

REGULAR MEETING DES MOINES CITY COUNCIL

MINUTES

March 3, 2005

The regular study session of the Des Moines City Council was called to order at 7:36 p.m. by Mayor Sheckler in the City Council Chambers, 21630 11th Avenue South, Suite B.

PLEDGE OF ALLEGIANCE to the Flag was led by Mayor Pro Tem Thomasson.

ROLL CALL - Present: Mayor Bob Sheckler (left at 8:45 p.m.), Mayor Pro Tem Scott Thomasson, Councilmembers Richard Benjamin, Dan Sherman, Maggie Steenrod (arrived at 7:38 p.m.) and Susan White. Absent: Councilmember Gary Petersen. Also present were City Manager Tony Piasecki, City Attorney Linda Marousek, Chief of Police Roger Baker, Community Development Director Judith Kilgore, Public Works Director Tim Heydon, Finance Director Paula Henderson, Park and Recreation Director Patrice Thorell, Harbormaster Joe Dusenbury, and Deputy City Clerk Angela Chaufy.

MOTION was made by Councilmember Sherman, seconded by Mayor Pro Tem Thomasson and passed unanimously to excuse Councilmember Petersen from attendance.

AGENDA REVISION

Mayor Sheckler announced that Council would discuss Item No. 4 first.

DISCUSSION ITEMS

Draft Resolution No. 05-041 [Assigned Res. No. 989] Highline School District Proposed Boundary Adjustment

At 7:38 p.m., Councilmember Steenrod joined the meeting.

Mayor Sheckler introduced the subject. He noted that he had met with Tom Slatterley, President and Dr. Joe McGeehan, Superintendent of the Highline School District regarding the issue. Mayor Sheckler stated that public input was still vital to the School Board and he urged interested individuals to communicate their comments to them.

MOTION was made by Councilmember Sherman and seconded by Councilmember White to adopt Draft Resolution No. 05-041 regarding the Highline School District's proposed changes to school boundaries.

Mayor Sheckler read the title and the "Resolves" of the proposed resolution into the record.

VOTE ON MOTION: Motion passed unanimously.

Department Briefings

Chief of Police Baker identified the following accomplishments of the Police Department:

- The Spillman Record System Upgrade contract had been signed. The work would be completed by the end of the month.
- Crime Free Housing Program curriculum had been developed.
- The first Crime Free Housing Program training session had been conducted.

- Crime Free Housing Program training had been scheduled for the next six months.
- Patrol teams were realigned for better patrolling of areas.
- The departmental strategic plan implemented.
- A Community Policing Academy was being planned.
- Volunteer program had been expanded.

In response to Mayor Pro Tem Thomasson's questioning, Chief Baker said that he had received some negative feedback regarding the lack of advance notice for the Crime Free Housing Program fees.

Councilmember Sherman said that the Crime Free Housing Program enhanced the City's sense of community and increased the public's interaction with the police department.

Councilmember Steenrod suggested that Crime Free Housing Program participants be allowed to take a test regarding the program's information. Any individuals passing the test would not need to sit through the eight hour training session.

Historic Preservation Lobby Day

As a member of the Washington Delegation for Historic Preservation, Councilmember White reported that she had traveled to Washington, DC for Historical Preservation Lobby Day. While there, she met with several senators and legislators. Councilmember White distributed information from the event to Council. She was optimistic that the City would receive funding assistance for Des Moines Beach Park improvements.

Department Briefings, Continued

City Attorney Marousek informed Council that the legal department was seeking to systemize the land use and public disclosure processes. A draft of the Civil Violation Code would be presented to Council within the next few months.

Community Development Director Kilgore distributed a report regarding the Community Summit to Council. She highlighted the following recommendations:

- Conduct another Community Summit during the summer, preferably at the South Marina Park.
- Use the City's website to communicate with citizens throughout the Zoning Code and Economic Development Strategy processes.
- Utilize a sign-in sheet for participants in order to notify them of future events.

Community Development Director Kilgore displayed a map of the construction and development activity within the City. She briefly described the various projects. Community Development Director Kilgore noted that Safeway had submitted a revision to their Interim Conditional Use Permit (ICUP) in order to add a gas station to their facility.

Mayor Pro Tem Thomasson asked for a copy of the existing ICUP with Safeway.

In response to Council's questions, Community Development Director Kilgore told Council that no permit had yet been submitted for the Blais property project. She explained that the architect and contractor of the lighthouse project had been removed by the owner.

Councilmember Steenrod said that Council should pay attention to comments regarding the zoning code received by staff.

Councilmember Benjamin said that builders had indicated to him that they have more frustrations with the City of Des Moines than with other cities. He said that he would inform the Community Development Director of the specific issues privately.

Mayor Pro Tem Thomasson said that it was important for Council to hear specific concerns so that the issues could be addressed.

Councilmember Steenrod said that she had heard that the City's current zoning code contradicts itself and is difficult to understand.

Public Works Director Heydon reported the status of the following public works projects:

- Marine View Drive Bridge bids were due 3/15/05.
- Pacific Highway South landscape, irrigation, and change orders were near completion.
- Streets for the Arterial Street Maintenance program were being identified.
- The Wesley signal project would soon be brought to Council.
- Easements for the South 216th Street/24th Avenue South signal were being obtained.
- The Department of Corrections has been performing various maintenance tasks.
- Water District No. 54's Comprehensive Plan was scheduled to be presented to Council on 3/24/05.

Finance Director Henderson informed Council of the following Finance Department projects:

- The Finance Operations Manager position has been filled.
- 2004 Accounting entries were being finalized.
- Microflex has been contracted to implement the city's B&O Tax program.
- The Quadrant cashiering system has been upgraded.

Future projects for the Finance Department included:

- Preparation of the CIP
- Review for any necessary budget amendments
- Finalization of the 7th Avenue South LID
- Identification of a Temporary Payroll Technician

Park and Recreation Director Thorell invited everyone to attend the 7th Annual Wally's Chowder Night on March 4, 2005. Proceeds from the event would benefit the Senior Center. She provided usage and maintenance statistics for the Steven J. Underwood Memorial Park. Park and Recreation Director Thorell informed Council of the status of the following projects:

- Steven J. Underwood Memorial Park restroom project has been initiated.
- Midway Park renovations were near completion.

- The department has met with Highline Water District regarding Water Tower Park. It is hoped the park will remain open with volunteers providing maintenance.
- Zenith Park was slated for closure. The site might be sold by the School District.
- Special Waterland events were being planned.

Harbormaster Dusenbury displayed pictures and described the Marina's storage yard project, power project, Redondo boat ramp south float retrofit, and Marina Master Plan update. He noted that King County was currently studying passenger ferry efforts in order to identify conditions under which it would be feasible for them to participate in the program.

At 8:45 p.m., Mayor Sheckler declared a ten minute break. He left the meeting at this point.

AGENDA REVISION

Mayor Pro Tem Thomasson announced that Council would spend the rest of the meeting discussing the Zoning Code Rewrite. The economic development strategy would be discussed at the next meeting.

Zoning Code Rewrite

Community Development Director Kilgore introduced Consultant Tom Beckwith.

Mr. Beckwith said that he sought to address style and substance issues of the current zoning code. He hoped to present the code in a format that was easy to read and understand. Mr. Beckwith proposed the following organization of the Zoning Code:

- Part A – Administrative mechanisms
- Part B – Planning and development procedures
- Part C – Zoning districts
- Part D – General development requirements

Mr. Beckwith said that the city's landscape, signage, parking, and dimensional data had been converted into table format. He informed Council that the current code included inconsistent language and gaps which made the information difficult to understand. Mr. Beckwith questioned whether Council was comfortable with the proposed four part organization of the Code. He confirmed that staff and legal counsel would also review the proposed format.

Councilmember Sherman asked that the font size of the charts be enlarged.

Mr. Beckwith recommended that the City use existing SIC or NASC definitions rather than create their own. The actual proposed chapter numbers would maintain the DMMC's current structure.

Upon questioning from Mayor Pro Tem Thomasson, Community Development Director Kilgore noted that DMMC 14 had been excluded from the scope of the project as a new IBC would soon be adopted. If Council wished it to be formatted in the new style, it could be done after its adoption.

Mayor Pro Tem Thomasson said that he would need to be convinced that the existing code had been accurately converted. He voiced concern that the new format might cause an individual to

assume that, if a use was not specifically excluded, it was allowed. After the consultant has presented Council with a rewrite of the existing code, Mayor Pro Tem Thomasson strongly recommended that any proposed changes be discussed at the Council, rather than committee, level.

Councilmember Benjamin voiced support for the new format.

Councilmember Steenrod said that the new format would reduce review time, reduce money paid to a professional to learn the Code, allow for easy reference during a conference call, identify key issues quickly, and provide predictability for the developer. She recommended that the Code use either SIC or NASC codes. Councilmember Steenrod also voiced support for the suggested index organization.

Mayor Pro Tem Thomasson said he was comfortable with the proposed format. He stressed the importance of using footnotes to insure that no Code provisions were lost.

Councilmember White said that the committee should not waste its time reviewing any proposed changes if it would not be effective.

Councilmember Sherman voiced support for the new format as long as wording was used to support the charts.

Mayor Pro Tem Thomasson questioned whether it might be a benefit to the public to adopt the existing code in its new format prior to Council discussing any policy changes.

Councilmember Sherman noted that two bills that would clarify the cities' rights in terms of average zoning were currently before the State legislatures.

Councilmember Steenrod stated that a multi-family housing property tax exemption was being considered for cities with a population of 30,000 or greater.

City Manager Piasecki said that Des Moines currently had less than 30,000 residents. A new census would be conducted in April.

NEXT MEETING DATE – Regular Meeting, March 10, 2005

ADJOURNMENT

At 9:52 p.m. **MOTION** was made by Councilmember Sherman, seconded by Councilmember Steenrod, and passed unanimously, to adjourn.

Respectfully submitted,

Angela M. Chaufy
Deputy City Clerk

ACTION ITEMS FROM THE 3/3/05 COUNCIL MEETING

- Provide Mayor Pro Tem Thomasson with a copy of the Safeway ICUP.