REGULAR MEETING DES MOINES CITY COUNCIL

MINUTES November 12, 1998

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 Sheckler.

ROLL CALL - Present: Mayor Scott Thomasson, Mayor Pro Tem Terry Brazil, Councilmembers Dave Kaplan, Bob Sheckler, 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, Planning Manager Corbitt Loch, Park and Recreation Director Patrice Thorell, Finance Director Scott McCarty and City Clerk Denis Staab.

COMMENTS FROM THE PUBLIC

Ms. Bergin, 21628 28th Avenue South

Ms. Bergin reminded Council that she had requested that the ditch in front of her property be mowed several months ago and it still has not been done. She complained about cigarette butts and general debris along the curb side on Pacific Highway South and requested this be taken care of on a more routine basis as she feels a clean area is less likely to attract trouble.

BOARD & COMMITTEE REPORTS

Human Services

Councilmember Towe expressed appreciation from the City's Human Services Advisory Committee for the funding level contained in the City's 1999 draft budget. He further advised that King County is proposing cuts in human services funding and requested a letter be sent from the City requesting that funding levels remain steady.

Suburban Cities Association

Mayor Pro Tem Brazil informed Council that the Executive Board met recently and is urgently requesting the Association to either hire additional staff or drop some of the projects due to the overwhelming work load. He noted that one of the major projects taking a lot of time now is the Regional Governance and Finance Steering Committee with King County. A counter proposal has been made to King County and it all boils down to funding. The County wants the cities to pay more money to the County for less services, and the Committee feels that the urban subsidies should absorb some of the costs. He concluded by noting once their final report is filed, focus will be placed on the Legislature.

Salmon Run

Mayor Pro Tem Brazil informed Council that while attending a Veterans Luncheon at the Senior Center, he spotted approximately 6 salmon heading up Des Moines Creek for spawning.

ADMINISTRATION REPORTS

Rotary Play Land

Park and Recreation Director Thorell informed Council that a two year project sponsored by Des Moines Rotary to create a play land area for children in Des Moines is now complete. She noted the $20,000 project was funded through funding raising projects and was constructed and installed by Rotary with some help from the Park and Recreation Department. She showed colored pictures of the play equipment that is now installed at Des Moines Beach Park.

Mike Regeimbal, President Des Moines Rotary, reviewed many of the local and area projects the Rotary Club has sponsored. He thanked several individuals for their help in completion of the new play land, in particular Kevin Tucker of the Des Moines Police Department in his fund raising efforts.

Brian Snure, former President of Des Moines Rotary, thanked the City for their help and cooperation in the effort to install the play equipment

Councilmember Sheckler informed Council that the idea was originated by Mr. Snure who was responsible for spearheading the effort.

Mayor Thomasson presented Rotary with a certificate of appreciation for their outstanding contribution to the City.

CONSENT CALENDAR was read by City Clerk Staab.

1. Motion is to approve the minutes of October 22 and 29, 1998.
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 #64102, 64104 and 64290 through #64552 in the total amount of $1,062,881.26

      Payroll fund transfers in the total amount of $208,750.78
3. Motion is to authorize the City Manager to approve all vouchers for payment of the following claims during the period of November 13, 1998 through November 26, 1998:

   a. All vouchers for payment of payroll checks, including Marina payroll, and

   b. All vouchers for payment of claims and Marina checks, provided that all vouchers and checks approved by the City Manager in accordance with this motion shall be presented at the December 10, 1998 meeting.

MOTION was made by Councilmember Towe, and seconded, to approve the Consent Calendar as read.

Councilmember Sheckler noted that on the Minutes of November 13, 1998, under comments from the public, Walter Wise should be corrected to Walter West. It was duly noted.

VOTE ON MOTION: Motion passed unanimously.

PUBLIC HEARING

Draft Ordinance No. 98-259 ***[ASSIGNED ORDINANCE NO. 1221]*** Adoption of 1999 Budget - 1st Reading

City Manager Olander advised that during the past several weeks the City Council has had the opportunity to be briefed on the various departments and funds encompassing the 1999 preliminary budget. He noted that this hearing will allow the public to comment on the contents of the draft budget.

City Attorney McLean questioned whether there was anyone in attendance who wished to address Council on this public hearing matter. There was no response.

Mayor Thomasson called for any comments from the public. As there was no response, he declared the public hearing closed, and read the draft ordinance by title into the record.

MOTION was made by Councilmember Sheckler, seconded by Mayor Pro Tem Brazil and passed unanimously, to suspend Council Rule 26(b) in order to enact Draft Ordinance No. 98-259 on first reading.

MOTION was made by Councilmember Sheckler, seconded by Councilmember Towe, to approve Draft Ordinance No. 98-259.

Councilmember Kaplan complimented Administration for allowing a better lead time on the draft budget and offering more options regarding policy decisions. He did express some concern with many of the one time transfers necessary to balance the budget, and cautioned that he would probably not look favorably on this as a future trend.

Mayor Pro Tem Brazil noted he was particularly impressed with the Finance Department staff who compiled the draft budget without the lead of a Finance Director.

VOTE ON MOTION: Motion passed unanimously.

AGENDA REVISION

Mayor Thomasson announced that he will take New Business first this evening.

NEW BUSINESS

Draft Ordinance No. 98-238 ***[ASSINGED ORDINANCE NO. 1222]*** Establishing Credit Line - Airport Defense Fund - 1st Reading

City Manager Olander reminded Council that this credit line was discussed and authorized by Council at a meeting a year ago. He informed Council that there is a need to establish this credit line prior to the end of this year.

City Attorney McLean read the draft ordinance by title into the record.

MOTION was made by Councilmember Sherman, seconded by Mayor Pro Tem Brazil, to suspend Council Rule 26(b) in order to enact the draft ordinance on first reading. Motion passed 6 to 1 with Councilmember Wasson voting NO.

MOTION was made by Councilmember Sherman, seconded by Councilmember Sheckler, to approve Draft Ordinance No. 98-238.

Councilmember Wasson advised that he is opposed to the draft ordinance because he does not feel the City should take on this debt. He would rather cut-out or postpone some Capital Improvement Projects. He stressed that he feels it is critical to continue the fight against the 3rd runway, but feels there is no need for the City to go into debt, as it unnecessary and sets a bad precedent.

Councilmember Sherman and Mayor Pro Tem Brazil noted that the airport fight is a long term issue effecting the quality of life for Des Moines residents. They noted that this is what could be termed the "fourth quarter" of the fight and it is critical to maintain full funding.

VOTE ON MOTION: Motion passed 6 to 1 with Councilmember Wasson voting NO.

OLD BUSINESS

Pacific Ridge Element of the Comprehensive Plan

Community Development Kilgore began the discussion by reading to Council staff's definition of what an Urban Village is: "An Urban Village is an area within the City where diverse land uses and building types result in a vibrant community with a strong sense of place. Urban Villages are served by regional transportation facilities and services. Internal circulation systems accommodate pedestrians, transit, bicyclists and the motorist. Buildings are taller in Urban Villages than in other areas of Des Moines. As a result, land uses may be more concentrated here. Street improvements, open space and building design, contribute to the interrelationship between residences and businesses within the Urban Village. While some sub areas may be predominately residential and others commercial, all sub areas have recognizable features that relate to the village as a whole."

Councilmember Towe commented that he felt this definition captures what Council was looking for.

Councilmember Sherman noted that he felt the Highway Commercial zone defines this particular area very well. He objected to the use of the word "vibrant". He felt the definition sounds too bureaucratic.

Planning Manager Loch proceeded to note that staff visualizes 3 to 5 story buildings on the west side of Pacific Highway South, and a mix of commercial and residential on the east side, with buildings up to 10 stories. Mr. Loch presented colored drawings to illustrate an overhead view of the whole area, and a street view of a portion of the commercial highway area. He called Council's attention to the fact that the buildings on the east side of the highway could have various options on height and terracing, depending on the amount of open space and setbacks.

Mayor Thomasson commented that he is not in support of mixed use as vehicle noise alone can make this inappropriate. He would prefer to see a 300 foot depth keep along the highway that can only be commercial.

8:28 p.m. Council took a brief recess to review and discuss the drawings at a closer view. [ED NOTE: During this break, Mayor Pro Tem Brazil and Councilmember Sheckler (ill) left the Council meeting.]

Councilmember Sherman noted that the property to the east is currently low in value and he felt this proposal would economically be a benefit to much of the area.

City Manager Olander reminded council that renters do not generally have a great personal commitment that ownership would generate. He felt that ownership brings more responsibility.

Councilmember Towe likened this development of a new zone as similar to when Council worked on the Downtown rezone. He informed staff that he likes the visual image and the description that staff has developed. However, he would prefer to see the area developed in groups rather than parcel by parcel, and hoped incentives could be developed to encourage this type of development.

Community Development Director Kilgore informed Council that staff should know by the end of the year whether they will have a grant to participate in a market study that should help answer questions such as what is realistic for the commercial retail market.

Mayor Thomasson commented that he has some concerns with the additional height on the west side of Pacific Highway South. He noted that much of the commercial area is too close to well established residential neighborhoods.

Councilmember Kaplan noted that he lives close to the commercial area west of Highway 99, and he felt that up to 55' in height would not be that much of an impact on the residential area. On the east side of Highway 99 he felt that a mixed use would be the best use of the land.

Councilmember Sherman commented that a denser residential neighborhood would support a retail commercial use along Pacific Highway South.

Considerable Council discussion ensued with some comments as follows:
- Balance height with bulk
- Allow buildings to go higher that provide more open space
- Keep height limit on west side of Highway 99 to 55' to lessen impact on residential and protect view on the east side of the highway
- Be flexible, but provide guidelines to establish development agreements

Council began review of staff's proposed Draft Goal Statement.

The sentence *"Pacific Ridge will be both an employment and residential area with mixed use allowed in most areas."* It was suggested that *employment* be broadened to include the word retail and the words *with mixed use allowed in most areas* be stricken.

In sentence 6 it was suggested that *Pacific Highway* be changed to "commercial development".

Considerable discussion ensued over the sentence: *"New buildings will be approximately five stories in height along Pacific Highway emphasizing mixed retail and office uses."* At this point it was determined to move the rest of the discussion to the next Council meeting of November 19, 1998, to allow for a full Council to be present.

It was noted that Council had requested this review of the area due to the high number of police, fire and code enforcement calls that are generated in this area.

After concerns expressed by Council over displacement of trailer parks in the area, City Manager Olander suggested Council may wish to plan ahead to cover issues that might arise.

NEXT MEETING DATE - Regular Meeting November 19, 1998

ADJOURNMENT

The meeting was adjourned at 9:42 p.m.

Respectfully submitted,

Denis Staab
City Clerk