

City of SeaTac

Council Study Session Minutes Synopsis

October 22, 2013
4:00 PM

City Hall
Council Chambers

CALL TO ORDER: The SeaTac City Council Study Session (CSS) was called to order by Deputy Mayor (DM) Mia Gregerson at 4:03 p.m.

COUNCIL PRESENT: DM Mia Gregerson, Councilmembers (CMs) Barry Ladenburg, Rick Forschler, Terry Anderson, Dave Bush, and Pam Fernald. Excused absent: Mayor Anthony (Tony) Anderson.

STAFF PRESENT: City Manager Todd Cutts, Senior Assistant City Attorney Mark Johnsen, City Clerk Kristina Gregg, Public Works (PW) Director Tom Gut, Stormwater Compliance Manager Don Robinett, Resource Conservation / Neighborhood Programs Coordinator Trudy Olson, Community & Economic Development (CED) Director Joe Scorcio, Planning Manager Steve Pilcher, Senior Planner Kate Kaehny, and Police Captain Annette Louie.

PUBLIC COMMENTS (related to the agenda items listed below): There were no public comments.

PRESENTATIONS:

●Surface Water Utility Rate Study – response to questions

Stormwater Compliance Manager Robinett provided an overview of the October 8 CSS Presentation.

He responded to questions that were raised during and since the October 8 presentation: What the relative amounts of impervious surfaces are as they relate to stormwater fees, Explore a tiered approach for residential property rates, Explore establishing a flat rate for undeveloped properties, Explore establishing a rebate for properties that infiltrate 100% of stormwater, What other funds benefited from staff reconciliation, and Ensure all stormwater fees are going towards Utility expenses.

Next steps: integrate Council feedback from this presentation, present Ordinance and agenda bill at the November 12, 2013 CSS, and Council action at the November 26, 2013 Regular Council Meeting (RCM). The deadline for rate changes is December 2.

Council discussion ensued regarding a rebate for properties that infiltrate 100% of stormwater.

●Neighborhood Grant Program – review draft criteria and next steps

PW Director Gut stated that the purpose of the program is to encourage the formation of neighborhoods that work together for neighborhood identity through collaborative projects.

He reviewed the pilot project criteria: pilot program - \$5,000 maximum, City Match per Project - \$5,000 maximum, City Match 4:1, non-commercial. He reviewed examples of eligible projects.

Resource Conservation / Neighborhood Programs Coordinator Olson reviewed the application criteria and process.

Mr. Gut reviewed the next steps: Council approve budget modification to authorize the pilot program, 2014 pilot project, Council briefing, and 2015-2016 budget proposal.

Council discussion ensued regarding the pilot program.

Agenda Bill #3556; A Motion authorizing the City Manager to enter into a lease extension with Reji Mathew, doing business as Hi-Tech Gadgets, in the SeaTac Center

Summary: Hi-Tech Gadgets has been a tenant in the SeaTac Center since March, 2008 with an initial five-year term. This extension provides for a three year extension with annual increases of 2%. The tenant began making the increased rent payment on a month-to-month basis in July, 2013. The lease is scheduled to terminate on June 30, 2016 and contains a Redevelopment Clause that allows the City to terminate the lease with nine months notice. The Andover Company will receive compensation in the amount of \$1,645.00, or 4% of the gross lease revenues for their services. The tenant is not requesting any improvements to the space.

The total gross rent revenue generated by the three-year lease is \$41,123.00 excluding projected triple net charges.

CED Director Scorcio reviewed the agenda bill summary.

Council consensus: Refer this to the 11/12/13 RCM Consent Agenda

Agenda Bill #3544; A Resolution confirming the appointment by the City Manager of Stephen K. Causseaux, Jr. as the City Hearing Examiner (HE), providing for appointment of a HE Pro-Tem, and authorizing the City Manager to enter into contracts for HE Services

Summary: Ordinance No. 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 Council, of the HE to serve for a term of two years. Additionally, Section 1.20.060 provides for appointment of a HE Pro-Tem by the City Manager, subject to confirmation by the Council.

Stephen K. Causseaux, Jr. was originally appointed as the City's HE in November 2004, and he has done an excellent job serving the City in that capacity. The City Manager wishes to reappoint Mr. Causseaux as the City's HE for another term, and this Resolution confirms that appointment for calendar years 2014 and 2015.

Second, this Resolution provides that the HE be authorized to appoint a HE Pro-Tem, subject to the approval of the City Manager or designee, when necessary due to scheduling conflicts or conflicts of interest. While it is not possible to determine how many times the services of a HE Pro-Tem will be required, a Pro-Tem Examiner has only been needed one time since 2005.

Finally, this Resolution authorizes the City Manager to enter into contracts for HE services with Mr. Causseaux and any Pro-Tem HEs.

CED Director Scorcio reviewed the agenda bill summary.

Council consensus: Refer this to the 11/12/13 RCM Consent Agenda

PRESENTATION:

• **Angle Lake Station Area Planning Update**

CED Director Scorcio stated that as part of this presentation, Agenda Bills #3554 and #3555 would be presented together.

Planning for the station area will take most of 2014. In 2015, Council will adopt permanent regulations.

Senior Planner Kaehny reviewed the contract components for Agenda Bill #3554.

Council discussion ensued regarding the station area and interim standards.

Planning Manager Pilcher reviewed the summary for Agenda Bill #3555 and detailed the interim standards.

Agenda Bill #3554; A Motion authorizing the City Manager to execute a contract for Consultant Services to develop the Angle Lake Station Sub-Area Plan

Summary: Staff is seeking Council approval for the City Manager to execute a consultant contract for the development of a sub-area plan for the Angle Lake Station Area. The consultant contract will include the process for the sub-area plan with the following components: a robust community and stakeholder engagement process; a pedestrian and bicycle study; a community-supported vision for redevelopment; and an economically sound and achievable strategy for implementing the plan.

City Council has prioritized the creation of a strategic redevelopment plan for the Angle Lake Station Area in order to optimize the opportunities generated by Sound Transit's new station. In order to supplement the station area planning project, the City applied for and received two Community Transformation Grants (CTG): (1) to enhance the project's community engagement process, and (2) for use in a pedestrian and bicycle study of the area. The project's CTG-funded components must be completed by June 30, 2014.

In addition to implementing City Council goals regarding "*strategic planning efforts in the South 200th Area,*" and projects "*that help position SeaTac as a healthy community,*" the creation of a plan would also help to implement multiple Comprehensive Plan (CP) policies. These adopted policies seek to encourage the establishment of higher density commercial and residential uses in walkable neighborhoods, and in areas close to mass transit.

Staff advertised a Request for Proposals (RFP) in local and national media seeking a qualified station area planning consultant. Six teams submitted and the top three were interviewed. The interview panel included a representative from the Port of Seattle (POS). The panel and the Department recommend CollinsWoerman, a nationally recognized, full-service architecture and planning firm, to lead the consultant team. The team includes Community Attributes Inc., with expertise in land use and economic analysis, SvR Design Company and Heffron Transportation, Inc., with expertise in urban design and transportation planning, and EnviroIssues, which will provide support for the significant

Agenda Bill #3554 (Continued): community engagement process that will be the cornerstone of the station area planning project. CollinsWoerman has submitted a scope of work that is within the available project budget.

The consultant services contract is funded from two separate sources. The City's 2013-2014 Biennial Budget identifies \$40,000 from the Transit Planning Fund #106 for the project, and \$48,000 of project funding was awarded to the City via two grants from Seattle Children's CTG Small Communities Program. The total project cost is \$88,000. The additional (grant-funded) \$48,000 will be part of the budget modification.

Council consensus: Refer this to the 11/12/13 RCM Consent Agenda

Agenda Bill #3555; An Ordinance adding a new Section 15.41 to the SeaTac Municipal Code (SMC), to adopt interim development regulations to properties located within the Interim Angle Lake Station Area and entering findings of fact supporting adoption of interim regulations

Summary: This Ordinance establishes interim zoning overlay standards to be applied to the Interim Angle Lake Station Area by establishing a new Chapter 15.41 within the Zoning Code, including designation of the boundaries where these interim standards will apply. These standards are intended to remain in effect while a Station Area Plan and permanent implementing standards are developed. The final boundaries of the station area will be defined through the planning process, which is scheduled to begin later this year.

Sound Transit has commenced construction of an extension of light rail service to South 200th Street at 28th Avenue South, where the Angle Lake Station will be constructed. Sound Transit will also be constructing a parking garage, plaza, and retail space on a triangular shaped parcel bound by 26th and 28th Avenues South and South 200th Street Light Rail service is anticipated to begin in late 2016.

In May 2013, a Technical Assistance Panel (TAP) from the Urban Land Institute (ULI) presented its analysis of opportunities in the station area to the Council. One of their recommendations was to establish interim zoning regulations to preserve opportunities for future transit-oriented development (TOD) within the area. The preparation of the proposed interim standards were identified in the 2013-2014 Planning Commission (PC) Work Program, and address key portions of two of the six City Council Goals for 2013.

The proposed interim standards do not change existing zone districts found within the Interim Station Area, but as a zoning overlay, will restrict certain land-intensive uses that are allowed within some of those zone districts. Some other uses will be required to receive approval through an Administrative Conditional Use Permit (CUP) process to ensure they are compatible with the future of the area in terms of location and design.

Staff had initially proposed that the HE serve as the decision-maker for proposed conditional uses, but the PC expressed concern that the extra time involved with a formal public hearing (PH) process and therefore recommended the CED Director be invested with the authority to approve the conditional uses identified under these interim standards. As recommended, a Notice of Decision will be required to be sent to surrounding property owners, and will provide the opportunity to appeal the decision of the CED Director to the HE.

The proposed interim standards were determined to be the minimum necessary to protect the area from uses that could potentially be at odds with future transit oriented development expected to occur within the station area.

A PH will be held prior to Council Action, which is required by state law for adoption of interim development regulations. Since this Ordinance adopts interim development regulations, it can generally be in effect for no longer than six months. However, an Ordinance can be in effect for up to one year if the Council adopts a work plan related to the adoption of final regulations. Therefore, this Ordinance also adopts a work plan and sets forth that the Ordinance is in effect for one year. If the final regulations are not ready for adoption at the end of the one year period, the Council would need to readopt the interim regulations or they would expire.

Council discussion ensued regarding the interim standards.

Council consensus: Refer this to the 11/12/13 RCM PH & Action Item

PRESENTATION:

● **Public Safety Statistics**

Police Administrative Captain Louie reviewed the statistics for August vs. September 2013 and crime trends for October 2012 – September 2013.

Ms. Louie presented the updated Child Safety Guide that will be translated in Spanish and Somali.

She also reminded everyone that the City is participating in the national drug take back day on October 26, 2013 at City Hall.

ADJOURNED: DM Gregerson adjourned the CSS at 5:34 p.m.