

# SEATAC CITY COUNCIL REGULAR MEETING MINUTES

April 11, 2006  
6:30 PM

City Hall  
Council Chambers

**CALL TO ORDER:** The SeaTac City Council Regular Meeting was called to order by Mayor Gene Fisher at 6:33 p.m.

**COUNCIL PRESENT:** Mayor Gene Fisher, Deputy Mayor Ralph Shape, Councilmembers Anthony (Tony) Anderson, Chris Wythe, Terry Anderson, and Joe Brennan. Excused absence: Councilmember Don DeHan.

**ADMINISTRATIVE STAFF:** City Manager Craig Ward, Assistant City Manager Tina Rogers, City Clerk Judith Cary, Senior Assistant City Attorney Mark Johnsen, Planning Director Steve Butler, Finance Director Michael McCarty, Fire Chief Bob Meyer and King County Police Captain Rob Mendel.

**FLAG SALUTE:** (The Flag Salute was performed at the preceding Special Study Session.)

**INTRODUCTION:** Councilmember Brennan introduced Larry Easton as one of the City's Founding Fathers. Mr. Easton was in the audience to address Agenda Bill No. 2692.

**PUBLIC COMMENTS:** Steve Pinto, 3741 South 192<sup>nd</sup> Street, referred to the article in the SeaTac Report, Spring 2006 issue, stating the City Council is considering modification to the Council Meeting format and starting time. He stated the change of time may help, however, over the past years, he has noticed that changing the meeting time has not brought in more citizens. Secondly, he stated public comments are not addressed, and therefore, the citizens do not want to come to Council Meetings.

## **PRESENTATION:**

### **•Proclamation declaring April 26, 2006 as City of SeaTac Clean Your Files Day**

Mayor Gene Fisher read the proclamation which focuses on recycling of paper in City Hall as well as in the business sector of the City.

## **CONSENT AGENDA:**

- Approval of claims vouchers** (check nos. 70787 – 70985) in the amount of \$837,213.01 for the period ended April 5, 2006.
- Approval of payroll vouchers** (check nos. 44648 – 44692) in the amount of \$348,237.30 for the period ended March 31, 2006.
- Approval of payroll electronic fund transfers** (check nos. 46205 – 46378) in the amount of \$268,592.39 for the period ended March 31, 2006.
- Approval of payroll wire transfer** (Medicare and Federal Withholding Tax) in the amount of \$51,961.09 for the period ended March 31, 2006.
- Approval of summary of \$5,000 - \$25,000 purchase requests** for the period ended April 7, 2006.
- Approval of summary of donations \$500 or greater** for the period ended April 7, 2006.

### **Approval of Council Meeting Minutes:**

- Regular Council Meeting** held March 28, 2006.

### **Acceptance of Advisory Committee Meeting Minutes:**

- Planning Commission Meeting** held March 13, 2006 (Commission approved March 27, 2006).

MOVED BY SHAPE, SECONDED BY WYTHE TO ACCEPT THE CONSENT AGENDA AS PRESENTED.

MOTION CARRIED UNANIMOUSLY.

## **PUBLIC HEARING:**

### **•Adopting Findings of Fact in support of continuing the Moratorium on acceptance of Applications for Rezones, Land Use Permits, Development Permits, and Building Permits for New Construction of Commercial and Multi-family Structures, affecting any Property located in the South 154<sup>th</sup> Street Station Area – Planning**

Mayor Fisher opened the Public Hearing (PH) at 6:44 p.m.

Planning Director Butler stated Council enacted a moratorium on February 28, 2006 and according to State law, the City is required to hold a PH and adopt Findings of Fact within 60 days. The current Codes do not provide for regulations that would require and result in transit oriented development (TOD), which is the major effort of the stationary planning for this area. Staff needs time to complete the stationary plan and related regulations. The moratorium is effective until August 1, 2006; however, it is staff's goal to have interim standards ready for

**PUBLIC HEARING (Continued):**

**Adopting Findings of Fact in support of continuing the Moratorium (Continued):** Council action by May 25, 2006. That would allow the moratorium to be lifted and the development to go forward if it meets the interim standards. Between that time and the end of the year, staff would be able to finish the stationary planning, draft final standards and bring this item to Council in late November or early December. Mr. Butler added that he received a letter from Garrett Huffman, South King County (KC) Manager for the Master Builders Association of KC and Snohomish County, regarding this issue, which he distributed to Council.

Carlos De La Torre, Master Development, 3400 Phinney Avenue North, Seattle, stated he felt what is occurring is a very positive step towards SeaTac's development. He feels what would be helpful, in addition to Council's review, is to open it up to property owners and future developers who are interested in this area to address some of their concerns of development and its standards.

Larry Eaton, Business Owner, 15211 International Boulevard (IB) stated he has property in the subject area, and his only concern is in the event the City would decide to close the Military Road access to IB, he will need access to his property. Property owners are concerned about rising property taxes.

Mr. Butler replied that staff will take that under advisement. There are several options that are part of the South 154<sup>th</sup> Street Station. The City's goal is to have a win-win solution. Having meetings with groups of property owners and future developers, and tenants will be considered.

Councilmember (CM) T. Anderson questioned whether Military Road can be closed. Senior Assistant City Attorney Johnsen stated he will look into that. Everything is at a preliminary stage at this point.

When there were no further comments, Mayor Fisher closed the Public Hearing at 6.52 p.m.

**NEW BUSINESS:**

**Agenda Bill #2642; Resolution #06-011**

**A Resolution adopting Findings of Fact in support of the Moratorium on acceptance of Applications for Rezones, Land Use Permits, Development Permits, and Building Permits for new construction of Commercial and Multi-family Structures, affecting any property located in the South 154<sup>th</sup> Street Station Area to allow for unified planning of a Transit Oriented Development (TOD) concept imposed by Resolution No. 06-005**

**Summary:** Resolution No. 06-005 established a moratorium on the acceptance of rezone applications and building, development, and land use permits for new development in the South 154<sup>th</sup> Street Station Area.

Revised Code of Washington (RCW) 35A.63.220 and 36.70A.390 permit Council to adopt a moratorium relating to planning, zoning, and development regulations, subject to a PH within 60 days of the date of adoption, and further subject to the findings of fact, justifying the moratorium at either the time of adoption or following conclusion of the PH. The South 154<sup>th</sup> Street Station Study Area is adjacent to the new light rail station currently being constructed in Tukwila on the east side of IB. The City is currently expending taxpayers' funds to hire consultants to draw up alternative plans for developing the South 154<sup>th</sup> Street Station area. The plans will ultimately recommend design standards and development patterns complimentary to the adjacent light rail station.

Current Codes do not provide for regulations that would require TOD in the South 154<sup>th</sup> Street Station Study Area. Absent the moratorium, new development under current regulations would undermine the efforts of the City to provide TOD in this area. It is critical to obtain time to complete the Station Area Plan so that regulations can be prepared to shape development in the area that is conducive for TOD. Time is necessary for the City staff, in coordination with the Planning Commission and consultant, to research and develop such regulations.

MOVED BY WYTHE, SECONDED BY BRENNAN TO PASS RESOLUTION NO. 06-011.

MOTION CARRIED UNANIMOUSLY.

**PUBLIC COMMENTS:** There were no public comments at this time.

**CITY MANAGER'S COMMENTS:** City Manager Ward had the following items of business: 1) the OPRAH Show will be airing the "State of Education in America" this evening and tomorrow, April 12, especially affecting high schools. He pointed out that Mr. and Mrs. Bill Gates will be speakers on this show. Highline School District is a recipient of the Gates' grant. Some of the presentation will address the future of education directly impacting SeaTac; and 2) the City's Easter Egg Hunt is scheduled for Saturday, April 15 at 9:00 a.m.

**COUNCIL COMMENTS:** There were no Council comments.

**ADJOURNMENT:**

MOVED BY BRENNAN, SECONDED BY SHAPE TO ADJOURN THE REGULAR MEETING OF THE SEATAC CITY COUNCIL AT 6:57 P.M.

MOTION CARRIED UNANIMOUSLY.

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Gene Fisher, Mayor

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Judith L. Cary, City Clerk