

REGULAR MEETING DES MOINES

MINUTES

June 26, 1997

The regular meeting of the Des Moines City Council was called to order at 7:30 p.m. by Mayor Thomasson in the City Council Chambers, 21630 11th Avenue South.

PLEDGE OF ALLEGIANCE to the flag was led by Councilmember Wasson.

ROLL CALL - Present: Mayor Scott Thomasson, Mayor Pro Tem Terry Brazil, Councilmembers Bruce Roberts, Bob Sheckler, Dan Sherman, Gary Towe (arrived at 7:55 p.m.), and Don Wasson. Also present were City Manager Bob Olander, City Attorney Gary McLean, Community Development Director Judith Kilgore, Public Works Director Tim Heydon, Park and Recreation Director Patrice Thorell, Planning Manager Corbitt Loch, Civil Engineer Jim Seitz and Deputy City Clerk Angela Chaufy.

COMMENTS FROM THE PUBLIC

Joe Matthais, 22301 9th Avenue South

Mr. Matthais stated that he was confused and disturbed by the proceedings of the building height public hearing. He expressed hope that future city council procedures would prove less confusing.

BOARD & COMMITTEE REPORTS

Association of Washington Cities (AWC) Conference

Councilmember Roberts announced that he, Mayor Pro Tem Brazil, and Councilmember Sheckler attended the AWC Conference in Spokane. He noted that they attended several Telecommunication Act workshops.

Airport Communities Coalition (ACC)

Mayor Pro Tem Brazil announced that the ACC will host an all council meeting July 2, 1997 at the Federal Way Regional Library.

Suburban Cities Association

Councilmember Sherman announced that the draft copy of the Suburban Cities Bylaw revisions had been forwarded to Council. He noted that Council would later be asked to vote upon the proposed revisions.

Potential Sports Park Property

Councilmember Wasson stated that he had been contacted by a North Hill resident interested in selling his land to the City for the development of a sports park. He distributed the information to Council.

ADMINISTRATION REPORT

New Police Station Open House

City Manager Olander invited the public and Council to attend the New Police Station Open House on July 11, 1997 from 3:00 p.m. to 7:00 p.m.

CONSENT CALENDAR was read by Deputy City Clerk Chaufy.

1. Motion is to approve the minutes of June 12, 1997.
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 #56550 through #56743 in the total amount of \$466,115.62

Payroll fund transfers in the total amount of \$194,908.01

3. Motion is to award the contract for construction of the City Park Culvert Replacement Project to B & L Utility's Inc., in the amount of \$94,441.44, plus a 10% contingency and to further authorize the City Manager to sign said contract.
4. Motion is that the Council accept the proposal from Reid Middleton, Inc. for providing design and engineering services for the Marina Bulkhead Repair Project, and authorize the City Manager to sign the agreement, substantially in the form as attached.
5. Motion is to approve the Midway Sewer District Outfall easement and to authorize the City Manager to sign such easement substantially in the form as attached, subject to the condition that the easement shall not be of any force or effect and shall not be executed or recorded until the Sewer District has granted an easement to the City for the purpose of constructing, operating and maintaining the Des Moines Creek Trail through the Sewer District Property and such easement meets the approval of the City Manager.

MOTION was made by Councilmember Sheckler, seconded by Councilmember Roberts, and passed unanimously to approve the consent calendar as read.

PUBLIC HEARING

Draft Resolution No. 97-159 [Assigned Res. No. 832] Adopting 1998-2003 Six Year Transportation Plan

Mayor Thomasson introduced the subject.

Civil Engineer Seitz explained that the Six Year Transportation Plan would assist in coordinating projects and securing funding for those projects. He briefly reviewed the following projects scheduled for the first two years of the Plan:

- Citywide Arterial Maintenance Program;
- Des Moines Creek Trail Bridge;
- Des Moines Creek Trail;
- Installation of curb, gutter, and sidewalk on South 216th Street, Wesley Gardens to Marine View Drive South;
- Widening of street, installation of curb, gutter, and sidewalk on Pacific Highway South between South 216th Street to Kent-Des Moines Road;
- 1998 Block Grant Project;
- Citywide Sidewalk Program;
- Neighborhood Traffic Control Program;

- Reconstruction of 6th Avenue South between South 220th Street and South 227th Street;
- Installation of curb, gutter, and sidewalk to east side of 16th Avenue South between South 250th Street and South 272nd Street;
- North Twin Bridge Project;
- Pedestrian Improvements on Kent-Des Moines Road between Marine View Drive and Pacific Highway South;
- Street Improvements on South 216th Street between Marine View Drive and 24th Avenue South;
- Street Improvements on 24th Avenue South between South 208th Street and South 216th Street; and
- Construct traffic signal and widen approaches at South 216th Street and 24th Avenue South.

City Manager Olander noted that many of the projects were contingent upon available funding.

City Attorney McLean read the rules for conducting a public hearing. He announced that this hearing was not quasi-judicial.

SPEAKERS - None.

Mayor Thomasson closed the public comment portion of the hearing.

Public Works Director Heydon clarified that the proposed north bridge construction would be similar to the construction previously used on the south bridge.

At 7:55 p.m., Councilmember Towe arrived.

MOTION was made by Councilmember Roberts and seconded by Councilmember Sherman to adopt draft Resolution No. 97-159.

Councilmember Sherman announced that, in general, the Public Safety and Transportation Committee supported the proposed plan.

City Attorney McLean confirmed that Councilmember Towe could participate in the vote as he had read the packet and no public comment had been received.

Councilmember Wasson noted that he liked all the projects with the exception of the Des Moines Creek Trail Bridge project.

Mayor Thomasson read the title of the resolution into the record.

VOTE ON MOTION: Motion passed, 6 - 1, with Councilmember Wasson opposed.

Draft Ordinance No. 97-090 Redondo Riviera Pre-Annexation Zoning

Community Development Director Kilgore explained that this hearing was the first of three public hearings regarding pre-annexation zoning for the Redondo Riviera annexation area. She

noted that the Planning Agency would hold the second public hearing on July 14, 1997 and the Council would hold the third public hearing on August 7, 1997.

Planning Manager Loch noted that any actions taken would only take affect if annexation to the City occurred. He displayed maps of the Des Moines Comprehensive Plan and of the proposed zoning for the area. He informed Council of the hearing notification procedures. He noted that correspondence received from Robert W. Thorpe, Bruce and Cathy Kalin, Merle and Barbara Seinkins, and the Washington State Department of Transportation had been distributed to Council.

Mayor Thomasson announced that the previous hearing rules applied to this hearing as well.

SPEAKERS

Jeannie Van Vleet, 28318 15th Avenue South

On behalf of the Applewood Development home owners, Ms. Van Vleet stated that their area has submitted an annexation petition to Federal Way. She noted that the property north of the Applewood Development would need to access through Federal Way. She voiced concern over potential emergency response situations. She suggested that access to the property be developed through South 279th Street.

Regina Mutter, 1417 South 282nd Place

As an Applewood Development resident, Ms. Mutter voiced concern over the flow of traffic through the development to access the property within the proposed Des Moines annexation area. She felt that the property north of Applewood should be annexed to Federal Way rather than Des Moines as access to the property is through Federal Way. In closing, she asked whether Applewood was part of the potential Des Moines annexation area.

Burt Martin, 28205 15th Avenue South

As an Applewood resident, Mr. Martin suggested that the Applewood area be included in the Des Moines annexation zoning discussion. He stated that the King County plan proposed commercial/multifamily zoning for the area yet he preferred a single-family zoning designation.

Cathy Kalin, 28205 15th Avenue South

Ms. Kalin expressed concern over potential traffic impacts to her neighborhood. She also noted that she would prefer to annex to Des Moines rather than Federal Way.

John Allingham

On behalf of his parents, Mr. Allingham addressed Council concerning the zoning proposed for their property located at South 279th Street and 16th Avenue South. He noted that the proposed zoning would change the zoning from multifamily to single family. He felt that the topography of the property would make single family development difficult. He also noted that the property could provide valuable multi-family housing for the City.

Sue Jackson, 27509 13th Avenue South

Ms. Jackson asked that the property located at South 279th Street and 16th Avenue South be zoned single family. She voiced concern with potential traffic impacts if the land were zoned multifamily.

Mayor Thomasson called for additional speakers. None responded.

Planning Manager Loch explained that the Comprehensive Plan map does not obligate the city to annex any particular area.

City Manager Olander noted that meetings had been held with Federal Way to discuss potential boundaries. Based upon the access point for the Applewood Development, it was decided to place the area within Federal Way's potential annexation area. According to the interlocal agreement with Federal Way, Des Moines is precluded for accepting annexation petitions from Applewood residents. He suggested that staff meet with Applewood residents and Federal Way officials to discuss the access issues.

Councilmember Sherman asked staff to see if any pending development permits existed for the area.

Upon questioning, Planning Manager Loch stated that he would check the Interlocal Agreement for any boundary information pertaining to the property located south of South 279th Street behind the market.

Mayor Thomasson closed the public hearing.

Councilmember Roberts noted that single family zoning development standards for Des Moines are different than King County's standards.

Draft Ordinance No. 97-100 Code Revisions Regarding Comprehensive Plan Amendment Process

Community Development Director Kilgore introduced the subject.

Planning Manager Loch noted that the Comprehensive Plan can only be amended once a year. He stated that the proposed ordinance would establish the following procedures for amending the Comprehensive Plan:

- Establishes an annual window for applying to amend the comprehensive plan;
- Specifies that amendments should be analyzed concurrently and adopted in the last quarter of the year;
- Allows the Community Development Director to expand the geographic scope of a proposed amendment;
- Specifies the application requirements;
- Establishes decision criteria for evaluation of proposed comprehensive plan amendments;
- Clarifies that some land use actions are to be appealed to the Central Puget Sound Growth Management Hearing Board; and
- Clarifies when written and oral testimony may be presented during a public hearing.

Mayor Thomasson noted that the previously read hearing rules applied to this hearing and called for speakers. None responded.

Mayor Thomasson closed the public comment portion of the hearing.

Mayor Thomasson suggested that Section 1(2) of the draft ordinance include language noting that if review extends into the next year, it is still part of the previous year's process. He also recommended that Section 1(3) clarify the time length to "a year following completion of the EIS".

Upon questioning, Community Development Director noted that Section 3(2) should contain "or" statements.

Mayor Thomasson closed the public hearing.

MOTION was made by Councilmember Roberts and seconded by Councilmember Sherman to pass draft Ordinance No. 97-100 on to a second reading.

Mayor Thomasson read the title of the proposed ordinance into the record.

VOTE ON MOTION: Motion passed unanimously.

OLD BUSINESS

Award Contract - Professional Engineering Design Services for the Pacific Highway South Redevelopment Project

Public Works Director Heydon referenced the selection criteria information and ethics memo contained in the packet material. He felt that CH2MHILL was the best firm for the project. He introduced Michael Kennedy, Senior Vice President for the Northwest Region, and Roger Mason, potential Project Manager for the project.

City Manager Olander noted that staff has reviewed the situation and is comfortable with securing CH2MHILL's services.

MOTION was made by Councilmember Roberts and seconded by Mayor Pro Tem Brazil to award the contract for professional engineering pre-design services for the Pacific Highway South Redevelopment Project to CH2MHILL, Inc., in the amount of \$273,229 plus a 10% contingency and further to authorize the City Manager to sign said contract.

VOTE ON MOTION: Motion passed, 6 - 1, with Councilmember Wasson opposed.

At 9:05 p.m., Mayor Thomasson declared a five minute break.

NEW BUSINESS

Approval to go to bid for Des Moines Creek Trail - Phase One

Park and Recreation Director Thorell noted that the Midway Sewer District project had delayed the Des Moines Creek Trail project by approximately six months. Due to the pending closure of the King County Open Space Office however, she recommended moving ahead with the project now as 1989 Open Space funds were being utilized for the project. Ms. Thorell briefly listed the project's anticipated funding sources. She then introduced Steve Worthy, Project Architect.

Mr. Worthy displayed slides of the neighborhood trail access areas, the proposed crushed gravel surface material, and the stair design for the trail. He noted that the main stem of the trail would be handicap accessible.

MOTION was made by Mayor Pro Tem Brazil, seconded by Councilmember Roberts and passed unanimously to authorize advertisement for bid for Des Moines Creek Trail Phase One.

NEXT MEETING DATE - Regular Meeting July 10, 1997

ADJOURNMENT

The meeting adjourned at 9:25 p.m.

Respectfully submitted,

Angela M. Chaufty
Deputy City Clerk