

**City of SeaTac**  
**Regular Council Meeting Minutes**  
**\*Virtual Meeting\***

**March 8, 2022**  
**6:00 PM**

**Virtual Meeting**

**CALL TO ORDER:** Mayor Jake Simpson called the SeaTac City Council Regular Meeting to order at 6:10 p.m.

**COUNCIL PRESENT (remotely):** Mayor Jake Simpson, Councilmembers (CM) Peter Kwon, Mohamed Egal, Takele Gobena, Iris Guzmán, and Erin Sitterley. Excused absent: Deputy Mayor (DM) Senayet Negusse.

**STAFF PRESENT (remotely):** City Manager Carl Cole, City Attorney Mary Mirante Bartolo, City Clerk Kristina Gregg, Information Systems Technician Liban Ahmed, Deputy City Manager (DCM) Gwen Voelpel, Senior Assistant City Attorney Cindy Corsilles, Community & Economic Development (CED) Director Evan Maxim, Public Works (PW) Director William Appleton, City Engineer Florendo Cabudol, PW Program Coordinator Mason Giem, Parks, Community Programs and Services (PCPS) Director Lawrence Ellis

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

**AGENDA REVIEW:**

- A. Virtual Meeting: live streamed on SeaTV Government Access Comcast Channel 21 and the City's website; conference line to listen to the meeting at 206.973.4555.
- B. Public comment opportunities to commenters who signed-up or provided written comments prior to 2 p.m.

**PUBLIC COMMENTS:**

Remote Public Comments – The following people spoke regarding renter protection and housing: Aaron Johnson, Guillermo Mogollan, Anna-Marie Magdalena

Written Public Comments –

- Earl Gipson – in favor of AB 5913, not ratifying the Countywide Planning Policies (CPP)
- Carol Liedke – low-income housing

**PRESENTATIONS:**

**2021 Solid Waste and Recycling Update.**

PW Program Coordinator Giem reviewed 2021 Solid Waste Division actions and developments, including solid waste contract with Recology, recycling contamination reduction, recycling events, grant money, and what's next.

Council discussion ensued regarding recycling container lids and garbage pickup.

**Key City Issues and Requests for Direction**

City Manager Cole commented on the following items:

1. DM Negusse is on leave until after the birth of her babies
2. Grant application: Washington Department of Natural Resources - \$30,000 for continued urban forest restoration work at North SeaTac Park (NSP) and a digital outreach campaign
3. Grant Acceptance on tonight's consent agenda: Washington Recreation and Park Association - \$55,140 for "Quest Camp" summer camp for teens entering grades 6-8 based at Valley Ridge Community Center
4. Litter totals for February / litter patrol
5. Requested the following referrals with Council concurrence:
  - City Center Phase 2 Contract to the Administration & Finance (A&F) Committee
  - Permit Software Contract to the A&F Committee
  - Council Request Form (CRF) 2022-04 by CM Guzmán for Youth Internships to the Parks & Recreation (P&R) Committee
6. Locking Mailbox Program
7. Calendar: March 11 – 11 a.m., Council Workshop
8. Don't forget to spring forward Saturday night

Council discussion ensued regarding in-person meetings and public comments regarding rental protection.

**PRESENTATIONS (continued):**

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

CM Egal: Planning & Economic Development (PED) Committee – CPP, Business Retention & Expansion: Annual Business Outreach Program, Strategic Real Estate Plan; Sidewalk Advisory Committee (SAC) - River Ridge Elementary Safe Routes to School

CM Guzmán: Parks & Recreation (P&R) Committee - Des Moines Creek Park Design Contract, Riverton Heights Park Spray Park Design Contract, Proposed renaming Des Moines Creek Park to include “SeaTac” in the name, North SeaTac Park Status Update, Director’s Update

CM Kwon: Transportation & Public Works (T&PW) Committee - adoption of local Road Safety Plan; Puget Sound Regional Council (PSRC) – Regional Transportation Plan (RTP)

Mayor Simpson stated during DM Negusse’s temporary absence, he has appointed himself to fill in for P&R Committee, CM Egal for A&F Committee, and Public Safety & Justice (PS&J) Committee will be addressed later.

**CONSENT AGENDA:**

**Approval of claims vouchers (check no. 132936 - 132993) in the amount of \$126,883.63 for the period ended March 3, 2022.**

**Approval of claims vouchers/EFT (1/4/22-2/24/22) in the amount of \$34,302.77 for the period ended February 24, 2022.**

**Approval of payroll vouchers (check no. 56049 - 56058) in the amount of \$216,265.88 for the period ended February 28, 2022.**

**Approval of payroll electronic fund transfer (check no. 107506 - 107654) in the amount of \$457,730.62 for the period ended February 28, 2022.**

**Approval of payroll wire transfer in the amount of \$157,752.86 for the period ended February 28, 2022.**

**Approval of Summary of Grant Acceptance for the Washington Recreation and Park Association SEEK 2022 Grant - \$55,140.**

**Approval of Council Meeting Minutes:**

**Planning & Economic Development Committee meeting held January 27, 2022**

**Parks & Recreation Committee meeting held February 3, 2022**

**Transportation & Public Works Committee meeting held February 17, 2022**

**Regular Council Meeting held February 22, 2022**

**The following items were reviewed at the February 10, 2022 Administration & Finance Committee meeting and recommended for placement on this Consent Agenda:**

**Agenda Bill #5882; A Motion authorizing the City Manager to execute an Interlocal Agreement (ILA) with the City of Tukwila for on-call code inspection services.**

**MOVED BY KWON, SECONDED BY EGAL TO ACCEPT THE CONSENT AGENDA AS PRESENTED.**

**MOTION CARRIED UNANIMOUSLY.**

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

**Vacating portions of Right-of-Way (ROW) near the intersection of 13th Avenue South and South 200th Street.**

Mayor Simpson opened the PH at 7:11 p.m.

City Engineer Cabudol reviewed the agenda bill summary below.

Council discussion ensued regarding committee review.

Public Comment: None

Mayor Simpson closed the PH at 7:19 p.m.

**PH & ACTION ITEM (continued):**

**Agenda Bill #5909; An Ordinance #22-1001 vacating portions of right-of-way (ROW) near the intersection of 13th Avenue South and South 200th Street.**

**Summary:** These vacations are sought by the petitioner, Bridge Point SeaTac 300, LLC who owns the property abutting the subject ROW in its entirety to consolidate landholdings for a future industrial development. The subject ROW are open and actively used. There are no future connectivity plans for public access using the subject ROW, and it serves no apparent future municipal use. The procedures for vacating a public ROW are set forth in the Revised Code of Washington (RCW), Chapter 35.79. Following this statute, the City Council set the date of the required PH for March 8, 2022 (Resolution 22-001) to consider the merits of the applications to vacate the ROW in question. All utilities serving this area were also given notice of the vacation requests and the proposed Ordinance reserves existing utility easements in the vacated areas until released by the grantee. RCW 35.79.030 provides the City may require compensation for the acquired property, not to exceed the full appraised value of the area vacated. The appraised value for the land is \$230,000 and will be the assessed fee upon approval of the vacation.

Upon approval of the vacation, Bridge Point SeaTac 300 LLC will be assessed the appraised value of the ROW of \$230,000. This payment will be received into the 102 Street Fund.

This Ordinance, petition for vacation, and exhibits were presented to the T&PW Committee at the March 3, 2022 meeting. The T&PW Committee voted to forward the Ordinance to the March 8, 2022 Regular Council Meeting (RCM) and PH for Council action. The T&PW Committee also unanimously recommended approving the vacation.

MOVED BY KWON, SECONDED BY EGAL TO PASS AGENDA BILL #5909 (ORDINANCE #22-1001).

MOTION CARRIED UNANIMOUSLY.

**ACTION ITEMS:**

**Agenda Bill #5860; A Motion authorizing the City Manager to enter into a contract with Bruce Dees and Associates, LLC to design the Des Moines Creek Park trailhead, passive park, and tree restoration plan.**

**Summary:** In 2019, City Council authorized staff to begin securing funds to purchase eight acres from the Washington State Department of Transportation (WSDOT) to expand Des Moines Creek Park. The Council approved an interlocal agreement (ILA) with WSDOT on March 9, 2021, for the property purchase. The City agreed to purchase the surplus property from WSDOT for \$5.5 million.

The City has secured \$2,705,000 in King County (KC) Conservation Futures Tax Levy funds and allocated City matching funds of \$1,605,000 through the Municipal Capital Improvement Fund (Fund #301), \$1,100,00 through the Surface Water Management Utility Fund (Fund #403) and \$90,000 from the sale of City-owned property (Fund #301) for the property purchase. With the acceptance of the final \$1,105,000 KC Conservation Futures levy grant by Council--an action approved on the February 22, 2022 consent agenda--the funding of that purchase is complete.

The City published a Request for Proposals (RFP) for the design of a project to incorporate the newly acquired property into Des Moines Creek Park and make other improvements. The project presents a unique opportunity to add land for recreational purposes, enhance access to the park, and preserve/restore forested uplands adjacent to a salmon-bearing stream. The scope of work for the Des Moines Creek Park expansion project includes the following:

- Design a new parking area and trailhead for Des Moines Creek Park that is accessed from 18th Avenue South.
- Design the required frontage improvements connecting the trailhead to South 200th Street.
- Design stormwater education and outreach elements into the new subject parcel.
- Design a native vegetation restoration plan for the subject parcel.
- Design the trail layout and design necessary to provide connectivity to existing trail systems and take advantage of additional park property.
- Design of other passive recreation amenities and utilities that align with the conservation/open space designation of the property.
- Design so that improvements accommodate the increased number of park users expected from the completion of the Lake to Sound Trail, Segment C.

**ACTION ITEMS (continued):**

**Agenda Bill #5860 (continued):**

City staff interviewed four local architect firms on February 1 to select the most qualified firm for the project. Bruce Dees and Associates LLC was selected. They bring a wealth of knowledge related to the complexity of environmentally focused trail heads, interpretive trails, and stormwater innovations. Bruce Dees and Associates have enhanced similar recreational resources around the Puget Sound and have several award-winning parks, trails, and ecological restoration projects.

Staff anticipates that the design phase of this project will begin in the spring of 2022 with completion later this year. The project will include community engagement on the design and updates to the community.

The design portion of the project was approved as part of the 2021-2026 Capital Improvement Program (CIP) and adopted in the 2021-2022 Biennial Budget.

This item was discussed at the March 3 P&R Committee meeting and the Committee recommended moving the item to the City Council.

PCPS Director Ellis reviewed the agenda bill summary.

MOVED BY GUZMÁN, SECONDED BY KWON TO PASS AGENDA BILL #5860.\*

Council discussion ensued regarding the great project.

\*MOTION CARRIED UNANIMOUSLY.

**Agenda Bill #5913; A Resolution #22-005 not ratifying the 2021 King County (KC) Countywide Planning Policies (CPP).**

**Summary:** The KC CPPs create a framework for all jurisdictions planning for growth in KC. The CPPs establish regional goals and policies that will inform and affect SeaTac's required major 2024 Comprehensive Plan (CP) update.

On December 14, 2021, the KC Council adopted and ratified the 2021 CPP amendments on behalf of unincorporated KC. Once adopted, cities within KC have 90 days to take action. The SeaTac City Council and other cities must choose from three options:

1. Ratify the CPP amendments through the passage of a City Council Resolution; or,
2. Not ratify the CPP amendments through the passage of a City Council Resolution; or,
3. Take no action. Failing to act will result in presumed ratification of the CPP amendments.

The 2021 CPP amendments must be ratified by the County and cities representing at least 70 percent of the county population and 30 percent of those jurisdictions (i.e., county and cities).

On February 24, 2022, the Planning and Economic Development (PED) Committee recommended that the City Council pass a resolution to not ratify the CPP amendments.

**CPP: Background**

The Growth Management Act (GMA) provides for regional planning by each county in Washington State; policies adopted by a county are referred to as CPPs. The GMA also allows multiple counties to collaborate in the adoption of policies; these are referred to as Multicounty Planning Policies (MPPs). KC, together with Kitsap County, Pierce County, Snohomish County, and the cities in each county, comprise the Puget Sound Regional Council (PSRC). PSRC adopted MPPs in Vision 2050 in October 2020.

The purpose of the CPPs and the MPPs is to ensure that the CP of each county and city is coordinated with, and consistent with, the CPs of other counties or cities which share common borders or interests in regional issues. The CPPs and MPPs also provide a regional policy approach to addressing regional issues, such as managing population growth (i.e., housing and jobs), environmental protection, and transportation.

**ACTION ITEMS (continued):**

**Agenda Bill #5913; Resolution #22-005 (continued):**

SeaTac is also required by GMA to regularly amend the SeaTac CP to ensure that SeaTac's goals and policies remain consistent with the GMA, the MPPs, and the CPPs. The CP is the basis for SeaTac to adopt development regulations, make capital budget decisions, and implement other programs and activities.

**2021 CPP Amendments**

Many of the 2021 CPP amendments reflect relatively minor adjustments to previous goals and policies; however, there are also significant changes in policy direction. Specifically, the 2021 CPP amendments contain significant policy language related to growth centers, balancing job and housing growth, equity, climate change, and ensuring alignment with PSRC's Vision 2050. Some of the 2021 CPP amendments will not directly affect the City of SeaTac's CP.

The City of SeaTac provided input and engaged with KC around several different topics specifically: (A) the growth targets for SeaTac, (B) housing, and (C) regional collaboration.

SeaTac supported data collection to document the City's current capacity for growth in the Urban Growth Capacity Report and participated in the KC regional discussion around the allotment of growth to each jurisdiction. "Growth targets" are a policy statement about the amount of housing and jobs SeaTac will plan to accommodate. For SeaTac, the housing growth target is a net of 5,900 new units and 14,810 new jobs in the period between 2019 and 2044. SeaTac has sufficient capacity for this additional growth; consequently, the City does not anticipate a required change to its zoning regulations to increase total housing and job capacity.

During the review of the 2021 CPP amendments by the Growth Management Planning Committee (GMPC), SeaTac and several other cities in South KC (Federal Way, Kent, Renton, and Tukwila) commented on the then-draft 2021 CPP amendments (see May 5, 2021 joint letter). In summary, the joint letter recommended that the draft 2021 CPP amendments incorporate language be further amended to:

- Recognize that affordable housing was not evenly distributed throughout KC;
- Account for the impact of regional facilities (e.g., transfer stations, jails, behavioral health facilities, homeless shelters, etc.) have on communities in South KC;
- Ensure that seemingly impartial standards like "efficiency" are not used to perpetuate historical impacts on the BIPOC communities in South KC; and
- Recognize that regional challenges should be addressed through a well-defined collaborative process.

Some of these comments were addressed in the 2021 CPP amendments. However, many of the comments warranted further discussion with KC. The Affordable Housing Committee at KC is considering these items and may recommend additional amendments to the CPPs. SeaTac staff, along with staff from other jurisdictions, are continuing to engage with KC around these subjects.

City of SeaTac staff provided regular updates to the PED committee regarding the growth targets and the 2021 CPP amendments in November 2020, and in January, February, March, and June of 2021. On February 24, 2022, the PED committee recommended that the City Council pass a resolution to not ratify the 2021 CPP amendments.

CED Director Maxim reviewed the agenda bill summary.

MOVED BY EGAL, SECONDED BY KWON TO PASS AGENDA BILL #5913 (RESOLUTION #22-005).\*

Council discussion ensued regarding what happens if the CPP are not ratified.

\*MOTION CARRIED UNANIMOUSLY.

**ACTION ITEMS (continued):**

**Agenda Bill #5916; A Motion adding the River Ridge Elementary Sidewalk Project to the 2022 capital improvement plan and authorizing the City Manager to enter into an Interlocal Agreement (ILA) with the Kent School District to partner on the Project.**

**Summary:** In November 2021, the SAC recommended that the next sidewalk project should be along the east side of Military Road South, from the New River Ridge Elementary School south to the city limits with Kent. The project is being referred to as the River Ridge Elementary Sidewalk Project.

Following the selection of the project, staff engaged with Kent School District to explore partnering opportunities, sighting both a strong mutual interest in providing a safe route for children walking to school and the need to complete the project as quickly as possible given that the River Ridge Elementary School opened in 2021. The City and the District have agreed to undertake the subject project jointly and have drafted an ILA to jointly establish a mutual and cooperative system to carry out their respective project obligations for the construction of the project.

The project will include a bike lane, curb and gutter, a landscape strip, sidewalk, and pedestrian level lighting on the east side of Military Road South, from River Ridge Elementary School, south to the SeaTac City limit at which point it will join with pedestrian improvements that will be coordinated with the City of Kent.

Recognizing the need for these improvements to be constructed as soon as possible to provide a safer route for children attending the new school, both the City and the District have agreed to target a completion of construction August 2022. Both parties recognize that this is an aggressive schedule and that meeting it will require almost flawless execution and few complications with respect to utilities and ROW acquisition.

Funding for the subject project will be obtained from a currently programmed capital project (ST126 - S. 152nd Street Improvements) that was planned to be initiated in 2022 but will be delayed until at least 2024. Therefore, a total of \$800,000 is available and only \$500,000 is estimated to be required for this project. When design of ST126 is initiated in the future, the reallocated funding will need to be replaced.

This topic was reviewed by the SAC on February 17, 2022 and the T&PW Committee on February 17, 2022 and March 3, 2022. The T&PW Committee recommended (3-0) to move this item to full Council for approval.

PW Director Appleton reviewed the agenda bill summary.

MOVED BY KWON, SECONDED BY EGAL TO PASS AGENDA BILL #5916.\*

Council discussion ensued regarding committee review and the project.

\*MOTION CARRIED UNANIMOUSLY.

**UNFINISHED BUSINESS:** None

**COUNCIL COMMENTS:**

CM Kwon commented on the following: locking mailbox program and requested residents who do not feel represented to send an email to the entire Council.

CM Egal commented on the situation in Ukraine.

CM Guzmán spoke regarding affordable and low-income housing and food drive at Tyee High School.

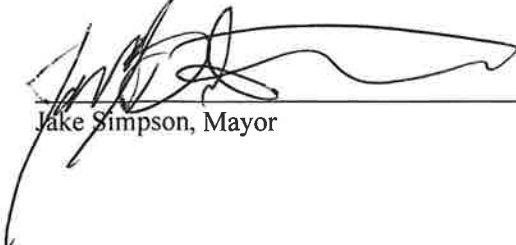
CM Sitterley wished everyone a great evening.

Mayor Simpson thanked CMs Guzmán and Egal for their comments. He also thanked Council for how issues were handled on tonight's agenda.

**EXECUTIVE SESSION:** None

**ADJOURNED:**

**Simpson** MAYOR ~~SITTERLEY~~ ADJOURNED THE REGULAR MEETING OF THE SEATAC CITY COUNCIL AT 8:23 P.M.



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Jake Simpson, Mayor



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Kristina Gregg, City Clerk