

REGULAR MEETING DES MOINES CITY COUNCIL

MINUTES

July 6, 2006

The regular study session of the Des Moines City Council was called to order at 7:31 p.m. by Mayor Sheckler in the Council Chambers, 21630 11th Avenue South, #B.

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

ROLL CALL - Present: Mayor Bob Sheckler, Mayor Pro Tem Scott Thomasson, Councilmembers Dave Kaplan, Ed Pina, Carmen Scott and Dan Sherman. Absent: Councilmember Susan White. Also in attendance were City Manager Tony Piasecki, Assistant City Attorney Richard Brown, Land Use Planner I Jason Sullivan, Parks and Recreation Director Patrice Thorell, Planning, Building and Public Works Director Grant Fredricks and City Clerk Denis Staab.

MOTION was made by Councilmember Sherman, seconded and passed unanimously, to excuse Councilmember White.

CONTINUED PUBLIC HEARING

Draft Resolution No. 06-126 [ASSIGNED RESOLUTION NO. 1015] - Maslow Preliminary Plat

Mayor Sheckler announced that since he did not participate in the Public Hearing on June 8th, he will turn the Continued Hearing over to Mayor Pro Tem Thomasson and will recuse himself from participation.

Land Use Planner I Sullivan informed Council that answers to questions raised at the meeting of June 8th are contained with Council's packets. [ED NOTE: July 6th packet was noted and entered into the record as Exhibit "C".] Upon questioning, he advised that the applicant is in attendance this evening.

Mayor Pro Tem Thomasson called for any Proponents who wish to address the matter.

PROPONENT:

David Maslow, 22022 6th Avenue South, #202

Mr. Maslow informed Council that he has worked with City staff for a couple of years on the best layout for the proposal, protecting the creek, including street improvements and a detention pond. He felt the best layout has been achieved, after a long difficult road, while he is open to suggestions for improvement, he expressed hope Council will approve the application.

Mayor Pro Tem Thomasson called for further proponents three times, there was no response. He then called for opponents three times and as there was no response, he declared the Hearing Closed.

MOTION was made by Councilmember Pina, seconded by Councilmember Kaplan, to adopt Draft Resolution No. 06-126 approving the proposed Maslow preliminary plan and Findings of Fact.

Mayor Pro Tem Thomasson read the draft resolution by title into the record.

Mayor Pro Tem Thomasson noted he would like to be assured that as this project is taken through the construction drawing review, that City staff work with King County be make sure we are following the County's manual correctly as it applies to this subdivision, as this would address his concerns regarding the storm drainage.

VOTE ON MOTION: Motion passed unanimously 5 to 0 (with Mayor Sheckler not participating).

DISCUSSION ITEMS

Downtown Streetscape Project with University of Washington School of Architecture

Parks and Recreation Director Thorell introduced the topic, noting Council will be receiving an overview of the University of Washington's proposal for the Downtown Storefront Studio Project, which is anticipated to occur in the Spring of 2007. She stated that if this concept is approved the City would enter into an agreement with the University of Washington's Office of Regional Affairs and the College of Architecture and Urban Planning to provide the program. She pointed out that there are a number of City plans and some processes that have recommended the City create a downtown Des Moines as a destination, creating a waterfront district, and make the downtown and waterfront a walkable place in the community. She introduced Jim Nichols, Manager of the project for the University of Washington.

Mr. Nichols proceeded to present an overview of the proposed program, showing visual examples of accomplishments already achieved in other cities. Some highlights of the proposed scope of work included the following:

- Operate a "design desk" out of an office in downtown, from which architecture students maintain regular office hours for consulting;
- Conduct a minimum of 3 public meetings to encourage community and property owner participation in the project;
- Design development drawings and preliminary cost estimates to create a walkable Downtown Waterfront District showing the application of design guidelines to general streetscape improvements, and complete an overall streetscape to include: entryways, landmarks, tourism kiosks, open space, plazas, landscaping, locations of car, tour bus and RV parking, bus shelters and pedestrian amenities;
- Develop signage design to define and show vehicle and pedestrian connections from major transportation corridors;
- Videotape the entire project, including classes, public meetings, property owner meetings and other related project activities;
- Develop news articles, fliers and posters, website and Channel 21 content to advertise and report on the project.

Mr. Nichols noted that the following outcomes will be provided:

- A community vision for the Downtown Waterfront District which integrates the elements from previously completed City planning tools.
- A community asset map for the walkable Downtown Waterfront District will be developed showing historic, recreational and business assets and other points of interest.
- Existing urban design conditions, including several recent development projects in the Downtown Waterfront District will be identified and discussed.
- Work program and toolbox of illustrated streetscape design guidelines for the Des Moines Downtown Waterfront District properties that will be applicable to site features

and elements and building exteriors that may be affected by rehabilitation or new construction. Design guidelines will:

- o Address entryways, landmarks, tourism kiosks, open space, plazas, landscaping, locations of car, tour bus and RV parking, bus shelters and pedestrian amenities that reinforce the character of downtown; and
- o For downtown and park historic districts shall be illustrated with guidance on paint color selection, awning and canopy styles, sign types, light and other architectural features.

Mr. Nicholls informed Council that in return for donated use of a storefront businesses location to hold the Storefront Studio, the building owner will be provided with a set of plans for building façade improvements. Upon questioning, he noted that the students will be a mix of graduates and under-graduates. He advised that the first thing will be to meet with City officials and historians to receive their input and perspectives. He stated that dreams are good, but they must be implementable.

Councilmember Sherman requested two points be kept in mind during the project 1) the waterfront has actually become disconnected from downtown, and 2) there is a well developed single family neighborhood immediately east of the downtown area.

Mayor Sheckler noted that the Council's Finance and Economic Development Committee has unanimously recommended support of this project.

Mayor Pro Tem Thomasson questioned what territory will the project encompass. Parks and Recreation Director Thorell responded the "Waterfront District" would encompass from S. 216th to S. 227th, from Marine View Drive to the waterfront (inclusive of the Marina and Beach Park) and ways to connect. She advised all planning tools created to date will be used and will be looked at to create a cohesive design.

Councilmember Pina stressed the importance of linking downtown to the waterfront and how to create a link to Des Moines by car or bus, to create a marketable version to developers and potential businesses to want to be a part of this City.

Upon questioning by Councilmember Kaplan, Parks and Recreation Director Thorell advised that the City has a \$7,000 grant from King County and if the project is approved, staff will need another \$3,000 of from some source to pay for the \$10,000 agreement with the U of WA. She advised that they have scouted out some potential locations for the Storefront location that will be donated space.

Councilmember Scott, as the City's representative to the King County Landmark Commission and an active member with the Des Moines Historical Society, noted she wants to explore ways to attract people who don't know about Des Moines and its history.

MOTION was made by Councilmember Kaplan, seconded by Councilmember Sherman, to enter into an Agreement for the Storefront Studio Project with the University of Washington Office of Regional Affairs and the College of Architecture and Urban Planning.

City Manager Piasecki advised that staff will prepare an agreement for Council's approval which will be on a future Consent Calendar.

Upon questioning by Mayor Pro Tem Thomasson, it was noted that the Grant from King County can be carried over to 2007, and the funding source for the remaining dollar amount can be discussed during the 2007 budget preparations.

VOTE ON MOTION: Motion passed unanimously.

Puget Sound Regional Council (PSRC) - Update

Ben Bekkenta, Planner in the Growth Management Planning Dept., of PSRC, distributed a packet of information containing the Executive Summary for their Draft Environmental Impact Statement on the update of Vision 20/20, the Regional Multi-County Planning Policies adopted under the Growth Management Act. He proceeded with a slide presentation, inviting Councilmembers to comment on the Draft Impact Statement, highlighting some of the following:

- *Regional Responsibilities*
 - + Vision 2020 - Region's integrated strategy for growth, transportation and economics; multi-county planning policies.
 - + Destination 2030 - Regional Transportation Plan
 - + Regional Economic Strategy
- *Extending Out to 2040*
 - + By 2040 the region will include 1.6 million more people & 1.1 million more jobs.
- *Vision for Growth*
 - + Preferred Alternative Plan - where growth should occur: efficient growth patterns; sensitive to natural environment.
 - + Multi-county Planning Policies - determine where growth should occur: guidance at regional level; framework for countywide and local planning.
- *Four Alternative Growth Patters (NO PREFERRED ALTERNATIVE AT THIS TIME)*
 1. Growth Targets Extended - Builds on existing local Comp Plan employment & population targets & 2025 regional projections.
 2. Metropolitan Cities - Most focused; allocates growth to densest urban areas; decreases growth in outlying areas.
 3. Larger Cities - Focuses growth in larger suburban areas; moderate growth in metro areas.
 4. Smaller Cities - Most dispersed; most growth to smallest suburban cities, outlying areas in UGA, & freestanding towns.

Mr. Bekkenta advised that Des Moines is classified with larger suburban cities and showed the following for Growth in Des Moines:

Alternative	Population	Employment
2000 (Base Year)	29,300	5,850
2022 (Current Target)	32,500	7,550
Growth Targets Extended Alternative	38,300	10,700
Larger Cities Alternative	70,100	26,000

Mayor Pro Tem Thomasson commented that Des Moines' build out population for current zoning would be somewhere in the high 30s. He announced that he has no intention of rezoning the entire town and informed Mr. Bekkenta that no alternative should put Des Moines more than current build out. He further stated while he would like some increase in employment, Des

Moines only has limited areas for this, and certainly could not hold the larger cities alternative number.

Mr. Bekkenta advised that it was virtually impossible to do a build out for every city, but what they tried to show is what Des Moines' share would be based on its current target of larger cities and how this will effect transportation modeling, etc. He stated it is not the intent to adopt these numbers for the cities in the region, however they do want relative amounts of growth to entire groupings of cities, which then can be worked out using local targeting processes.

Mayor Pro Tem Thomasson felt you should start at the local level and then aggregate the sums, and you may find there is not the holding capacity.

Mr. Bekkenta reminded Council that over many years, such as 35, zoning changes and buildings get recycled into different uses, so what may be defined today as build out may not hold over 40 to 50 years. He noted they want to hear Council's comments, such as this is too unrealistic and offer some other level as more realistic, so it can get built in to the preferred growth options.

Councilmember Sherman questioned what 20 years ago was the forecasted population for King County and what is the actually figure today for 2005.

Mr. Bekkenta replied that he did not have the exact figures for King County, but over the years the forecasts and have been very close. He stated that he will get the figures.

Based on the process beginning 20 years ago, Councilmember Sherman asked the following:

1. What part of the plan was realized?
2. What part of the plan was not realized?

He stated he is trying to understand the efficiency and authenticity of this planning process.

Mr. Bekkenta answered question one by pointing out adoption of urban growth boundaries in the region which did not exist when the vision was first put forward, also designating a series of regional growth centers which are intended to be mixed use places, also imagining a regional transportation agency, which is Sound Transit. As far as what has not been realized, he noted that a completely linked system of regional growth centers, a full multi-mode transportation system, and noted that a much more developed regional open space network with preservation of more critical areas has never really come together.

Councilmember Sherman questioned what were major successes and what part did PSRC play in those successes, also what were the major failures and what could PSRC have done to improve in those areas of failures?

Mr. Bekkenta noted a major success is "The Prosperity Partnership" to draw together a wide number of private, public and government interests in developing a regional Economic Strategy which has developed an 18 point action agenda that has been brought to the State Legislature and several different initiatives have already been passed. He advised that PSRC hosted and staffed this effort, brought together the various actors and helped fund the project. He stated that PSRC staff and elected officials have provided a lot of leadership around the region in helping to promote good planning at the local level and reinvesting in downtown areas. He noted they have provided technical assistance to cities like Redmond as they have redeveloped and reinvested in their downtown. As part of the transportation planning, PSRC has linked all policy objectives

from around the region to help provide funding by providing criteria that prioritizes projects that serve large amounts of people in dense places. In regards to failures, he noted that PSRC often has not done the outreach to local jurisdictions and to the general public that it could have done over time and needs to work more directly with local staff.

Mayor Pro Tem Thomasson offered "regional airport citing" as a failure.

Upon questioning, Mr. Bekkenta advised voting is done by proportionately weighted votes by the entire region, with the Counties having the largest percentage. He pointed out that new policy amendments that are adopted must be passed by a two-thirds vote at the General Assembly, which prevents a monopoly at the County level.

Councilmember Pina expressed concern that the some of the wording implies that when a growth target is set, the zoning is set. He strongly felt that the only the City Council can determine the City's zoning.

Mr. Bekkenta assured Councilmembers that PSRC recognizes that planning at its base, is a local enterprise as the Council has the land use planning authority and regulatory authority. PSRC's role is to talk about a regional framework, structure and perhaps help provide tools to get to desired outcomes.

City Manager Piasecki stated it is felt by Councilmembers that there appears to be a movement going on, pushed by PSRC, to create a multi-county planning policy that says "thou shall have a minimum of 4 units per acre".

Mr. Bekkenta advised that a minimum of 4 units per acre has not been proposed at the Growth Management Policy Board. He further noted that all draft policies, as they are developed, are out for public review and comment. He stated once those policies are developed and worked through with various boards, they will go out for public review and comment yet again.

Councilmember Kaplan noted that he has had a chance to review some of the alternatives as part of the Suburban Cities discussion and some of the criteria does concern him, including a hint of a minimum of 4 units per acre. He noted he prefers the "Growth Target Extension" approach and advised that there may be jurisdictions that want to change the approach that they are taking relative to growth management, that might allow for a greater influx growth, that might have had to be taken elsewhere. He pointed out in regards to transportation, after the decision was made to expand SeaTac Airport, was to look for long term air transportation facilities. He informed Mr. Bekkenta that PSRC needs to account for this in regional planning, and this needs to be done soon. He felt this is a moral obligation that was made more than a decade ago.

Mr. Bekkenta stated that in 1996 PSRC called on the State to get engaged and help look for long term air capacity. He noted in 2005 the Legislature funded a Department of Transportation study to look at markets, growth and eventually there will be an air commission set-up at the state level to look at capacity needs and other issues.

Councilmember Kaplan expressed curiosity as to what the infrastructure for this planning looks like and where funding will come from.

9:05 p.m. Mayor Sheckler called for a 10 minute break.

Councilmember Pina commented that the time has come to expedite the issue of citing a new regional airport and he wanted PSRC to be aware of that.

Mayor Pro Tem Thomasson noted the vision is trying to accommodate all the growth in Puget Sound and he feels there really should be a state-wide conversation about whether there is a limit on the number of population we should accommodate in Puget Sound, as there are other cities state-wide that would like to have more employment and population. He questioned what is the holding capacity of Puget Sound and what should be the distribution between the 4 counties. He felt there should not always be escalating numbers, but perhaps answer the question of where are we going to move the growth boundaries to. He noted this evenings briefing has been essentially a presentation to Council on a Draft Environmental Impact Statement and he felt Des Moines needs to clearly speak on its own interests on various issues such as the amount of growth proposed, regional airport citing and possibly the transportation plan. He felt Council needs to write our representative on the Board, Julia Patterson, telling her of Council's concerns. He also suggested we partner with some of our neighboring cities such as Normandy Park and Burien, to help get an outcome that we want. He advised that it is not feasible or realistic to suggest that Des Moines double its population as there is not large available pieces of land in which to accommodate more people. He felt that the regional planning and controls that come with it, are not well placed for local governments to have their own ends in mind. He stated Des Moines needs to speak loud and soon, or we will be trod over by the rest of the region as we have in the past.

Councilmember Scott expressed concern as she does not like to see this much growth being planned for such a small area.

Mayor Sheckler directed staff to prepare correspondence to address Council's concerns to our local representatives and, perhaps incorporate some other cities to participate.

Planning, Building & Public Works Additional Positions

Planning, Building & Public Works Director Fredericks informed Council that he is seeking three additional positions as follows:

- Building Inspector I
- Planning Aide
- Administrative Assistant to support Code Enforcement & provide general clerical support

He informed Council that planning, development services, building permitting, building inspection and code enforcement activities remain at record high levels, and there is every indication that these levels will substantially increase over the next 2-3 years. He demonstrated these activities and future forecasts with the use of various charts showing: Pre-applications, Development Services Activities, Permits and Fees (to date & future), and Code Enforcement Cases.

Upon questioning by Mayor Pro Tem Thomasson, City Manager Piasecki advised that hiring limited term employees tends to keep qualified people from applying. However, he acknowledged that should forecasts not materialize then we may have to deal with lay-offs.

Upon questioning by Mayor Sheckler, Planning, Building and Public Works Director Fredericks advised that should Council approve the Administrative Assistant, that the 95 Code Enforcement Cases currently on hold, along with the estimated new cases for 2006 will be actively pursued.

Director Fredericks called Council's attention to a chart regarding the costs for the 3 new positions, highlighting the following:

Total Additional Cost 2006	=	\$ 85,000	2007 = \$197,000
Offset by Additional Revenue	=	\$(49,000)	2007 = \$(76,000)
Offset by Reduced Overtime Costs	=	\$ (7,600)	2007 = \$(15,200)
Net Additional Cost to City 2006	=	\$28,400	2007 = \$105,800

City Manager Piasecki advised that part of the Code Enforcement Officer's salary does come from finding those apartments that are not paying their fees. He noted that when staff completes its analysis at the end of the year, looking at the hours spent administering the program versus the revenue, we may actually end up reducing the overall cost per rental unit.

Director Fredericks informed Council that there are 134 addresses identified as rentals, that do not have a business license and have not signed up for the Crime Free Housing Endorsement classes. Hopefully with a new position, we will be able to track these individuals and collect appropriate fees.

Assistant City Attorney Brown advised Council that of the approximately 16 cases that have been prosecuted so far, we have collected approximately \$60,000. He felt there is at least that much or more, that we have not been able to get to.

Upon questioning, Assistant City Attorney Brown stated as long as the City follows through with the intent of the program (Crime Free) which is to make it self supporting, he did not feel there is any legal exposure or danger. He advised staff is very careful to make sure this is a fee for service and we will adjust the fee appropriately if the cost goes up or down. He stated it is very important to be fair to everyone and that we administer the program equally, which means we do go after those that are not paying.

Councilmember Scott felt the City needs these positions and hopes the salaries are competitive as we need the best employees we can get.

Councilmember Sherman stated the City needs employees to fill essential services and functions as long as we have the income to pay them. He cautioned that come budget time, if these positions are approved and filled, he does not want to hear that the City does not have money for streets and associated repairs.

Mayor Pro Tem Thomasson noted he is uncomfortable with the suggested motion, as it only speaks to the hiring of the positions and does not address the issue of amending the budget to pay for the positions.

City Manager Piasecki remarked that this will need a budget amendment because we will need administration authority. He felt this would most likely occur with the next budget amendment that will come to Council in late August or September, however this one could be prepared for a Consent Item at the last meeting in July.

Mayor Sheckler felt he considers the department is in crisis.

MOTION was made by Mayor Sheckler, seconded by Councilmember Pina, to approve the following three new positions in the Planning, Building and Public Works Department: Inspector 1 in the Building Divisions, a Planning Aide in the Development Services Division and an Administrative Assistant in Department Administration.

Mayor Pro Tem Thomasson proposed an amendment that makes the motion subject to the approval of a budget amendment that supports it. He noted this means you can advertise, but no hiring until the budget amendment is approved. This was accepted as a Friendly Amendment by the maker and seconder of the motion.

Councilmember Sherman noted that in the near future there is another proposed new position for an Economic Development Director, which means more outgoing money. He stated this is giving him bad feelings concerning the budget.

Councilmember Pina felt these positions tonight are essential for the City to perform its functions in critical areas. He felt there are other areas that Council can address funding when we prioritize government activity during budget discussions.

Councilmember Kaplan felt this is a demonstrated need and he feels the revenues being generated along with savings being realized, are adequate to get the City through the end of the year. In order to move forward with economic development, we must have the staff to keep up. He acknowledged there will be difficult decisions come budget time as other departments request new positions.

Councilmember Scott noted that organizations, groups and citizens have all requested that planning and building find a way to be more efficient and community friendly. She felt this request should not be made hostage to a budget amendment as it is Council's responsibility. She requested the budget amendment come forward quickly so as to not delay the hiring of these positions.

Upon questioning, Planning, Building and Public Works Director Fredericks stated he will be looking for other positions, especially in engineering, during the 2007 budget discussions. He informed Council that he is comfortable having the Inspector I and the Planning Aide subject to a budget amendment, but requested the capability to immediately hire the Administrative Assistant to support Code Enforcement. He stated he has presented a strong business case to make this a budget neutral, if not a budget improvement, position.

City Manager Piasecki informed Council that the City can absorb the cost (\$30,000) for the Administrative Assistant for the rest of the year with current appropriations, so a budget amendment is unnecessary for this position. Council CONCURRED.

VOTE ON MOTION: Motion passed unanimously.

NEXT MEETING DATE

Mayor Sheckler noted the next regular meeting will be July 13, 2006.

ADJOURNMENT

At 10:17 p.m. **MOTION** was made by Councilmember Pina, seconded by Councilmember Kaplan and passed unanimously, to adjourn.

Respectfully submitted,

Denis Staab
City Clerk