# REGULAR MEETING DES MOINES CITY COUNCIL

MINUTES January 30, 2003

The regular meeting of the Des Moines City Council was called to order by Acting Mayor Benjamin at 7:34 p.m. in the Council Chambers, 21630 11th Avenue South, #B.

PLEDGE OF ALLEGIANCE to the Flag was led by Councilmember Petersen.

ROLL CALL - Acting Mayor Richard Benjamin, Councilmembers Gary Petersen, Bob Sheckler, Maggie Steenrod, Scott Thomasson, Don Wasson and Susan White. Also in attendance was City Manager Tony Piasecki, Assistant City Manager Corbitt Loch, City Attorney Linda Marousek, Harbormaster Joe Dusenbury, Public Works Director Tim Heydon, Land Use Planner II Celeste Carlson and City Clerk Denis Staab.

ELECTION OF MAYOR

City Attorney Marousek read the rules of procedure for the process for electing a Mayor and Mayor Pro Tem.

City Clerk Staab noted that write in ballots have been placed in front of each Councilmember, and called for nominations for the office of Mayor. Nominations were as follows:

Councilmember Sheckler nominated Councilmember Thomasson
Councilmember Petersen nominated Councilmember Steenrod

City Clerk Staab read the following votes into the record:

- Councilmembers Benjamin, Petersen, Steenrod and Wasson voted for STEENROD
- Councilmembers Sheckler, Thomasson and White voted for THOMASSON

Councilmember Maggie Steenrod was announced as the new Mayor by a vote of 4 to 3.

ELECTION OF MAYOR PRO TEM

City Clerk Staab called for nominations for the office of Mayor Pro Tem. Nominations were as follows:

Councilmember White nominated Councilmember Thomasson
Mayor Steenrod nominated Councilmember Benjamin
Councilmember Thomasson nominated Councilmember Sheckler

City Clerk Staab read the following votes into the record:

- Councilmember Sheckler voted for SHECKLER
- Councilmembers Thomasson and White voted for THOMASSON
- Councilmembers Benjamin, Petersen and Wasson, and Mayor Steenrod voted for BENJAMIN

Councilmember Richard Benjamin was announced as the new Mayor Pro Tem.

[ED NOTE: These terms shall commence immediately to the first City Council meeting of 2004.]

AGENDA REVISION

Mayor Steenrod advised that she is moving Comments from the Public and placing it after Item #1 under Old Business.

BOARD & COMMITTEE REPORTS

Statement

Councilmember White stated that she has been upset over recent events and hopes with new elections the Council can get a new start and work together to get things done.

Finance & Economic Development Committee

Mayor Steenrod advised that the Committee will meet this coming Monday.

Municipal Facilities Committee

Mayor Steenrod reported that the Committee will meet next week.

Mt. Rainier Swim Meet

Mayor Steenrod noted that Mt. Rainier High School will be holding a swim meet on Friday at Mt. Rainier Pool. She congratulated all who spent so much time and effort on keeping the Pool open.

Eagle Scout Recognition

Mayor Steenrod expressed accolades to Zach Adam, Eagle Scout, who will be honored tomorrow at the Criminal Justice Training Commission for doing a State K-9 Memorial as part of his Eagle Scout project.

ADMINISTRATION REPORTS

Mt. Rainier Pool

City Manager Piasecki advised that no additional Pool funds have been received since his last report.

He noted that a proposal from the Northwest Center regarding the Pool has been distributed to other cities, staff and the school district. He also advised that the City of Kent is close to finalizing an agreement with the County and the King Aquatics Group. He has asked the City of Kent to let the Group know that Des Moines would be interested in what they may have to say in regards to the Mt. Rainier Pool.

He advised that currently Mt. Rainier Pool funds stand at a little over $26,000 in private donations and the School District has submitted another $20,000.

Potential 3rd Runway Ballot Issue

Upon questioning by Councilmember Sheckler, City Manager Piasecki advised that the City Attorney and Assistant City Attorney are preparing draft resolutions for Council consideration. He hopes to have the drafts to Council at the February 13th Council meeting.

CONSENT CALENDAR was read by City Clerk Staab.

1. Motion is to approve the minutes of January 13 and 16, 2003.

~~2. Draft Resolution No. 03-002 - Title: A Resolution of the City of Des Moines, Washington approving a Conditional Shoreline Substantial Development Permit and an Environmentally Sensitive Areas Development subject to conditions specified herein.~~
~~MOTION is to approve Draft Resolution No. 03-002.~~ [ED NOTE: This item was removed by Councilmember Thomasson.]
~~3. Motion is to approve the amendments to the contract for professional engineering services for financing the Des Moines Transportation Element Update with The Transpo Group for up to an amount of $5,000, and to authorize the City Manager to sign said contract amendments substantially in the form as attached.~~ [ED NOTE: This item was removed by Mayor Steenrod.]
~~4. Motion is to award R custom Excavation, Inc. the contract to purchase and remove 12 mobile homes that the City has acquired through right-of-way purchase of the Pacific Highway South Redevelopment Project in the amount of $30,000, plus authorize the City Manager or his designee to approve change orders up to an amount of 10% and further to authorize the City Manager to sign said contract substantially in the form as submitted.~~ [ED NOTE: This item was removed by Councilmember Petersen.]

Councilmember Petersen requested that Consent Item #4 be removed. City Attorney Marousek reminded Councilmember Petersen and Mayor Steenrod, that this item is related to the Pacific Highway South Project.

Councilmember Thomasson requested that Consent Item #2 be removed.

Mayor Steenrod requested that Consent Item #3 be removed.

**MOTION** was made by Councilmember Sheckler, seconded by Councilmember Wasson, that the remaining Consent Calendar (Item #1) be approved. Motion passed unanimously.

REMOVED CONSENT ITEMS

Consent Item #2 Draft Resolution No. 03-002 - Conditional Shoreline Substantial Development Permit & an Environmentally Sensitive Areas Development

Councilmember Thomasson noted that he only received the revised document this evening, therefore he is not prepared to vote this evening.

City Manager Piasecki advised that this revised item was placed in Council's boxes on Tuesday.

**MOTION** was made by Mayor Pro Tem Benjamin, seconded by Councilmember Wasson, to place this item as a Consent Calendar for the meeting of February 6, 2003. Motion passed unanimously.

Consent Item #3 Contract Amendments with The Transpo Group for the Des Moines Transportation Element Update

Mayor Steenrod questioned why the amount of $5,000 was selected when the actual amount is $1,900.

Public Works Director Heydon advised that the amount to date is around $2,400. If the Council should choose additional studies or meetings to cover this item, then additional funding will be needed. He stated that the consultant will only be paid for the number of hours that are actually put into the project.

City Manager Piasecki informed Council that the City has already spent over $1,900 for the work that Transpo has done and meetings they have attended that was not part of the original contract. Staff is asking for an additional $5,000 contract authorization to pay the $1,900, plus have an additional $3,100 in reserve for whatever future meetings Council may ask for. If there are no additional meetings then the money will not be spent.

**MOTION** was made by Mayor Steenrod, seconded by Councilmember White to approve the amendments to the contract for professional engineering services for financing the Des Moines Transportation Element Update with The Transpo Group for up to an amount of $5,000 and to authorize the City Manager to sign the contract amendments substantially in the form as submitted.

MOTION was made by Mayor Pro Tem Benjamin to amend the motion to reduce the fee to $3,500. Motion died for lack of a second.

VOTE ON MAIN MOTION: Motion passed 6 to 1 with Mayor Pro Tem Benjamin voting NO.

Consent Item #4 Award Contract to R Custom Excavation, Inc. to purchase & Remove 12 Mobile Homes

Councilmember Petersen questioned the revised contract.

City Attorney Marousek informed Council that the change to the contract is that there is no sales tax liability so that language was changed. Also the obligation regarding utilities was changed. It was also noted that no permits are required from the City for removal. Changes are contained within paragraphs two and four.

Upon questioning by Councilmember Petersen, City Attorney Marousek advised that the purchaser is responsible for removing the mobile homes from the tax rolls.

**MOTION** was made by Councilmember White, seconded by Mayor Pro Tem Benjamin, to award R Custom Excavation, Inc. the contract to purchase and remove 12 mobile homes that the City has acquired through right-of-way purchase of the Pacific Highway South Redevelopment Project in the amount of $30,000, plus authorize the City Manager or his designee to approve change orders up to an amount of 10% and further to authorize the City Manager to sign said contract substantially in the form as submitted. Motion passed unanimously.

OLD BUSINESS

Draft Ordinance No. 02-186 ***[ASSIGNED ORDINANCE NO. 1315]*** Dangerous Fences - 2nd Reading

Land Use Planner II Carlson advised that the two minor changes requested by Council at the January 9, 2003 meeting have been made. In response to Councilmember Thomasson’s request to provide a reason for the 10’ setback, she noted that if Council wishes to amend this setback staff has no problem. She concluded by noting that staff recommends Council approval.

**MOTION** was made by Councilmember Sheckler, seconded by Councilmember White to approve Draft Ordinance No. 02-186.

Councilmember Thomasson stated that he is not comfortable with the compliance requirement section. He felt that if this can be achieved for fences then the same requirements should be applied to containers. He noted that while he is in support of the regulation of the fences, he will probably vote against the ordinance because of the compliance language. He noted that perhaps existing fences should be grandfathered, but has no specific changes to offer.

VOTE ON MOTION: Motion passed 6 to 1 with Councilmember Thomasson voting NO.

COMMENTS FROM THE PUBLIC

Steve Henderson, 22222 Dock Street

Mr. Henderson suggested that Council build the Marina dry stack storage facility where the existing dry storage sheds are located. He felt that the Quartermaster Store property is too valuable of real estate to be used for the dry stack storage area. He felt this property could be sold if needed for City funds to help balance the budget, or developed by the City for a duel use as a Senior Center and rental facility. He also felt that the existing dry storage area would offer better operating efficiency since it is closer to the water and the boat launch site. He also felt this would save money by not having to reconfigure Dock Street.

Mike Foote, Des Moines Marina

Mr. Foote noted he wished to address a couple of items of importance to the voting tax payers. He stated that last week he reminded citizens of the corruption and deception of certain members of the past City Council and the past City Manager had engaged in regarding embezzlement of tax payer funds.

Councilmember White expressed displeasure with personal attacks and left the Council Chambers.

Mayor Steenrod asked Mr. Foote to not make any disparaging personal remarks.

Mr. Foote noted that the practice of deceiving tax payers continues in Des Moines and the 33rd District from the Harbormaster's office, to local Little League, certain members of Des Moines Council, members of Des Moines staff, members of local community, and the local media. He noted this deceit is increasing at an accelerating level. He stated that be believes information based on facts and truth has been intentionally withheld from the voting public in the City of Des Moines and the 33rd District to protect this group. Any facts directly addressed have been spun to benefit the friends of the corrupt political machine. He named the following groups: ACC, CASE, RCAA, the Political Action Group called Citizens for Des Moines, with the assistance of the Burien Highline Times and the Redondo connection.

Due to outbursts from the audience, Mayor Steenrod called for order in the Council Chambers. She once again cautioned Mr. Foote against making disparaging remarks concerning individuals.

Mayor Steenrod requested that the Police remove an audience member from the Council Chambers.

Mr. Foote continued and questioned whether this is ethical or even legal, and stated we should ask the PDC why the same people get printed in the Highline Times. He questioned whether they are connected to the political action committee.

Dr. Marie Rosenberg, 22222 Dock Avenue South

Dr. Rosenberg addressed the dry stack storage issue at the Quartermaster site. She advised that the drawings being presented this evening are deceptive as they are different from the drawings shown to neighbors earlier. She expressed concerns over the noise factors, dangers and hazards of dry stack storage. She noted that the commercial venture at this location would be totally out of character with the neighborhood and would be very disruptive. She felt that was is being proposed is "an ugly little shed". She stated that she understands that a park may be placed on top of the shed. She noted there is no place for vehicles or bicycles to park to be able to come and go and feels this is bad planning and bad business.

Frank Jovanovich, 22431 10th Avenue South

Mr. Jovanovich spoke against a new business item on the agenda tonight to consider allowing Council to suspend its Rules of Procedure. He noted that these Rules of Procedure have been in place and worked well for a long time. He concluded by stating if Council approves such a suspension, they might as well also suspend Robert's Rules of Order.

Brett Fish, 801 SW 168th, Normandy Park

Mr. Fish, speaking as part of the press who video records Council meetings, addressed Draft Resolution No. 03-013 concerning video taping of Council meetings. Mr. Fish quoted the Open Public Meetings Act 42.30, noting that the meeting is required to be open and public, and in particular noting that you may only regulate audio and video recordings to the extent necessary to preserve orderly conduct. He also quoted that recordings may not be prohibited. In conclusion, Mr. Fish noted that the audio in the back of the Council room is so degraded and undependable that a good recording cannot be made. He stated that until improvements are made, they only good place for him to record is in the front corner where he has always filmed from which does not interfere with staff or public access.

Ed Pina, 24219 7th Avenue South

In regards to the proposal to allow waiving of Council Rules, Mr. Pina felt they should not be waived as they provide for an orderly process. He stated if there is a particular rule that is causing a problem then that should be addressed.

Mr. Pina noted that by Don Wasson resigning his position of Mayor it did not change control of the Council. He noted that three of the Councilmembers were elected by the channeled funding that was identified by the PDC. He felt that Mr. Wasson's resignation from the Council would be the only way that Council may be able to balance itself and take actions in the interests of the City of Des Moines.

Ben Stark, 1310 South 230th

Mr. Stark advised that he has been reviewing previous Council meeting tapes and reading the PDC transcripts. He felt that we are suffering from pollution of the spirit. He felt this pollution is caused by the money of the Port of Seattle and the people who would profit from the Port's money. He suggested that if the City of Des Moines has $50,000 to use to put a ballot issue on whether to fund the fight against the 3rd runway, then it should be actually given to ACC and budget for the rest of the money later in the year. He stated that everyone who ran for a Council position ran on that platform.

Mysty Beal, 22628 16th Avenue South

Ms. Beal expressed concern about future years when the cost of maintaining our City infrastructure and human services will present additional financial burdens. She noted that the City of Normandy Park has threatened to revoke funding for Mt. Rainier Pool, there may be an additional $30,000 that Des Moines may have to provide. She has been told that Council is considering lowering the utility tax, which will further strain the City's budget. She felt it is time to think outside the box and seek new revenue sources. She noted that the recent Public Disclosure Commission findings basically say that the City was sold to the Wescot Company for $49,000. She concluded by stating the City could have done better by selling itself on E-bay.

NEW BUSINESS

Draft Ordinance No. 01-142 ***[ASSIGNED ORDINANCE NO. 1316]*** Telecommunications Code Readoption - 1st Reading

City Attorney Marousek introduced Carol Arnold of Preston, Gates & Ellis, who assisted the City in drafting the revisions to the Telecommunications Code.

Ms. Arnold advised Council that both state and federal law has changed which curtailed the ability of local governments to regulate telecommunication services and reminded Council that a Court of Appeals invalidated the City's current ordinance in its entirety. She reported that the proposed ordinance reenacts most of the City's telecommunications ordinance, with modifications changing only items that conflict with federal law. Changes have been made throughout the ordinance to make it clear that the City is regulating its rights-of-way, not the telecommunications providers.

City Attorney Marousek informed Council that applications are currently pending.

**MOTION** was made by councilmember Sheckler, seconded by Councilmember White and passed unanimously, to suspend Council Rule 26(b) in order to act on Draft Ordinance No. 01-142 on first reading.

**MOTION** was made by Councilmember Sheckler, seconded by Councilmember Thomasson, to approve Draft ordinance No. 01-142.

City Clerk Staab read the ordinance by title into the record.

VOTE ON MOTION: Motion passed unanimously.

Draft Ordinance No. 02-264 Traffic Impact Fees - 1st Reading

Public Works Director Heydon reminded Council that the City's Comprehensive Transportation Plan was approved at the December 5, 2002 meeting. He noted that in order to accomplish critical projects an additional source of funding is needed. He advised that as the Council Public Safety and Transportation Committee discovered there is really only one source that has the possibility of raising a significant amount of money, and that is traffic impact fees. He advised that there are basic GMA requirements for impact fees which he noted as follows:

- Related to improvements to serve new development, not existing deficiencies.
- Assessed proportionally to the impacts of new development.
- Allocated for new improvements that reasonably benefit new development

- Spent on facilities identified in the capital facilities plan.

He further advised that impact fees are not limited to new capital projects as an agency may impose impact fees to cover costs of previous improvements, provided they meet the above criteria.

Larry Toedtli of The Transpo Group proceeded to review various figures and tables from the adopted Comprehensive Transportation Plan, including a project cost summary, impact fee calculation and potential impact fees per unit of development. He displayed a map showing potential intersection and roadway capacity improvement projects for the traffic impact fee program.

Upon questioning by Council, Public Works Director Heydon advised that there already is an impact fee in the Pacific Ridge Area, that will not be in addition to the new impact fees.

**MOTION** was made by Councilmember Sheckler, seconded by Councilmember Thomasson, to suspend Council Rule 26(b) in order to enact the draft ordinance on a first reading.

Mayor Steenrod stated that she felt this issue is too complicated for just one reading. She questioned how fees would be calculated.

City Manager Piasecki advised that all impact fees would be based on a formula depending on what type of development.

Mayor Steenrod, noting the status of Transportation Impact Fees of other cities furnished in Council's packet, questioned why someone would choose to build in Des Moines when SeaTac is cheaper.

Mayor Pro Tem Benjamin felt that the City needs to balance the impact fee so we do not drive away new construction, yet have developers pay their fair share.

Councilmember Thomasson spoke in support of the proposed Transportation Impact Fees, advising that if Council does not pass this legislation the City will be putting more pressure on tax payers to pay for transportation improvements. He reminded Council that the City of SeaTac is pretty much built out and Des Moines needs to be ready as the growth will spread here.

Upon questioning, Public Works Director noted that the fees will be uniform throughout the City and that certain portions of the Pacific Ridge Area will pay some of the costs of roadway improvements within Pacific Ridge.

Mayor Steenrod advised she is in favor of the idea, but has some concerns over the actual fees.

VOTE ON MOTION: Motion passed 4 to 3 with Councilmember Wasson, Mayor Pro Tem Benjamin and Mayor Steenrod voting NO.

**MOTION** was made by Councilmember Sheckler, seconded by Councilmember Thomasson, to approve Draft ordinance No. 02-264.

Councilmember Sheckler read the ordinance by title into the record.

9:26 p.m. Mayor Steenrod called for a 10 minute break.

Mayor Pro Tem Benjamin stated that while the Public Safety and Transportation Committee had consensus that Transportation Impact Fees should be instituted, no set amount had been discussed. He suggested this should be discussed by the PS & T Committee and come back to Council next week for final action.

Councilmember Thomasson stated that the fees have been talked about and this item has been on Council's agenda for a couple of months. He noted the Transportation Plan is well laid out and the fee calculations have been laid out and circulated, with no one commenting over the last couple of months.

<u>MOTION</u> was made by Councilmember Wasson, seconded by Mayor Pro Tem Benjamin, to amend the ordinance by striking the fee structure and making that a separate ordinance.

City Manager Piasecki suggested that the draft ordinance be remanded back to the PS & T Committee for further review and return to a future Council meeting.

Councilmember Sheckler commented that the draft ordinance has been recommended by the PS & T Committee already, and it would make no sense and waste time to send it back to Committee.

Councilmember Petersen, as a member of the PS & T Committee, stated that they did not discuss actual rates.

Councilmember Thomasson reminded Council that they adopted the Transportation Plan and no one questioned that Plan. He noted the Transportation Fees are based on that Plan. He felt it would be pointless to adopt an ordinance with no fee structure in it. He also reminded Council that the City's transportation consultants, who are the experts, have helped to develop this fee schedule.

**<u>MOTION</u>** was made by Councilmember Wasson, seconded by Mayor Pro Tem Benjamin, to remand the draft ordinance to the PS & T Committee for further review and place the item on the March 6, 2003 agenda. Motion passed 4 to 3 with Councilmembers Sheckler, Thomasson and White voting NO.

<u>Draft Resolution No. 03-025 ***[ASSIGNED RESOLUTION NO. 946-A]*** Highline School District 401 Education Programs and Operations Levy</u>

City Manager Piasecki noted that staff has no recommendation on this issue.

Councilmember Thomasson noted that Council had discussed last year the appropriateness of whether Council should support another agencies levies. He stated Council did support the school district's levy for new school construction because it was important to our City and its citizens. However, he felt this issue is more debatable and has not been researched by Council.

Mayor Pro Tem Benjamin advised that as Acting Mayor he had requested this Agenda Item prepared. He acknowledged that in the past there has been a grey area whether Council should endorse such levy issues. However, he is concerned over the quality of education and feels this is an issue the City should be concerned about and therefore he will support the resolution.

Mayor Steenrod voiced the opinion that voters are capable of making these kinds of decisions and it is not Council's job to tell citizens how to vote.

Catherine Carbone Rogers of the Highline School District, expressed the belief that citizens and parents must take a strong stand on quality of life in the community and education is part of that.

Councilmember White felt it is Council's responsibility to bring important issues to the citizens.

Councilmember Sheckler noted that it is Council's job to educate citizens and wished it known that this is not a new tax, but renewing a commitment voters made before. He advised he will support the resolution.

Councilmember Wasson stated that while he will support the resolution as being important, he knows it will not benefit laid off Boeing employees.

<u>VOTE ON MOTION</u>: Motion passed 6 to 1 with Councilmember Thomasson abstaining.

10:03 p.m. Councilmember Sheckler left the Council meeting.

<u>Marina Dry Stack Storage Alternatives</u>

Harbormaster Dusenbury began by noting that last December Council requested a briefing on the options that have been developed for the proposed dry stack storage unit. He reviewed basic background information noting existing conditions, trends in recreational boating, the Master Plan process itself and how dry stack storage helps accomplish some of the objectives. He noted that dry stack storage units are becoming more popular because they provide the protection, ease and convenience of a dry shed, and they can accommodate larger boats. It was pointed out that in 1996 due to the snowstorm, changes were made to local building codes to require all future covered moorage structures to support heavier roof loads. This increased costs significantly and took away the option of replacing wood floats with concrete floats and keeping existing roof structures, since they no longer meet code. Therefore, it became apparent during the Comprehensive Master Plan process of concerns about being able to generate enough revenue to cover the costs of building and operation of covered moorage for smaller boats. This led to the idea of dry stack storage.

Harbormaster Dusenbury displayed 4 dry stack storage concepts noting the following:
*Concept C Existing Dry Shed Site:*

- would stack 162 boats, two high
- interior wash-down areas
- some exterior storage lockers
- some outside racks

Drawbacks:

- boats moving out to launch site on west side would conflict with traffic to N and M docks
- would conflict with public launching

Preliminary revenue estimates are about $300,000 per year

Upon questioning by Councilmember White, Harbormaster Dusenbury advised that the use of the existing dry shed site, was not talked about with the Municipal Facilities Committee since the last Council election.

*Concept D Existing Dry Shed Site:*
- would stack 152 boats, two high
- wash-down areas are inside
- contains lockers
- minimize traffic conflicts, doors on north side

Drawbacks:
- would preclude any public launching
- would require wider area than current dry sheds footprint

Preliminary revenue estimates would be about $280,000 - $300,000.

Mayor Steenrod noted that the current Municipal Facilities Committee has never seen concepts C and D and questioned why they were not shown to them.

Councilmember Wasson advised that the previous Municipal Facilities Committee did review these concepts.

Harbormaster Dusenbury noted that these concepts were rejected because the building costs per boat was excessive. He also noted that stacking 2 high would not be financially sound, that it would have to be 3 or 4 high, and more view impacts would occur. So the idea of building a dry stack facility was tabled until the Quartermaster property became available.

*Concept A Quartermaster Property:*
- Would store the most boats
- Revenue estimates $200,000 a year
- Boats stacked 3 or 4 high
- Has fewer view impacts

Drawbacks:
- Closer to neighbors on both the north and south

*Concept B Quartermaster Property:*
- Building is shorter, but extends further out from bank
- Building to allowable heights, boats stacked 3 or 4 high
- Access north, south and an interior space
- Further from neighbors
- Revenue estimates $200,000 a year

Drawbacks:
- More view impacts than Concept A

Harbormaster Dusenbury noted that the current dry sheds generate about $150,000 a year. He noted however, that should the dry shed area be used, it would free up the Quartermaster property for other development that could raise revenue. In conclusion he advised that expanding the dry shed capacity accomplishes the foremost goal of providing affordable moorage for small boat owners in the future and for increasing Marina revenues.

Councilmember Thomasson addressed the issue of where to place the proposed dry stack storage. He noted Council has heard from the residents to the north who seem to recommend building two stories where the existing dry sheds are located, which would put it in front of other neighbors. He felt that in terms of impacts to the neighborhood, the recommended Concept A seems to have the least impacts for the most people. He noted however, that he is somewhat disappointed in that these drawings to not seem to reflect the architectural concept that was shown to Council earlier in the process. These drawings appear to look like open carports.

Harbormaster Dusenbury pointed out that these drawings do not show the roofing and cladding. He advised that the building would have by-passing doors on the front, and will be enclosed on all four sides.

Councilmember Thomasson stated that 15 roll-up garage doors is not the image that was talked about when the Plan was adopted. He felt this concept will be more disruptive and he does not feel that those who voted for the Master Plan would have, if this particular concept had been shown.

Harbormaster Dusenbury responded that trying to balance view impacts, operational impacts and just what could be done with the site, these were the two concepts that would give the most capacity with the least amount of view impacts.

Councilmember Thomasson stated that he cannot support this concept as it does not comply with the essentials of the Marina Master Plan.

Harbormaster Dusenbury advised that staff is looking for direction to pursue an alternative. He noted this will still take a full blown Shoreline Permit so there will be plenty of opportunity for further comments and will require another public hearing. He commented that given the constraints of the site, an interior aisle is not possible.

Councilmember Thomasson felt that Council may need to go back and review the Master Plan.

Mayor Steenrod advised that the Committee has reviewed ideas to make the building aesthetically pleasing, realizing the impacts on the environment. She stated that Concept A was chosen partly because it provided the least disruption and impact upon the neighbors.

Mayor Pro Tem Benjamin suggested that it may be time to step back and review the idea of dry storage. He felt that the Quartermaster property is a prime piece of real estate and Council should not be in a rush to put such an industrial application in a residential neighborhood. He also felt that moving boats from one end of the Marina to the other end does not make sense and the application does not fit.

10:28 p.m. **MOTION** was made by Mayor Pro Tem Benjamin, seconded by Councilmember Petersen, to extend the meeting 5 minutes. Motion passed.

Mayor Pro Tem Benjamin questioned whether dry stack storage would be the highest and best use of the land. He would say no.

Mayor Steenrod stated that due to the lateness of the meeting, she will continue this discussion item to the February 6, 2003 meeting. She expressed surprise over seeing concept drawings that the Municipal Facility Committee and never seen. She requested that when packets are prepared that states that a Committee concurs with the information in the packet, that there be no surprises.

Remaining Agenda Items Not Discussed

**MOTION** was made by Councilmember Thomasson, seconded by Councilmember Wasson, that all remaining agenda items be continued to appropriate meeting dates as determined by the Mayor and City Manager. Motion passed unanimously.

NEXT MEETING DATE - Study Session February 6, 2003

ADJOURNMENT

10:33 p.m. **MOTION** was made by Councilmember Wasson, seconded by Councilmember Petersen and passed unanimously, to adjourn.

Respectfully submitted,

Denis Staab
City Clerk