Recreation & Open Space (PROS) Plan Update; and (3) Text Amendment T-4 - City Center Plan Update Phase 1.

**ACTION ITEMS (continued):**

**Agenda Bill #5313; Ordinance #19-1026 (continued):**

Additionally, at a Special Council Meeting (SCM) on October 10, 2019, the City Council voted to withdraw Map Amendment M-3: Military Road S Map Amendment & Concurrent Rezone-North End.

All Final Docket proposals are required to be evaluated according to the following criteria:

**FINAL DOCKET CRITERIA FOR ALL PROPOSALS:**

1. Changed Circumstance. Circumstances related to the proposal have changed or new information has become available which was not considered when the CP was last amended.
2. CP Consistency. The proposal is consistent with all elements of the CP and other applicable City policies and agreements.
3. Population/Employment Targets. The proposal will not prevent the City’s adopted population and employment targets from being achieved.
4. Concurrency. The proposal will be able to satisfy concurrency requirements for public facilities including transportation and utilities, and does not adversely affect other adopted Level of Service standards.
5. No Adverse Impacts. The proposal will not result in development that adversely affects public health, safety and welfare and, as demonstrated from the SEPA environmental review, the proposal will not result in impacts to housing, transportation, capital facilities, utilities, parks or environmental features that cannot be mitigated.

**FINAL DOCKET CRITERIA FOR MAP AMENDMENT PROPOSALS ONLY:**

6. Additional Criteria for CP Map Changes. In addition to the above criteria, map amendment proposals will be evaluated according to the following:
  - a. Change in Condition.
    1. Conditions have changed since the property was given its present CP designation so that the current designation is no longer appropriate, or 1.
    2. The map change will correct a CP designation that was inappropriate when established.
  - b. Anticipated Impacts. The proposal identifies anticipated impacts of the change, including the geographic area affected and the issues presented by the proposed change.
7. Compatibility with Adjacent Uses. The proposed amendment will be compatible with nearby uses.

**LAND USE DESIGNATION CRITERIA FOR MAP AMENDMENT PROPOSALS ONLY:**

In addition to the Final Docket Criteria, site-specific map amendment proposals are also assessed in terms of how the proposed land use designation meets the Land Use Designation Criteria within Table 2.1 in the CP.

The Staff Report lists all amendment proposals, and includes an assessment of how each proposal does or does not satisfy the Final Docket criteria and Land Use Designation Criteria, as appropriate. A staff recommendation regarding the approval of the proposals is also provided.

The PC reviewed the proposed amendments during three work sessions and after conducting a PH on November 5, 2019, made the recommendations noted in the table below.

Proposal	11/5/19 PC Recommendation	11/21/19 Planning & Economic Development (PED) Committee Recommendation
<b>MAP AMENDMENT PROPOSALS INITIATED BY PUBLIC/OTHER AGENCIES</b>		
M-1: WSDOT/Poulsbo RV Map Amendment & Concurrent Rezone Proposal	Approve	Approve
M-2: Bow Lake MHP Map Amendment & Concurrent Rezone	Approve	Approve
<b>MAP AMENDMENT PROPOSALS INITIATED BY CITY</b>		
M-7 Update CP’s Informational Maps	Approve	Approve
<b>TEXT AMENDMENT PROPOSALS INITIATED BY CITY</b>		
T-1: Transportation Level of Service (LOS) & Concurrency Revisions	Approve	Approve
T-2: Capital Facilities Plan Update	Approve	Approve

**ACTION ITEMS (continued):**

**Agenda Bill #5313; Ordinance #19-1026 (continued):**

MOVED BY WACHTEL, SECONDED BY KWON TO PASS AGENDA BILL #5313 (ORDINANCE #19-1026).\*

Council discussion ensued regarding PED committee review and M-2 clarification.

\*MOTION CARRIED UNANIMOUSLY.

**Agenda Bill #5343; An Ordinance #19-1027 amending the City's Official Zoning Map, related to the 2019 Comprehensive Plan (CP) Amendment Process.**

**Summary:** In response to various anticipated amendments to the CP Land Use Designation Map, related rezones associated with CP map amendments M-1 and M-2 are also proposed. These changes to the Official Zoning Map will ensure consistency between the Zoning Map and the CP.

Additionally, per the CP Amendment Procedures, owners of properties within five hundred feet of sites proposed for land use designation and zoning changes were notified of those proposals. In the case of Map Amendment M-2, the Bow Lake Mobile Home Park (MHP) Map Amendment and Concurrent Rezone proposal, all mobile home residents were notified, even those outside of the five hundred foot required notice area.

The PC reviewed the proposed rezones during three work sessions and after conducting a PH on November 5, 2019, made the recommendations noted in the table below. The PED Committee reviewed the proposed rezones at their meetings on September 26 and November 21, 2019, and made their recommendations on November 21, 2019. The PED Committee's recommendations are noted in the table below.

Proposal	11/5/19 PC Recommendation	11/21/19 PED Recommendation
MAP AMENDMENT PROPOSALS INITIATED BY PUBLIC/OTHER AGENCIES		
M-1: WSDOT/Poulsbo RV Map Amendment & Concurrent Rezone Proposal	Approve	Approve
M-2: Bow Lake MHP Map Amendment & Concurrent Rezone	Approve	Approve

MOVED BY HILL, SECONDED BY WACHTEL TO PASS AGENDA BILL #5343 (ORDINANCE #19-1027).

MOTION CARRIED UNANIMOUSLY.

**Agenda Bill #5277; A Resolution #19-015 confirming the appointment by the City Manager of Stephen K. Causseaux, Jr. as the City Hearing Examiner (HE), providing for the appointment of a Hearing Examiner Pro Tem, and authorizing the City Manager to enter into a contract for HE services.**

**Summary:** Ordinance #90-1045 established the HE system, which is now codified in Chapter 1.20 of the SeaTac Municipal Code (SMC). Section 1.20.030 provides for appointment by the City Manager, subject to confirmation by the City Council, of the HE to serve for a term of two years. Additionally, Section 1.20.060 provides for the appointment of a HE Pro Tem by the City Manager, subject to confirmation by the City Council.

Stephen K. Causseaux, Jr. was appointed as the City's HE in November 2004 and has done an excellent job serving the City in that capacity. Typically, the HE considers 1-3 land use cases each year. The City Manager wishes to reappoint Mr. Causseaux as the City's HE for another 2-year term.

This Resolution confirms that appointment for calendar years 2020 and 2021. Mr. Causseaux has agreed to continue to provide services at the same rate as specified in the current contract, which is the same rate as the past four years. This Resolution also authorizes the HE to appoint a HE Pro Tem, subject to approval of the City Manager or designee, when necessary due to scheduling conflicts or conflicts of interest. This has only been necessary one time since 2005. Finally, this Resolution authorizes the City Manager to enter into a contract for HE services with Mr. Causseaux.

Per the City's established Fee Schedule, land use applicants are required to pay for the cost of HE services. There is \$5,000 budgeted in 2020 for other HE services such as appeals. The Examiner is not raising his billing rate for this two-year period.

**ACTION ITEMS (continued):**

**Agenda Bill #5277; Resolution #19-015 (continued):**

At the November 12, 2019 RCM, the City Council referred the contract to the November 26, 2019 RCM.

CED Director Pilcher reviewed the agenda bill summary.

MOVED BY KWON, SECONDED BY WACHTEL TO PASS AGENDA BILL #5277.

MOTION CARRIED UNANIMOUSLY.

**PUBLIC COMMENTS (related to Unfinished Business):** None

**UNFINISHED BUSINESS:** None

**NEW BUSINESS:** CM Wachtel stated the Airport Advisory Committee indicated it would like a letter sent from the Council to the DOC regarding the Seattle-Tacoma International Airport Study. He requested Council provide direction for Mayor Sitterley to sign the letter.

Council discussion ensued regarding the draft letter – timing, comments, additional input and review, and funding of the study.

Council directed that individual CMs send any revisions to the letter to the City Manager who will then polish the letter and send it out.

**COUNCIL COMMENTS:** CMs welcomed CM Gobena and wished everyone a Happy Thanksgiving.

CM Forschler stated that he attended the South County Area Transportation Board (SCATBd) meeting for CM Kwon and the presentation was on the sighting of a new airport.

CM Wachtel stated this has been a good year and he is thankful for so many things.

CM Kwon reported on his attendance at the National League of Cities (NLC) Conference.

CM Fernald stated Abner Thomas was the first person of color on the City Council in the 90's.

CM Gobena thanked staff for his orientation today and stated he is looking forward to working together with Council and staff.

DM Hill stated he attended a City Center meeting today. He also stated it is disheartening some residents do not feel the Council is listening.

**EXECUTIVE SESSION:** None

**ADJOURNED:**

MAYOR SITTERLEY ADJOURNED THE REGULAR MEETING OF THE SEATAC CITY COUNCIL AT 7:49 P.M.

  
Erin Sitterley, Mayor

  
Kristina Gregg, City Clerk