

# MINUTES – FINANCE AND ECONOMIC DEVELOPMENT COMMITTEE MEETING

January 29, 2013

South Conference Room

21630 11<sup>th</sup> Avenue South, Des Moines, WA

## Council Members

Chair Matt Pina

Carmen Scott

Jeanette Burrage

## City Staff

Tony Piasecki – City Manager

Denise Lathrop – Acting Community Development Director

Marion Yoshino – Economic Development Mgr

Pat Bosmans – City Attorney

Robert Ruth – Planning & Development Manager

Grant Fredricks – Consultant

## 1. Call to Order

The meeting was called to order at 5:35 pm.

## 2. Economic Development Update

- a. **DMCBP.** Staff mentioned the non-mandatory RFP Information session to be held at Sea-Tac Airport on 2/7 and the importance of funneling all communications from prospective proposers through the Port.
- b. **Pacific Ridge Commercial 2.** Staff mentioned the possibility of a consolidated listing of Furney & Ono properties, the continued commercial interest in the property, the importance of a signalized intersection at about 212<sup>th</sup>, and the need for more zoning flexibility regarding mixed use and building heights.
- c. **Artemis.** Building permits applications are expected to be received on 2/7.
- d. **EB-5.** ED Manager Yoshino briefed on the status of the EB5 application which was reviewed. An appeal hearing is scheduled in March, and the applicants are very confident that the job number concerns can be satisfactorily addressed. The need for applications for other parts of the City was briefly discussed.

## 3. Committee Work Plan for 2013

- e. **Institutional Campus Zoning.** Acting Director Lathrop discussed the upcoming ordinance rezoning Judson Park, Wesley Homes and Highline Community College from their current residential zoning to the newly-created Institutional Campus zone. The Committee agreed that we should wait to rezone Landmark until their ultimate use is determined.
- f. **Short-term/Casual/Monthly Business Licenses.** City Manager Piasecki discussed a request that the City waive the business license requirements for people such as house cleaners that only work intermittently in Des Moines. Changes to current fee levels were also discussed. The Committee agreed that no changes should be made at this time.
- g. **Land Use Review Procedures.** City Attorney Bosmans reviewed a proposed scope of work for outside counsel to review a number of development-related chapters in the DMMC with the goal of cleaning these up so that the DMMC is internally consistent, complies with current state and case law, and reduces the City's legal liability. The proposal is for a firm, fixed price contract with outside counsel drafting ordinances to effect the needed changes.

## 4. Discussion of Pacific Ridge Zoning

Acting Director Lathrop provided handouts of the Comp Plan and Zoning Code, and asked the Committee to reaffirm the vision. Some time was spent discussing Tour comments on permitted uses, lot size, depth of commercial lots, and PR-R use restrictions. Committee asked why SeaTac apartment building has so much parking.

## 5. Committee Member Comments

There was not time for individual Committee comments.

## 6. Future Meetings

Next meeting is Tuesday, February 26, 5:30 – 7:00 p.m. in the South Conference room. Preliminary topics are a staff presentation on the *Des Moines Façade Improvement Incentive Program* (prepared by the UW CEP 460 students) and a proposed draft of an ordinance on Pacific Ridge zoning changes.

Adjourned at 7:00 p.m.

Respectfully submitted by: Grant Fredricks