

PRELIMINARY
REGULAR MEETING OF DES MOINES CITY COUNCIL

MINUTES

October 3, 1996

The regular meeting of the Des Moines City Council was called to order by Mayor Thomasson at 6:08 p.m. in the Council Chambers, 21630 11th Avenue South.

PLEDGE OF ALLEGIANCE to the flag was led by Mayor Pro Tem Brazil.

ROLL CALL - Present: Mayor Scott Thomasson, Mayor Pro Tem Terry Brazil, Councilmembers Bruce Roberts, Bob Sheckler, Dan Sherman (arrived at 6:19 p.m.), Gary Towe and Don Wasson. Also present were City Manager Bob Olander, Community Development Director Judith Kilgore, Finance Director Jim Hathaway, Harbormaster Joe Dusenbury, Planning Manager Corbitt Loch, and Deputy City Clerk Angela Chaufy.

COMMENTS FROM THE PUBLIC

Victor Anderson and Virg Staiger addressed Council concerning an issue covered under the Woodmont/Redondo public hearing. Their comments have been recorded under the appropriate section of the minutes.

BOARD & COMMITTEE REPORTS

Senior/Community Center Committee

Councilmember Sheckler noted that the committee had met to establish a time line for the Senior/Community Center study. Selection of a consultant should occur at the next meeting.

At 6:19 p.m., Councilmember Sherman arrived.

ADMINISTRATION REPORTS

Written Briefing: Des Moines Creek Basin Study

City Manager Olander noted that a written briefing of the Des Moines Creek Basin Study had been included in Council's packet. He asked Council to contact him with any questions.

Briefing: Telecommunications Request For Proposals

City Manager Olander stated that the City had secured Telecom Management Concepts to perform a telecommunication needs analysis due to the needs of the new police station, technological advances, and the current system's capacity limitations.

Finance Director Hathaway introduced John Locke from Telecom Management Concepts.

Mr. Locke stated that the needs analysis identified the following conditions:

1. Present system experienced several "busy" conditions.
2. Present system was maximized.

3. New police facility telephone services could not be adequately integrated with existing system.
4. New police facility had been designed with a telecommunications room.
5. House cabling had been run to form campus environment.

Based upon these findings, Mr. Locke stated that TMC recommended the installation of a PBX or hybrid phone system to provide seamless, unified networking capabilities for the City. He noted that the proposed request for proposal would include future expansion and integration capabilities as well.

City Manager Olander noted that the City had been accepted on the State's long distance (SCAN) system and that the cost of off premise extensions were expected to increase dramatically. Mr. Olander detailed the financing plan for the project. He also suggested the formation of a telephone reserve/replacement fund.

MOTION was made by Councilmember Roberts and seconded by Councilmember Sheckler to approve the RFP for the City's Telecommunications System Project and to direct staff to advertise and solicit vendors to submit proposals for such project.

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

CONSENT CALENDAR was read by Deputy City Clerk Chaufty.

1. Motion is to approve the minutes of June 7, 8 and 9, 1996.

MOTION was made by Councilmember Sheckler, seconded by Mayor Pro Tem Brazil, and passed unanimously to approve the consent calendar as read.

PUBLIC HEARING

Draft Resolution No. 96-193 - Adoption of Marina Facility Master Plan

Harbormaster Joe Dusenbury gave a brief history of the Des Moines Marina facility. Using slides, Mr. Dusenbury highlighted the Marina's completed capital improvement projects and the following proposed projects:

- Replacement of fuel tanks,
- Replacement of boat launcher,
- Continued repair of bulkhead,
- Replacement of transformers,
- Rewiring of existing docks,
- Replacement of mooring pilings,
- Overlay of asphalt,
- Replacement of open wood floats, and
- Maintenance of roof structure.

Finance Director Hathaway described the financial forecast for the cumulative capital costs. He noted that a four step rate increase as well as bonding was proposed to finance the capital

improvement projects. He also illustrated the projected year end cash position of the Marina if a rate increase was not implemented.

Harbormaster Dusenbury reviewed the demand study with Council.

City Manager Olander read the rules for conducting a public hearing. He swore in all speakers.

SPEAKERS

Dennis Daus, 22211 Cliff Avenue South, #302

Mr. Daus was happy to see the long term needs of the Marina being identified. He expressed concern over the amount of marina funds transferred to the General Fund. He also felt that the launch facility should support itself rather than relying on the tenants. In closing, Mr. Daus recommended that the improvements be done but asked Council to review his concerns.

Tom Sitterley, 601 South 227th, #203

As president of the Des Moines Marina Association, Mr. Sitterley voiced support for establishing the Des Moines Marina as a "first class" facility. He commended Harbormaster Dusenbury for his efforts. Mr. Sitterley felt that the marina should pay for itself and urged Council to utilize current Marina revenues as much as possible to finance the improvements. In regard to the market rate survey, Mr. Sitterley stated that the more expensive marinas provide amenities that are not provided by Des Moines. He noted that narrow slips and low ceilings limit the size of vessels moored at the Des Moines Marina.

Mayor Thomasson called for additional speakers. None responded.

Mayor Thomasson closed the public testimony portion of the hearing.

Finance Director Hathaway explained the formula for transferring Marina revenue funds to the General Fund. He noted that the majority of the transferred funds were for administrative support services and police expenses.

Harbormaster Dusenbury explained the relationship between the facility master plan and the overall master plan for the marina.

In response to Council's questioning, Mr. Sitterley noted that the Marina Association supports reasonable rate increases as long as they relate to the Marina's true costs.

Mayor Thomasson stated that discussion of the Marina Facility Master Plan would be continued to a later meeting.

At 8:05 p.m., Mayor Thomasson declared a ten minute break.

CONTINUED PUBLIC HEARING:

Draft Ordinance No. 96-158 Amendment of the Greater Des Moines Comprehensive Plan [CP96-039]
2. Amendment of Greater Des Moines Comprehensive Plan - Redondo Land Use Map [CP96-039(A)]

3. Amendment of Greater Des Moines Comprehensive Plan - Property-Specific Amendments [CP-039(B)(C)(D)(E)]

4. Draft Ordinance No. 96-154 Adoption of City Zoning for the Woodmont/Redondo Annexation Area [RZ96-029]

5. Amendment of Greater Des Moines Comprehensive Plan - Text Amendments [CP-039(F)(G)]

City Manager Olander read the rules for conducting a public hearing and swore in all speakers.

SPEAKERS

Pete Babaton,

On behalf of Highline Community College, Mr. Babaton asked Council to approve Community Commercial zoning for the Redondo pier. He referenced the letter (Exhibit 2) submitted by Edward M. Command, President of Highline Community College.

City Manager Olander noted that a letter (Exhibit 3) had been submitted to Council from Gerry Kingen of Salty's Restaurant requesting Community Commercial designation for the properties located at 28201/10 Redondo Beach Drive South.

Bill Glass, Seatoma Trailer Park

As a resident of Seatoma Trailer Park, Mr. Glass noted that the Park is well kept with responsible tenants. He asked Council to give security to the residents now and deal with the commercial zoning question when the owner actually wanted to change the use of the property. He presented Council with a petition (Exhibit 4) opposing a commercial zoning designation for the trailer park property.

Jo Glass, Seatoma Trailer Park

On behalf of Seatoma Trailer Park resident, David Ruffner, Mrs. Glass read a letter opposing the rezoning of Seatoma Trailer Park property to commercial. He felt a commercial designation would increase property tax and could negatively affect neighborhood safety. He noted that the park acted as a buffer between existing commercial property and single family areas.

Annette Stickle, 26504 19th Place South

Ms. Stickle opposed the proposed commercial zoning for the Seatoma Trailer Park property. She felt commercial development would increase loitering and crime and noted that two medical facilities were already located in the area. Ms. Stickle urged Council to maintain the sense of community for the area. She noted that she was pleased to become a Des Moines resident and looked forward to the increased police protection.

James Johnson, Seatoma Trailer Park, Space 18

Mr. Johnson noted that a rezoning of the trailer park area could displace several people who could not afford to move. He voiced concern that crime would increase if the property was zoned commercial.

Don Rust, 25822 20th Avenue South

Mr. Rust informed Council that the Springwood Manor site had now been cleared. He asked that Council research other existing applications filed through King County.

Harvey Pittelko, 2475 SW 150th, Seahurst

Mr. Pittelko stated that he and his wife have owned the Seatoma Trailer Park property for nine years and planned to continue its operation well into the future. He asked Council to maintain the property's current commercial zoning designation as it would prove important in the event refinancing of the property was necessary.

James Stubner, Salty's Restaurant

On behalf of Gerry Kingen of Salty's Restaurant, Mr. Stubner requested that the property located at 28201/10 Redondo Beach Drive South be zoned Community Commercial. He referenced Exhibit 3.

Victor Anderson, 27036 8th Avenue South

Mr. Anderson requested that the following comments, received during Comments from the Public, be inserted into the record at this time:

On behalf of his neighbors, Mr. Anderson asked Council to grandfather current County development standards for the lots located in the Woodmont/Redondo area that were platted prior to WWII. He felt that the King County building standards were necessary to justify building homes on the lots. He voiced concern over the height, setback, and coverage provisions of the Des Moines' building code. He also noted that the lots, if developed, would generate more revenue for the City as it would increase the tax base.

Virg Staiger, 27011 8th Avenue South

(Editor's Note: Comments also received during Comments from the Public). On behalf of the Woodmont Community Club, Mr. Staiger reiterated Mr. Anderson's concerns and request. He also noted that he was pleased that area services would be consolidated.

Sherry Rimpler, 2712 Kent Des Moines Road

Ms. Rimpler clarified that egress for a four unit complex developed on her property would be determined by staff's recommendations if the requested Single Family/Common Wall designation was granted. She asked Council to consider the uniqueness of the property. In regard to the Seatoma Trailer Park property, Ms. Rimpler cautioned Council on creating a similar situation by designating commercial property next to single family.

Mayor Thomasson called for additional speakers. None responded.

Community Development Director Kilgore noted that Des Moines will receive the complete list and files of pending permits 28 days before the effective annexation date.

Mayor Thomasson asked for the acreage of the Seatoma Trailer Park property.

Community Development Director Kilgore noted that the average Woodmont lot is 60' wide while the average Redondo lot is 40' wide.

Mayor Thomasson suggested that the interpretation of aggregate lot formation be reviewed. He also questioned whether the beach area next to the park was private or public.

MOTION was made by Councilmember Roberts, seconded by Councilmember Sherman and passed unanimously to continue the public hearing to the October 10, 1996 meeting.

Community Development Director Kilgore told Council the history of the Springwood Manor application. She noted that the Planning Agency had recommended zoning the area Single Family.

Councilmember Roberts questioned the legality of this option.

MOTION was made by Councilmember Sheckler and seconded by Mayor Pro Tem Brazil to amend the Preferred Land Use Map for Woodmont to designate the Springwood Manor property Single Family.

VOTE ON MOTION: Motion failed, 3 - 4, with Councilmembers Roberts, Sherman, Towe, and Wasson opposed.

Councilmember Roberts noted that he preferred to hear the City Attorney affirm the legality of the measure prior to approving Single Family zoning.

Councilmember Wasson felt that legality did not necessarily insure fairness. He questioned the fairness of the motion.

MOTION was made by Mayor Thomasson, seconded by Councilmember Roberts, and passed unanimously to direct staff to request in writing that King County Department of Development and Environmental Services not extend development authorization for Springwood Manor beyond the current life of the building permit.

Planning Manager Loch explained the state law provisions for closing a trailer park.

Mayor Thomasson voiced support for the previous Council's Single Family/Common Wall designation for the area.

MOTION was made by Mayor Thomasson and seconded by Councilmember Sheckler to have the Seatoma Trailer Park property remain designated Common Wall Single Family residential and that the zoning be RD-3600.

Councilmember Wasson expressed concern that the change in zoning might trigger the closure of the park as future financing might be jeopardized.

VOTE ON MOTION: Motion passed, 5 - 2, with Councilmembers Wasson and Towe opposed.

NEXT MEETING DATE - Regular Meeting October 10, 1996

ADJOURNMENT - The meeting adjourned at 9:50 p.m.

Respectfully submitted,
Angela M. Chaufy, Deputy City Clerk