



City Manager's Weekly Update

February 6, 2009

Dear Mayor, Councilmembers, Residents, and Employees:

Attachments:

February Calendar

Agendas:

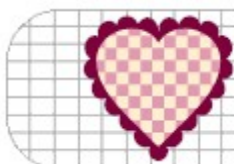
Planning Commission	2.09.09
Civil Service Commission	2.09.09
Public Safety & Justice	2.10.09
Administration & Finance Committee	2.10.09
Hotel/Motel Tax Advisory Committee	2.11.09
Land Use & Parks Committee	2.12.09

Minutes:

Land Use & Parks Committee	1.08.09
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Craig R. Ward, City Manager



February
2009



February 2009 Go

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2	3 Domestic Violence Task Force 5:30pm (Riverton RM 128)	4 Shoreline Master Program CAC 6pm (Airport Conf RM 345)	5	6	7
8	9 Civil Service Comm 3:30pm (Executive Conf RM 109) PC 5:30pm (CC RM 105)	10 PS&J 3:30pm (Airport Conf RM 345) A&F 4pm (Airport Conf RM 345) SCM 5pm (CC RM 105) RCM 6pm (CC RM 105)	11 Hotel/Motel Tax Adv Com 3pm (Airport Conf RM 345)	12 LUP 4:30pm (Airport Conf RM 345)	13	14
15	16 President's Day City Hall Closed in Observance Human Svs Adv Com (Re-scheduled to 02/18/09)	17 Sr Citizen Adv Com 12:30pm (STCC)	18 Human Svs Adv Com 5:30pm (Riverton Room 128) Shoreline Master Program CAC 6pm (Airport Conf RM 345)	19 Hearing Examiner 6pm (CC RM 105)	20	21
22	23 PC 5:30pm (CC RM 105)	24 T&PW 4pm (Airport Conf RM 345) RCM 6pm (CC RM 105)	25	26	27	28

MEETING LEGEND:

A&F	Administration & Finance	RCM	Regular Council Meeting	(CC RM 105)	Council Chambers*
LUP	Land Use & Parks	SCM	Special Council Meeting	(STCC)	SeaTac Community Center
PC	Planning Commission	T&PW	Transportation & Public Works	(VRCC)	Valley Ridge Community Center
PS&J	Public Safety & Justice			(VV Library)	Valley View Library

MEETING Location

Updated 02/06/2009

*Council Chambers are accessible to persons with disabilities and are also equipped with Assistive Listening Devices.

The dates and times of meetings are subject to change. Please contact City Hall to verify the above information.



City of SeaTac: 4800 South 188th Street: SeaTac, WA 98188-8605;
Main: 206.973.4800; TDD: 206.973.4808; FAX: 206.973.4809
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**CITY OF SEATAC
PLANNING COMMISSION MEETING**

February 9, 2009

**Council Chambers, SeaTac City Hall, 4800 S. 188th Street
5:30 p.m. to 7:00 p.m.**

MEETING AGENDA

1. Call to Order/Roll Call – 5:30 P.M.
2. Approve Minutes of January 26, 2009 – 5:30 to 5:35 P.M. [Exhibit A]
3. Public Hearing – 5:35 to 5:45 P.M.
 - Staff Presentation and Planning Commission Recommendation to City Council on the Proposed Miscellaneous Code Amendments Related to Youth Sports League Signage, Monument Signs, Utility Substations in UL Zones, and Dumbbell Lots [Exhibit __]
 - **Public Hearing** on the Proposed Miscellaneous Code Amendments Related to Youth Sports League Signage, Monument Signs, Utility Substations in UL Zones, and Dumbbell Lots
4. New Business – 5:45 to 5:50 P.M.
 - Election of Chairperson and Vice Chairperson
5. Old Business – 5:50 to 6:45 P.M.
 - Final Discussion on the Draft Subdivision Code [Exhibit __]
 - Continued Discussion about Potential Zoning Code Amendments Regarding Tree Retention [Exhibit __]
 - Continued Discussion about the Planning Commission’s 2008 Accomplishments and 2009 Goals [Exhibit __]
 - Review of Planning Commission Schedule for the First Quarter of 2009 [Exhibit __]
6. Detailed Commission Liaison's Report – 6:45 to 6:50 P.M.
7. Planning Director's Report – 6:50 to 6:55 P.M.
8. Planning Commission Comments (including suggestions for next meeting’s agenda) – 6:55 to 7:00 P.M.
9. Adjournment – 7:00 P.M.



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AGENDA

City of SeaTac

Civil Service Commission

Chair: Richard Jordan

Commissioners: Art Thompson, Donna Thomas

Secretary/Chief Examiner: Pam Fernald/Stephanie Johnson

Meeting: Monday, February 9, 2009 at 3:30 p.m.

Location: SeaTac City Hall, Conference Room 128

AGENDA

1. **Call to Order** – By Committee Chair
2. **Public Comment** – If requested
3. **Regular Business:**
 - a. Approval of Minutes:
 - i. Meeting held on January 12, 2009.
 - b. Revision of the 08/11/03 SeaTac Civil Service Rules.
 - i. Analysis of Revised Code of Washington Chapter 41.08 vs. SeaTac Civil Service rules 3 and 8.
 - ii. Step by step procedures for promotional examinations
 - c. Other items from the Commission members.
4. **Next Meeting** – Monday, March 9, 2009 at 3:30 p.m. at SeaTac City Hall, Conference Room 128.

Mayor
Ralph Shape

Deputy Mayor
Gene Fisher

Councilmembers
Chris Wythe
Terry Anderson
Tony Anderson
Barry Ladenburg
Mia Gregerson

City Manager
Craig Ward

Assistant City Manager
Todd Cutts

City Attorney
Mary Mirante Bartolo

City Clerk
Kristina Gregg

**City Council Committee Meeting
Public Safety & Justice**

February 10, 2009

3:30 P.M.

City Hall Airport Conference Room #345

AGENDA

Members:

Councilmember Tony Anderson, Chair

Councilmember Barry Ladenburg

Councilmember Mia Gregerson

Staff Coordinators: Robert Meyer, Fire Chief, Jim Graddon, Police Chief

1. Visioning Scope of Work
By: Bob Meyer, Fire Chief
2. SAFER Grant Discussion
By: Bob Meyer, Fire Chief
3. City of SeaTac 20 Year Celebration
By: Lesa Ellis
4. Discuss start times of future A&F and PS&J Committee Meetings



Administration and Finance Committee Agenda

Tuesday, February 10, 2009
4 PM
Airport Conference Room 345

AGENDA

Members:

Gene Fisher, Chair
Terry Anderson
Ralph Shape

Staff Coordinator: Mike McCarty, Finance Director

1. 2010: 20 Year Celebration Update – Lesa Ellis (*5 minutes*)
2. Discuss start times of future A&F and PS&J Committee Meetings
3. Contract with Olympic Environmental Resources to coordinate special recycling collection events for the City – Tom Gut (*15 minutes*)
4. Discussion of Changes to City's Purchasing Code – Mark Johnsen/Mike McCarty (*10-15 minutes*)
5. Proposed Land Trade with Highline Water District at McMicken Park – Kit Ledbetter (*10 minutes*)
6. Proposed Purchase of Services from the YMCA – Kit Ledbetter (*10 minutes*)
7. Next Meeting – March 10, 2009



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HOTEL/MOTEL COMMITTEE

February 11, 2009

3:00 – 4:30 PM

**SeaTac City Hall, Airport Conference Room 345
4800 S. 188th Street**

Chair: Councilmember Terry Anderson

AGENDA

- 1. Introductions – All**
- 2. Review and Adoption of H/M Committee Minutes of 1-14-09 –
Chairperson Anderson**
- 3. Presentation of Year-end South Seattle-specific Occupancy Trends –
Katherine Kertzman / Committee**
- 4. Review of Historic H/M Tax Receipts -- Jeff Robinson / Committee**
- 5. Presentation of 2008 SeaTac “everywhere’s possible” website metrics –
Kellie Stickney**
- 6. Other Business**
- 7. Future Agenda Items**
- 8. Adjourn**



Land Use and Parks Committee Agenda

Thursday, February 12, 2009
4:30 – 6:30 PM
Airport Conference Room 345

Members:
Chris Wythe, Chair
Gene Fisher
Barry Ladenburg

Staff Coordinator: Steve Butler, Planning and Community Development Director

Meeting Agenda*

1. Presentation by Partners for Livable Communities' Suburban Alternatives Program – *Art Skolnik [20 Minutes]*
2. Presentation on Sound Transit's ST-2 Mass Transit Expansion Program – *Leonard McGhee, SeaTac Segment Manager, Sound Transit [20 Minutes]*
3. Discussion about YMCA Annual Program Purchase – *Kit Ledbetter & Claudia Tanus, Highline YMCA [10 Minutes]*
4. Discussion about Proposed Changes to the Fee Schedule – *Steve Butler [10 Minutes]*
5. Further Discussion about the Proposed New Subdivision Code, Based on Discussion at the City Council Retreat – *Jack Dodge & Steve Butler [20 Minutes]*
6. Continued Discussion about Zoning Code Amendments Regarding Tree Retention – *Jack Dodge & Steve Butler [30 Minutes]*
7. Discussion about Proposed Miscellaneous Zoning Code Amendments Related to Monument Signs in Multi-Family Residential Zones, Utility Substations in Single-Family Residential Zones, and Dumbbell Lots – *Jack Dodge [10 Minutes]*

* The Major Projects Map and List are attached to this agenda and updated monthly. Any questions about them will be answered by staff at the end of the LUP meeting, time permitting.

MAJOR DEVELOPMENT PROJECTS

2-12-08

1. **SeaTac Center - 15245 International Blvd**

Construction of a new Starbucks as part of a mixed-use development approved through a "Development Agreement" for the entire site.

Update: The applicant has indicated that Starbucks will not locate on the site.

K & S Development
1323 Harbor Ave.
Seattle, WA 98119

2. **Fire Station #46 Expansion – 3521 S. 170th St.**

Construction of new 23,500 sq. ft. Fire Station to serve as the Fire Department headquarters.

Update: Foundation work continuing. Siding being installed. Apparatus bays now in framing.



3. **Coelho Townhomes – 14625 Military Road South**

Proposed 15 unit townhouse development. Before Development Review Committee (DRC) 6/05/07.

4. **Cassan - 17600 International Blvd.** [Mixed Use RFP Proposal]

City continues negotiations with property owner regarding mixed use project utilizing current park and fly property and future Community Access Point Property.

5. **New McMicken Heights Elementary School – 3708 S. 168th St.**

Demolish and replace the existing McMicken Heights Elementary School with a new two (2) story, 66,500 sq. ft. facility.

Highline School District

Update: Conditional Use Permit for the school approved by the Hearing Examiner

6. **Dom Construction Warehouses – 18420 8th Ave. S.**

Proposed warehouse facility of two buildings totally 57,000 sq. ft. on a 3.04 acre site. Warehouse site design approved by City Council on 2/27/07.

Dom Construction

Update: The applicant will be submitting for Building Permits.

MAJOR DEVELOPMENT PROJECTS

2-12-08

7. **Castello Single-family Subdivision – 28 SF Lots – The eastern terminus of S. 175th St.**

Proposed 28 lot subdivision.
Castello Land Company

8. **Wally Park (L & R) - 18613 International Blvd.**

Revised site plans submitted. The City is working with the applicant regarding design aspects of the project. Building Permit submitted pursuant to Development Agreement.

Update: Building permit submitted, currently in review.

L & R Investment Company
600 Spring Street, Ste 1700
Los Angeles CA 99014

9. **Patterson Place Mixed Use - 3712 S. 188th St.**

Proposed mixed use project with 243 MF units and 5,900 sq. ft. of commercial use.

Update: SEPA review completed. Building Permit under review.

Schneider Homes Inc.

10. **The Auto Zone Rezone – 21105 International Blvd.**

Proposed rezone to the Community Business (CB) zone from the Aviation Business (ABC) zone to construct a new auto parts store. The public hearing before the Hearing Examiner was conducted July 24, 2008. The rezone request was approved by the Hearing Examiner

David Olson
Amcon Design & Construction
Waukesha, WA 53186

Update: Building Permit under review.

11. **Riverton Heights Baptist Church – 2605 S. 144th St.**

Demolition of the existing church and building a new church facility of approximately 14,000 square feet.

12. **Seitz Subdivision – 3202 S. 146th St.**

Update: Submitted PUD application for 13 unit subdivision. Revised site plan submitted.

MAJOR DEVELOPMENT PROJECTS
2-12-08

3. **YMCA Development – SW
Corner of S. 188th St. & 37th Ave.
S.**

Proposed new YMCA of
approximately 52,300 sq. ft.

Update: Construction of
building continues.



14. **The Robbins Co. - 12833 20th
Avenue South**

Proposed 42,000 sq. ft. of
warehouse in three buildings for
building stabilization business.

15. **Polygon/Scoccolo MF/SF
Housing Development –
Approximately 20453 Orillia
Road**

Rough grading completed. First
layer of road installed (Pod D of
the project). Foundations for
multifamily units being
constructed. Framing of first
building has begun.

Holly Smith
ST Multi 2, LLC (Polygon NW)
P.O Box 1349
Bellevue WA 98004



16. No Project

17. **Soundview Apartments – 21428
International Blvd.**

92 unit apartment building.

Update: Framing of all
buildings
completed.
Detention vault
completed.



MAJOR DEVELOPMENT PROJECTS

2-12-08

John Mastrandrea
14342 Wallingford Ave. N.
Seattle, WA 98133

18. **Angle Lake Estates – Proposed 10 Lot Subdivision**

A ten (10) lot subdivision adjacent to Angle Lake. Attended DRC on 11/25/08. The property owner has submitted an application to begin the review process for the project.

Chris Coluccio

19. No Project

20. **Dream Builders NW – 2824 S. 154th St.**

Proposed 24 unit townhouse development.

Update: SEPA application submitted on 4/27/07. Working with applicant regarding the multifamily design standards.

Ronald Calkins
Dream Builders NW
PO Box 69577
SeaTac, WA 98168

21. **III Marks Apartments**

Proposed 10 and 9 unit additions to two existing apartment complexes.

Update: Building Permits under review.

3225 & 3240 S.152nd St.

22. **Two Hotel Projects [In Conceptual Stage]**

Two side-by-side hotels of 200 rooms each (400 total), presented to DRC on 4/10/07. Met with the applicant on 11/29/07 regarding site plan concept.

18850 28th Ave. S.

23. **Residence Inn Hotel [In Conceptual Stage]**

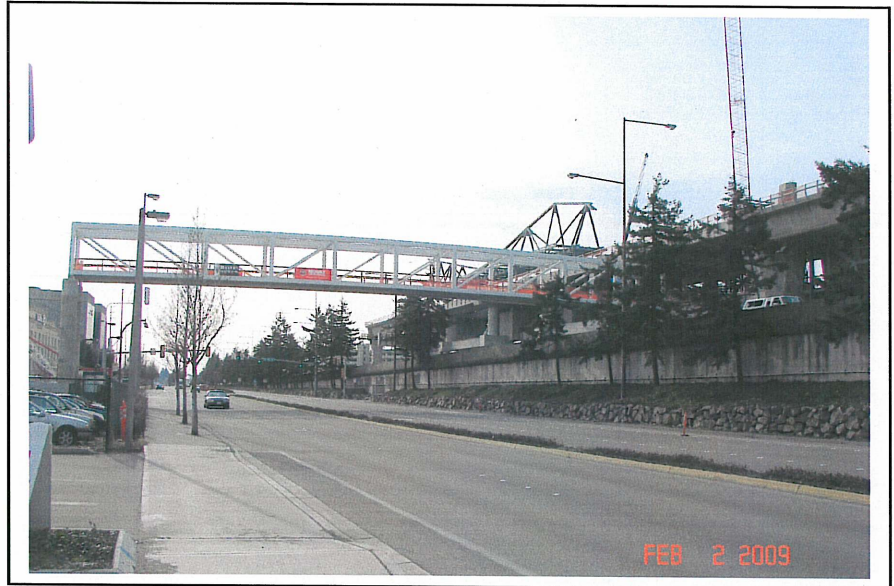
Proposed 160 room hotel, presented to DRC on 4/10/07. Project proponents attended second DRC meeting on 8/5/08 regarding potential access to the project via Angle Lake Park. Under site plan review. Public Meeting held 1/6/09 regarding propose access from Park access road.

19518 International Blvd.

MAJOR DEVELOPMENT PROJECTS
2-12-08

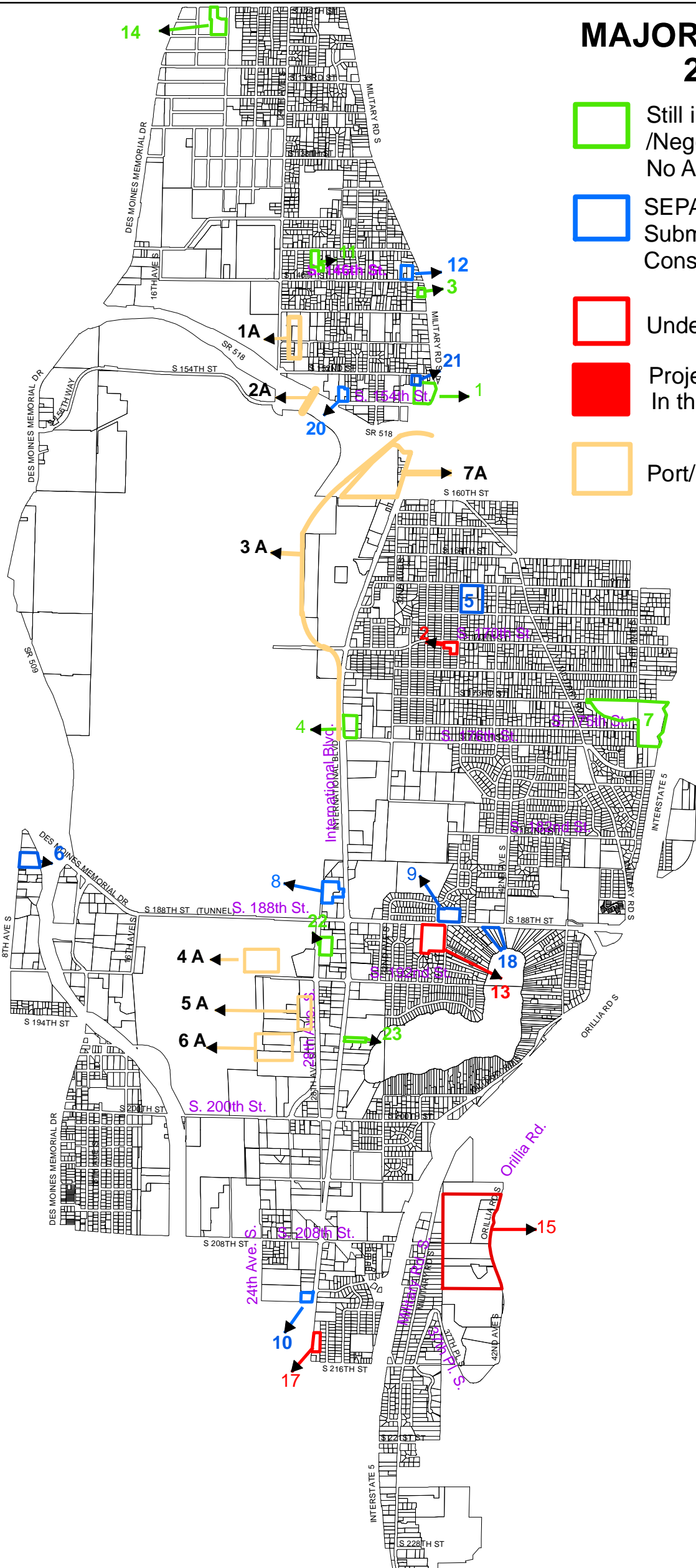
PORT/SOUND TRANSIT PROJECTS (Project Proposed within the next 2-4 Years)

- 1A. Port - North Freight Cargo Complex Phase I (L-Shaped Parcel)
- 2A. Port - North Freight Cargo Bridge
- 3A. Sound Transit Light Rail Line – Airport Light Rail Station under Construction. Pedestrian bridge installed.
- 4A. Port – Port of Seattle Consolidated Maintenance Facility
- 5A. Port – Port of Seattle Consolidated Airport Warehouse Facility
- 6A. Port - South Employee Parking Lot – Phase I
- 7A. Rental Car Facility – Concrete supporting columns being poured. Project has been placed on hold.



MAJOR PROJECTS 2-12-09

- Still in Conceptual /Negotiations Stage - No Applications Submitted
- SEPA/Other Applications Submitted - Not yet under Construction
- Under Construction
- Projects Completed In the Last Six Weeks
- Port/Sound Transit Projects





(Note: To be Approved by the City Council on 2/10/09)

City Council Committee Meeting Land Use and Parks Committee (LUP)

January 8, 2009

4:30 PM/Airport Conference Room - 345

Present:

Chris Wythe, Chair
Tony Anderson
Gene Fisher

Absent:

Commence: 4:39 p.m.

Adjourn: 6:21 p.m.

Others Present:

Craig Ward
Todd Cutts
Steve Butler
Jack Dodge

Al Torrico
Dennis Hartwick
Mark Johnsen
Kit Ledbetter

Richard Forschler
Eitan Alon
Roxie Chapin
Sarah Telschau

Pam Fernald
Michael Aippersbach
Sarah Griffith
Earl Gipson

Staff Coordinator: Steve Butler, Director, Department of Planning & Community Development

AB #	Topic	Disposition
	<p>1. Report on Comments Made at the January 6, 2009 Public Meeting Regarding the Proposed Residence Inn Development's Request to Share Access with the Angle Lake Park Entrance.</p> <p>Al Torrico</p>	<p><input checked="" type="checkbox"/> Informational Update <input type="checkbox"/> Recommended for: <input type="checkbox"/> Approval <input type="checkbox"/> Approval with modifications <input type="checkbox"/> Denial <input type="checkbox"/> Referred to</p>
	<p>Comments:</p> <ul style="list-style-type: none"> • Al Torrico provided a summary of the meeting <ul style="list-style-type: none"> - Eight citizens attended - Only one was against allowing shared access, the remainder were supportive provided the City is fairly compensated • Earl Gipson – Has the City done an appraisal? (Answer: The applicant did an appraisal.) • Kit Ledbetter – Would like a City Council decision before doing a City appraisal. • Councilmember Wythe – What is the cost of an appraisal? (Answer: Depends on the property.) • Roxie Chapin – What does the appraisal do for the use of the park? (Answer: The appraisal establishes the value of using the easement.) • Councilmember Wythe – The appraisal needs objective criteria. • Eitan Alon – International Boulevard is a state route, subject to state jurisdiction. The State wants shared driveways; shared use of the driveway is a benefit to the City. • Councilmember Wythe – Using the access makes sense, but the value of the park is diminished, the City needs just compensation. • Councilmember Anderson – If the easement isn't granted, would the development go away? (Answer: No, the project would have to be redesigned.) • Councilmember Anderson –The City needs fair compensation for use of the easement. Would be open to proposals to improve the park as compensation. • Kit Ledbetter – Negotiations are on-going; he asked for a month to work out equitable 	

	compensation.	
	2. Presentation on the State's Newly Adopted "Urban Forests" Law and the Urban Forestry Program. Sarah Griffith	<input checked="" type="checkbox"/> Informational Update <input type="checkbox"/> Recommended for: <input type="checkbox"/> Approval <input type="checkbox"/> Approval with modifications <input type="checkbox"/> Denial <input type="checkbox"/> Referred to
	Comments: Sarah Griffith, Program Manager, Urban & Community Forestry, Washington Department of Natural Resources (DNR), provided a PowerPoint presentation on "Urban Forests". <ul style="list-style-type: none"> • Urban Forests are defined as: (1) Trees and related vegetation in cities; (2) Planted landscape/native forest remnants within urban growth boundaries; (3) Forest where voters outnumber trees; (4) The forest where we live. • Urban and Community Forestry is: (1) A tool for economic development; (2) A solution to societal problems; (3) Investment in community livability; (4) "Value-added" city service; (5) Intrinsically linked to rural issues. • Urban Forest benefits: (1) Fish and wildlife habitat; (2) Improve air quality; (3) Filter storm water; (4) Lower temperature; (5) Sequester carbon; (6) Lower crime; (7) Consumer satisfaction; (8) Mental health benefits; (9) Green infrastructure. • Washington DNR's Urban & Community Forestry Program provides leadership, resources, technical assistance (including tree retention regulations), and educational/financial assistance. • The program is primarily funded through federal dollars via the US Forest Service (with no strings attached). • Councilmember Anderson – Have they funded a policy analysis? (Answer: Yes.) • Kit Ledbetter – Management plans can be for management of trees owned by the City or for tree retention on private property. • ESSHB2844, Evergreen Communities Act, provides model plans and ordinances, a stakeholder group, and financial incentives and assistance. • DNR's Inventory and Assessment program establishes a uniform statewide tree inventory and assessment system, sets urban forest management and restoration priorities, provides leverage for federal funding, and builds partnerships to maximize the benefits of urban forests. • A model ordinance developed by CTED will be available by June, 2009. • The City should start preparing a tree inventory. • Councilmember Anderson – What about liability if a tree fell on a passing car? (Answer: Five levels of tree stability.) 	
	3. Discussion about a Motion to Authorize the City Manager to	<input type="checkbox"/> Informational Update <input checked="" type="checkbox"/> Recommended for:

	<p>Execute a Contract with 4Culture to Complete a Performing Arts Center Feasibility Study.</p> <p>Kit Ledbetter</p>	<p><input checked="" type="checkbox"/> Approval</p> <p><input type="checkbox"/> Approval with modifications</p> <p><input type="checkbox"/> Denial</p> <p><input type="checkbox"/> Referred to</p>
<p>Comments:</p> <ul style="list-style-type: none"> • Kit Ledbetter – Would like the City to execute a contract for a feasibility study that will be funded and supported by King County 4Culture. • Councilmember Anderson – Would this be only for the City? (Answer: 4Culture would have to see how other arts centers work.) • Councilmember Fisher – Does 4Culture know SeaTac? (Answer: The City would do the study in conjunction with consultants.) • Councilmember Wythe – Summarized a Kansas City example of a performing arts center. • Earl Gipson – Taxpayers hemorrhaging money, use incentive and guidelines. • Councilmember Wythe – This is a feasibility study. If there's no market for a center, it won't happen. 		
	<p>4. Discussion about the Proposed Addition of Wireless Communication Facility Antennas to the City Hall Roof.</p> <p>Dennis Hartwick</p>	<p><input type="checkbox"/> Informational Update</p> <p><input checked="" type="checkbox"/> Recommended for: <u>Option #1-Balance out facade</u></p> <p><input type="checkbox"/> Approval</p> <p><input type="checkbox"/> Approval with modifications</p> <p><input type="checkbox"/> Denial</p> <p><input type="checkbox"/> Referred to</p>
<p>Comments:</p> <ul style="list-style-type: none"> • Dennis Hartwick distributed photographs and elevations. He described options to screen WCF's on city hall as follows: (1) Extend the southwestern parapet with RF transparent screening; (2) Attach concealed antennas to the face of the concrete pillars on both sides of the front entrance; (3) Extend the concrete pillars on both sides of the front entrance with RF transparent screening. • Councilmember Anderson – Are we in an advantageous place? (Answer: Yes, I-5 is underserved.) • Sarah Telschau/Verizon – The current monopole at the King County transfer station is being removed; a new location is needed. • There are two sectors at the front of the building, and one sector at the back of the building. • Steve Butler – What about the aesthetics of city hall? (Answer: Three options, Verizon's preferred option is a revised parapet wall.) • Councilmember Wythe – How many are on city hall? (Answer: One set by AT&T.) • AT&T pays \$2,400 per month • Pam Fernald – Can they put the parapet on the other side to balance the front? (Answer: Front 4' antennas - 6' above parapets. AT&T 16 square feet and 12' high.) • Sarah Telschau – Second option least favorite. Antennas maintained – only maintained is failure. Option 3 is their second choice (only accommodate Verizon antennas). • Verizon would like the City to make a decision on its preferred option. • Steve Butler – Would like a wrap of the parapet option around the corner of the front of the building. 		

	<ul style="list-style-type: none"> • Sarah Telschau – Biggest concerns are structural aspects. • Councilmember Wythe – Does staff want a response? • Councilmember Anderson - Add an additional parapet on the west side to provide symmetry. • Councilmember Wythe – Option 3 provides symmetry, get the project done. • Sarah Telschau – Option 3 is taller than Option 1. • Rick Forschler – Option 1 allows for expansion which balances both sides of the building. • Dennis Hartwick –There may not be a need to locate on the northwest side, they need to be close to I-5. • Councilmember Wythe – What would screens cost? (Answer: Would need to research.) 		
	<table border="1"> <tr> <td data-bbox="261 625 781 852"> <p>5. Continued Discussion about Zoning Code Amendments Regarding Tree Retention Being Proposed by the Planning Commission and City Staff. Steve Butler</p> </td> <td data-bbox="781 625 1533 852"> <p><input checked="" type="checkbox"/> Informational Update <input type="checkbox"/> Recommended for: <input type="checkbox"/> Approval <input type="checkbox"/> Approval with modifications <input type="checkbox"/> Denial <input type="checkbox"/> Referred to</p> </td> </tr> </table>	<p>5. Continued Discussion about Zoning Code Amendments Regarding Tree Retention Being Proposed by the Planning Commission and City Staff. Steve Butler</p>	<p><input checked="" type="checkbox"/> Informational Update <input type="checkbox"/> Recommended for: <input type="checkbox"/> Approval <input type="checkbox"/> Approval with modifications <input type="checkbox"/> Denial <input type="checkbox"/> Referred to</p>
<p>5. Continued Discussion about Zoning Code Amendments Regarding Tree Retention Being Proposed by the Planning Commission and City Staff. Steve Butler</p>	<p><input checked="" type="checkbox"/> Informational Update <input type="checkbox"/> Recommended for: <input type="checkbox"/> Approval <input type="checkbox"/> Approval with modifications <input type="checkbox"/> Denial <input type="checkbox"/> Referred to</p>		
	<p>Comments:</p> <ul style="list-style-type: none"> • Steve Butler distributed a letter from Daryl Tapio. • Steve Butler distributed a range of options relative to tree retention, and stated that the information is intended to provide options for discussion. - He summarized the options, particularly Option 5, which is a “compromise”. • Councilmember Wythe –Wants to look at the different options. 		