REGULAR MEETING DES MOINES CITY COUNCIL

MINUTES March 9, 2000

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

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

ROLL CALL: Mayor Thomasson, Mayor Pro Tem Bob Sheckler, Councilmembers Terry Brazil, Dave Kaplan, Dan Sherman, Gary Towe and Don Wasson. Also present were City Manager Bob Olander, Assistant City Manager Tony Piasecki, City Attorney Gary McLean, Community Development Director Judith Kilgore, Public Works Director Tim Heydon, Planning Manager Corbitt Loch, and Deputy City Clerk Angela Chaufty.

COMMENTS FROM THE PUBLIC

Barbara Gladding, 22022 6th Avenue South

Ms. Gladding requested that Council equitably distribute any necessary budget cuts across all departments. She noted that seniors are maintaining their independence longer than in the past and that they enjoyed participating in the senior programs. She asked that the senior activities remain centralized.

Terry Duncan, 22634 13th Avenue South

Mr. Duncan asked that Council not let the Senior community fall through the cracks during budget cuts. He said that the Senior Center offered several good programs to the community and was served by many volunteers. He noted that many seniors were longtime residents who have supported the city by paying their taxes.

Richard Falk, 601 South 227th

Mr. Falk encouraged Council to use long-term, responsible planning to meet the current budget needs of the city.

Georgie Nupen, 24816 12th Avenue South

Ms. Nupen stated her belief that the State would restore the lost sales tax equalization money to the City. She urged Council to begin long-term planning for the seniors. She noted that the buildings were in need of repair. In closing, she asked that the Senior programs be allowed to continue.

BOARD & COMMITTEE REPORTS

Environment Committee

Mayor Pro Tem Sheckler reported that the committee had met to review the Surface Water Management Comprehensive Plan and to discuss alternative design standards. The committee recommended the adoption of the King County Surface Water Design Manual with provisions tailored to the specific needs of the City. He anticipated that the topic would be brought before Council in June or July.

Suburban Cities Association

Councilmember Brazil reported that the Suburban Cities Association (SCA) meeting had been held at Third Place Books in Lake Forrest Park. He encouraged Council to visit the facility to see what economic development and mixed use could do for a community. Councilmember Brazil also reported that the Puget Sound Regional Council's president had refused the SCA appointments to the council as he said that the cities of King County needed to make the appointments independently.

State Budget Discussions

Councilmember Sherman reported that Representative Karen Keiser said that the legislators had received several calls from seniors regarding the consequences of not restoring the lost sales tax equalization funds. Rep. Keiser had estimated that 85 – 95% of the lost funds would be restored to the city.

ADMINISTRATION REPORTS

Woodmont Library

On behalf of the Woodmont Library, Laurel Steiner invited the public to attend the ribbon-cutting ceremony of the new library on March 13, 2000 at 11:00 a.m. She informed Council that the dedication of the facility would be conducted March 25, 2000 at Noon.

Census Activities

Assistant City Manager Piasecki encouraged everyone to complete and return their census information. He noted that future shared revenue allocations would be based upon the information collected from the census. He then showed a video describing the census process.

CONSENT CALENDAR was read by Deputy City Clerk Chaufty.

1. Motion is to approve the minutes of February 24, 2000.

2. Findings: Vouchers audited and certified by the auditing officer as required by RCW 42.24.080, and those expense reimbursement claims certified as required by RCW 42.24.080, have been recorded on a listing which has been made available to the City Council.

Motion: As of this date the Des Moines City Council, by unanimous vote, does approve for payment those vouchers and payroll transfers included in the above list and further described as follows:

Claim check # 70711 through # 70877 in the total amount of $372,992.39

Payroll fund transfers in the total amount of $277,386.38

3. Motion is to award the contract with Reid Middleton, Inc. to provide design services, in the amount of $75,893.68, plus a 10% contingency and further to authorize the City manager to sign said contract substantially in the form as submitted.

~~4. Draft Ordinance No. 00-037-- Title: An Ordinance of the City Council of the City of Des Moines, Washington, granting an Interim Conditional Use Permit for the addition of 10,553 square-feet of retail space to the Safeway grocery store, the demolition of a 2,074 square-foot existing retail building, the construction of a 2,074 square-foot addition to the existing dry cleaning building, and parking area modifications, adopting findings of fact in support of the Interim Conditional Use Permit, adopting conditions of approval, and establishing an expiration date for the Interim Conditional Use Permit.~~

~~TWO MOTIONS: First motion is to suspend Council Rule 26(b). Second motion is to approve Draft Ordinance No. 00-037.~~

5. Motion is to approve the interlocal agreement with King County for City Optional Program funds as found in Attachment 1; and further to authorize the City Manager to sign such documents substantially in the form as attached.
6. Motion is to approve surplusing of one 1991 Chevrolet Caprice, Vin #1G1BL5370NR13482, one 1994 Chevrolet Caprice, Vin #1G1BL52P5RR153711, and two 1996 Crown Victorias, Vin #2FALP71WOTX146592 and Vin #2FALP71W9TX146591 and to authorizes disposing of by auction, sale or transfer to other departments or agencies.
7. Motion is to recognize Saturday, April 1, 2000, as Census Day in Des Moines.

Mayor Thomasson announced that Item No. 4 had been removed by Administration in order to amend the conditions.

MOTION was made by Councilmember Brazil, seconded by Councilmember Sherman, and passed unanimously to approve the consent calendar.

OLD BUSINESS

Draft Ordinance No. 00-037 ***[Assigned Ord. 1257]*** – LLA00-002 Interim Conditional Use Permint (ICUP) for Safeway

City Attorney McLean confirmed that Mayor Thomasson and Councilmember Brazil had watched the video of the public hearing.

Planning Manager Loch proposed the following revisions to the conditions:

C.2. Drainage for the proposed project shall meet the conditions of a "redevelopment project" as defined by the King County Surface Water Design Manual. The development plans shall conform to the Level 2-duration control standard and shall apply to the area of the site where new impervious surface and replaced impervious surface area (estimated at 2.5 acres) is added. Preliminary sizing shall be submitted to the Public Works Director, who shall have authority to determine if the detention facilities sited on the preliminary plan are adequately sized (and located), or if such items require modification. A pasture land cover shall be used for the pre-existing state of the site as confirmed by the civil engineering drawings made for the existing development (1983).

D.4 In the event Safeway is unable to accomplish the provisions of Condition of Approval D.3 above, at such time that the lease agreement between the owner and tenant of tax lot 0922049404 (the Eagle Tire property) is terminated or amended to remove the tenant's right of final approval over site alterations, Safeway shall work with the owner and tenant to provide for the closure of the south driveway and the satisfaction of Condition of Approval D.3.

Planning Manager Loch noted that Safeway concurred with the proposed revisions.

In response to Mayor Thomasson's questioning, Barb Richardson from Safeway explained that an Easement Restrictions and Crossover Agreement existed between the affected properties. This agreement insured that all the tenants would share access and parking for the properties.

City Manager Olander requested that a copy of the agreement be placed in the City's project file.

City Attorney McLean suggested that language be included that states that at the time of the building permit application, the applicant shall be required to file with the City all recorded instruments sufficient to show that parking, ingress and egress are adequately provided for. In the event they are not, staff shall have discretion to require such easements to be drafted and executed by the parties.

MOTION was made by Councilmember Kaplan, seconded by Mayor Pro Tem Sheckler, and passed unanimously to amend Conditions of Approval C.2 and D.4 as provided in the memorandum to the City Council dated March 9, 2000 and to add the provision stated by the City Attorney.

MOTION was made by Councilmember Kaplan, seconded by Mayor Pro Tem Sheckler, and passed unanimously to approve Draft Ordinance No. 00-037.

EXECUTIVE SESSION

At 8:35 p.m., Mayor Thomasson announced that the City Council would recess into Executive Session for approximately ten minutes to discuss real property issues. He noted that the regular meeting would reconvene at 8:55 p.m.

NEW BUSINESS

Option to Purchase Real Property

MOTION was made by Councilmember Towe and seconded by Councilmember Brazil to approve a $25,000 option to purchase a piece of real property located at and about 22232/33 Dock Avenue South, commonly described at the Quartermaster Store, for $500,000 and to authorize the City Manager to sign such option substantially in the form as submitted.

Councilmember Sherman and Kaplan expressed concern about spending money for this purpose due to the city's current financial condition.

Councilmember Towe said that the city should act upon the opportunity presented as he felt it was in the best interest of the city and its future development.

VOTE ON MOTION: Motion passed, 5 – 2, with Councilmembers Kaplan and Sherman opposed.

OLD BUSINESS

Pacific Ridge Neighborhood Improvement Plan - Briefing

Planning Manager Loch introduced the subject. He said that the goals for discussion were to identify the maximum build out figure for the Pacific Ridge Neighborhood, to provide an update on the project, and to review the proposed permitted uses. Planning Manager Loch introduced Rick Sepler of Madrona Planning, lead consultant for the Pacific Ridge Neighborhood Improvement Plan.

Mr. Sepler explained that the maximum build-out assessment would aid in determining the effect of development on the community, the costs involved, and the level of services necessary. He noted that preliminary research had revealed that residential development was in high demand while commercial development was limited. Mr. Sepler said that the economic impact model estimated that the ratio needed to balance commercial and residential growth was ten residents to four jobs. Mr. Sepler said that a block by block analysis for the area would be performed once the maximum build-out figure was identified by Council. He said that it was difficult to increase commercial development as businesses tended to locate in proven areas first.

Community Development Director Kilgore noted that 55 acres in the Business Park area were available for business park development. Upon questioning from Councilmember Towe, Community Development Director Kilgore explained that the Pacific Ridge Neighborhood area would probably not develop as quickly as the Business Park area due to its limited lot sizes. Ms. Kilgore informed Council that initial tests indicated that a maximum residential build-out of 20,000 residents appeared to be the economic breakpoint for the area.

Mayor Thomasson and Councilmembers Towe and Wasson voiced their support for a higher level of commercial growth in the area.

MOTION was made by Mayor Pro Tem Sheckler and seconded by Councilmember Kaplan that the maximum build-out potential for Pacific Ridge be revised so that development will have a positive or neutral fiscal impact upon Des Moines.

Councilmember Sherman suggested that the words "or neutral" be struck from the motion.

Mayor Pro Tem Sheckler and Councilmember Kaplan accepted the suggestion as a **friendly amendment.**

Councilmember Towe asked that the consultants assess the cost of growth per unit of development.

City Manager Olander explained that the current market demand for commercial development was much slower than for residential growth.

In response to Councilmember Sherman's question, Mr. Sempler said that commercial growth in the core areas was expected to focus on financial and retail facilities while growth in the fringe cities would focus on office use.

Councilmember Kaplan suggested that the motion be restated as follows:

> The maximum build-out potential for Pacific Ridge be revised so that development will be no more than 20,000 population and will have a positive fiscal impact upon Des Moines.

Mayor Pro Tem Sheckler accepted this as a **friendly amendment.**

VOTE ON MOTION: Motion passed unanimously.

Through discussion, the following meetings were scheduled to continue review of the Pacific Ridge Neighborhood Improvement Plan:

March 16, 2000	7:30 p.m.
March 21, 2000	6:30 p.m.
March 23, 2000	7:30 p.m.
March 30, 2000	7:30 p.m.

NEXT MEETING DATE - Regular meeting March 16, 2000.

ADJOURNMENT

The meeting was adjourned at 10:30 p.m.

Respectfully submitted,

Angela M. Chaufty
Deputy City Clerk