

City of SeaTac

Regular Council Meeting Minutes

February 28, 2023
6:00 PM

City Hall
Council Chambers

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

COUNCIL PRESENT (in-person): Mayor Jake Simpson, Councilmembers (CMs) Mohamed Egal and Peter Kwon; **(remote):** Deputy Mayor (DM) Senayet Negusse, CMs Takele Gobena, Iris Guzmán and Erin Sitterley.

STAFF PRESENT (in-person): City Manager Carl Cole, City Attorney Mary Mirante Bartolo, City Clerk Kristina Gregg, Multimedia Video Specialist David Inman; **(remote):** Deputy City Manager (DCM) Gwen Voelpel, Public Works (PW) Director William Appleton, Civil Engineer 1 Pavel Moskvitin, Senior Civil Engineer Brenton Cook, Community & Economic Development (CED) Director Evan Maxim, Planning Manager Jenn Kester, Associate Planner Alena Tuttle

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

AGENDA REVIEW: Hybrid Meeting: Broadcast on SeaTV Government Access Comcast Channel 21, Live-streamed on the City's website <https://www.seatacwa.gov/seatvlive>, in-person and remote options for public participation.

PUBLIC COMMENTS:

- Earl Gipson – reentry centers
- Charlie Sikes - Protection of North SeaTac Park

PRESENTATIONS:

Introduction of new City employee: Civil Engineer 1 Pavel Moskvitin.
City Manager Cole introduced Mr. Moskvitin.

Final Acceptance of the 2022 Overlay Project (Public Works CIP ST-902).
Senior Civil Engineer Cook reviewed the project, which is on the consent agenda for approval.

Council discussion ensued regarding the project.

Key City Issues and Requests for Direction

City Manager Cole commented on the following items:

- Requested referral to Transportation & Public Works (T&PW) Committee. Council concurred.
 - Interlocal Agreement (ILA) with the City of Tukwila for providing vehicle and equipment maintenance work
- Grant Acceptance:
 - non-competitive Edward Byrne Justice Assistance Grant - \$13,813.
- Other items:
 - \$80,102 paid to King County (KC) for SeaTac's share of 2022 Voter Registration
- Calendar

Council discussion ensued regarding whether staff could poll Council on their position on legislative bills.

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

CM Egal: Planning & Economic Development (PED)

CM Kwon: Transportation & Public Works (T&PW)

Mayor Simpson: Puget Sound Regional Fire Authority (PSRFA) Governance Board

CONSENT AGENDA:

Approval of claims vouchers (check no. 135352 - 135460) in the amount of \$3,297,335.21 for the period ended February 23, 2023.

Approval of payroll vouchers (check no. 56230 - 56235) in the amount of \$8,370.78 for the period ended February 15, 2023.

CONSENT AGENDA (continued):

Approval of payroll electronic fund transfer (check no. 111148 - 111307) in the amount of \$527,658.07 for the period ended February 15, 2023.

Approval of payroll wire transfer in the amount of \$177,486.34 for the period ended February 15, 2023.

Final Acceptance of public works projects: 2022 Overlay (ST-902) - \$1,535,893.51.

Approval of Council Meeting Minutes:

Public Safety & Justice Committee meeting held December 8, 2022

Transportation & Public Works Committee meeting held February 2, 2023

Special Council Meeting held February 14, 2023

Special Council Study Session held February 14, 2023

Regular Council Meeting held February 14, 2023

The following item was reviewed at the January 26, 2023 Planning & Economic Development Committee meeting and recommended for placement on this Consent Agenda:

Agenda Bill #6009; An Ordinance #23-1003 amending the zoning code related to Reentry Centers and repealing Ordinances 21-1027 and 22-1009 that enacted and extended moratoriums on the permanent establishment of a “Halfway House”, work release facilities, and similar uses.

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

MOTION CARRIED WITH EGAL VOTING NO.

PUBLIC HEARING (PH) & ACTION ITEM:

Development Agreement (DA) with MHNW21 Angle Lake Family LLP (Mercy Housing)

Mayor Simpson opened the PH at 6:34 p.m.

Planning Manager Kester and Associate Planner Tuttle reviewed the agenda bill summary below.

Council discussion ensued regarding Mercy Housing, the development, and the DA.

Public comments:

The following people spoke in favor of the DA: Allison Simon, Joseph Wilson, and Robin Tatsuda.

Earl Gipson questioned if the land will be subject to property taxes or leasehold tax.

Mayor Simpson closed the PH at 7:05 p.m.

Agenda Bill #6182; A Resolution #23-002 authorizing the City Manager to execute a Development Agreement (DA) with MHNW21 Angle Lake Family LLP (Mercy Housing) for the development of parcel no. 0422049287 Sound Transit surplus property adjacent to the Angle Lake Light Rail Station.

Summary: Under State Statute (RCW 36.70B.170 - .210) and the SeaTac Municipal Code (SMC 15.100.040 and 15.115.030), the City is authorized to negotiate and enter into DAs to set certain parameters under which a project will be implemented. Such DAs can set forth phasing, mitigation, conditions, and development standards. In exchange, the City shall receive public benefits deemed appropriate and commensurate with the benefits provided as part of the DA.

Mercy Housing was selected by Sound Transit as the developer to construct affordable transit-oriented development (TOD). While the use (multi-family) is permitted, a DA is necessary due to deviations requested by Mercy Housing that cannot be approved administratively through the zoning code as a departure or variance. Mercy Housing proposes to develop the property as generally shown on the Site Plan. The project consists of a residential mixed-use building containing 130 units of permanently affordable housing for families earning less than 30%, 50%, and 60% of the area median income, 11,000 Sq. Ft. of ground floor office space for The Arc of KC, a non-profit organization providing services to persons with intellectual and developmental disabilities and a two-level integrated parking garage with approximately 100 parking stalls.

PUBLIC HEARING (PH) & ACTION ITEM:

Agenda Bill #6182; Resolution #23-002 (continued):

Mercy Housing requested the following six deviations from the zoning code:

1. Parking reduction. Residential parking provided at a ratio of 0.60 stalls per unit for a total of 78 stalls.
2. Minimum front yard setback reduction. Along 26th Avenue South, the minimum front yard setback is two (2) feet.
3. Maximum front yard setback increase. Along South 200th Street, twenty (20) feet max setback permitted up to 65% of the buildings front facade.
4. Maximum lot coverage increase. Maximum lot coverage of 81%.
5. Landscaping reduction. Reduce building facade landscaping width to two (2) feet wide along 26th Avenue South. Eliminate five (5) foot side yard landscaping along the shared access drive.
6. Off-Street parking design. Up to 30% of required residential stalls to be provided as compact stalls (8'x16').

The public benefits provided in return for the deviations are:

1. Affordable Housing. Approximately 130 units, including 35 additional affordable units - 4 additional units for families earning less than 30% of the KC Area Median Income (“AMI”) and 31 additional units for families earning less than 60% AMI achieved by the DA. These affordable units will be reserved for low-income families for 99 years under the public and private financing covenants to be recorded on title.
2. Family-Sized Housing. Out of the 130 units, approximately 52 are two- and three-bedroom units, including nine (9) additional two and three bedroom units achieved by the DA.
3. Housing Reserved for Persons with Disabilities. Approximately 26 units reserved for persons with disabilities, including seven (7) additional units reserved for persons with disabilities achieved by the DA.
4. Commercial Space. Mercy Housing will partner with The Arc of KC, which will locate their headquarters in the 11,000 square feet ground floor commercial space to provide onsite and offsite community supportive services to persons with disabilities and their families.
5. Bicycle Plaza. A public bicycle plaza along South 200th Street including bicycle storage, bicycle parking, an electronic screen with transit information, a neighborhood and transit map, and bench seating.
6. Orca Card. Orca cards provided free of charge for the first three (3) years of operation to each resident who is not otherwise eligible to receive a free Orca card.

Passage of this Resolution has no direct fiscal impact. However, the construction of this project will result in additional revenues such as permit fees.

The PED Committee reviewed the terms of the DA at their January 26, 2023 meeting and recommended the City Council approve the DA. The DA is also being recommended to the City Council by the CED Director and Planning Manager, as required by SMC 15.115.030(D).

MOVED BY EGAL, SECONDED BY GUZMÁN TO PASS AGENDA BILL #6182 (RESOLUTION #23-002).

MOTION CARRIED UNANIMOUSLY.

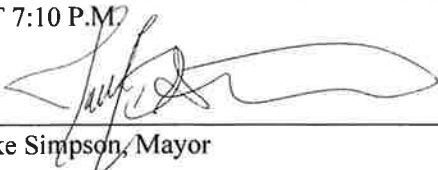
UNFINISHED BUSINESS: None

COUNCIL COMMENTS: Council commented on the following items:

- CM Kwon com: March 11 - 30th birthday celebration for the community center
- DM Negusse: March 10 – community meeting on proposed rental housing protections
- Mayor Simpson: Happy Birthday to the City; Special Council Meeting (SCM) Friday, March 3 at 5 p.m. to discuss some legislative action.

EXECUTIVE SESSION: None

ADJOURNED: MAYOR SIMPSON ADJOURNED THE REGULAR MEETING OF THE SEATAC CITY COUNCIL AT 7:10 P.M.



Jake Simpson, Mayor



Kristina Gregg, City Clerk