

**MINUTES
DES MOINES CITY COUNCIL**

**STUDY SESSION
April 7, 2011 - 7:30 p.m.**

CALL TO ORDER – Mayor Sheckler called the meeting to order at 7:30 p.m.

PLEDGE OF ALLEGIANCE – Mayor Pro-Tem Kaplan led the flag salute.

ROLL CALL

Present were Mayor Sheckler; Mayor Pro-Tem Kaplan; Councilmembers Dan Sherman, Matt Pina, Melissa Musser and Carmen Scott.

Councilmember Scott Thomasson was absent. Councilmember Sherman moved to excuse Councilmember Thomasson; Mayor Pro-Tem Kaplan, second; all the votes were ayes.

Staff present were City Manager Tony Piasecki; City Attorney Pat Bosmans; Assistant City Manager Lorri Ericson; Planning Building and Public Works Director Grant Fredricks; Interim Police Chief John O’Leary; Parks Recreation and Senior Services Director Patrice Thorell; Assistant Director of Transportation and Engineering Dan Brewer; Development Services Manager Robert Ruth; Associate Transportation Engineer Brandon Carver; Land Use Planner Jason Sullivan; Temporary Economic Development Manager Marion Yoshino; City Clerk Sandy Paul

COMMENTS FROM THE PUBLIC:

There were no public comments.

DISCUSSION ITEMS:

1. Transportation Gateway Project:

Len Madsen, Contract Engineer delivered a presentation providing information and background on the Transportation Gateway Project.

ACTION/DIRECTION

Councilmember Sherman moved to authorize Administration to begin the Right-of-Way acquisition phase of the Transportation Gateway Project, prioritizing negotiations for properties required for the widening of 24th Avenue South between South 208th Street and South 216th Street, and South 216th Street (Segment 2) From 24th Avenue South the 18th Avenue South, including roadway transitions, consistent with the approved project Right-of-Way plans as may be amended by the Director or his designee, the City’s adopted Right-of-Way Procedures, and the Transportation Capital Improvement Program. Councilmember Pina, second. The vote was 6-0 to approve the motion; the motion passed.

Following discussion, Councilmember Sherman moved to authorize Administration to negotiate for properties required for the widening of South 216th Street (Segment 1a) from 29th Avenue South to 24th Avenue South if properties become available, subject to the availability of funding in the Transportation Capital Improvement Program; Councilmember Pina, second. The vote was 6-0 to approve the motion; the motion passed.

2. Discussion of Draft Ordinance 11-011, Marina District Zoning Continuation of Discussion from 03.26.11 Retreat

Discussion was introduced by Planning Manager Denise Lathrop, who explained that the discussion would begin with item #7 of the Council Retreat Agenda from March 26. The presentation was turned over to Land Use Planner Jason Sullivan.

A final decision on the direction to take regarding Policy Question #7, building height bonus areas, would be made after public comment is taken. Staff would place building models on the properties most likely to be redeveloped, including cross views.

Discussion of Policy Question #8, prescriptive or flexible standards for regulating massing and size, showed the consensus of the City Council preferred flexibility.

The City Council proposed two Open Houses, one to be held on April 30 from 9:00 a.m. to 12:00 p.m. and one on May 4 from 5:00 to 8:00 pm, both to be held at the Activities Center.

Discussion of Policy Question #8 revealed a City Council preference for flexible standards.

BREAK

Mayor Sheckler announced at break at 8:55 p.m. for ten minutes. The City Council meeting reconvened at 9:05 p.m.

Staff presented responses to previous questions and invited additional discussion on Items #1 through #6.

Policy question #1, recreation requirements of mixed use buildings

- In-lieu fees were supported until such time as the more preferable park impact fees replace them in a code update.

Policy Question #2, additional setbacks from the street corner

- No additional setback is needed from a street corner but a larger setback would provide greater sight distance that was not required. An alley would not be considered Right-of-Way for this section.

Policy Question #3, angles parking along Marine View Drive

- Angle parking along Marine View Drive is intended for commercial purposes and not for employee or residential use

Policy Question #4, providing different building placement requirements on Marine View Drive and 7th Avenue

- Provides certainty of design in order to not impede the use of a property, such as a restaurant desiring to set up outdoor seating adjacent to a parking lot.

Policy Question #5, allowing commercial access via 8th Avenue for the buildings on the east side of Marine View Drive

- Traffic study showed no significant changes in traffic volume since 8th was made a one-way street
- High volume generators should be limited (e.g., drive-through businesses)
- Provisions should be added to require all deliveries to happen on-site

Policy Question #6, raising the base building height along 7th Avenue to 45 feet

- Height bonus will be discussed more after open houses are held and the public is heard
- Should the area extend to South 227th
- Should we build in requirements that require rooftop appurtenances be integrated through architectural features

Next steps: Council will set a Public Hearing for May 12. The Ordinance must be signed off by the Department of Commerce. Changes, as discussed, will be incorporated in the ordinance presented for review. The approved SEPA will stand even if the project is scaled back because a smaller project provides less impact. Open house invitations will go out next week for the dates on April 30 and May 4. The Public Hearing date will be set by Resolution on April 14 and notice will be issued the 3rd week of April. Citizens would be able to post comments on the City's webpage. No final action can take place until after June 8.

NEXT MEETING DATE: Regular Meeting April 14, 2011.

ADJOURNMENT

Mayor Pro-Tem Kaplan moved to adjourn; Councilmember Musser, second. The motion was approved unanimously.

The meeting was adjourned at 9:40 p.m.

Respectfully submitted,

Sandy Paul CMC
City Clerk