

MINUTES – FINANCE AND ECONOMIC DEVELOPMENT COMMITTEE MEETING

March 26, 2013

South Conference Room

21630 11th Avenue South, Des Moines, WA

Council Members

Chair Matt Pina

Carman Scott

Guests

Ken Taylor, Citizen

City Staff

Tony Piasecki – City Manager

Denise Lathrop – Acting Community Dev. Director

Marion Yoshino – Economic Development Mgr

Robert Ruth – Planning Manager

Grant Fredricks – Consultant

1. Call to Order

Meeting was called to order at 5:32 by Chair Matt Pina. Councilmember Burrage was not able to attend the meeting.

2. Minute Approval

Minutes of February 26th and February 28th were approved with a minor correction to the Heading date.

3. Economic Development Update

Marion Yoshino updated the Committee on the Des Moines Creek Business Park developer selection process, House of Arts project on Pacific Highway South, the Artemis Hotel, Marina Floor RFQ (being overseen by the Municipal Facilities Committee), Movie Theater, the short film being produced and the new restaurant, Prima Margherita - Neapolitan Pizza Cucina and Bar, with a Grand Opening scheduled for April 3rd. The restaurant has been open for about a week making sure the kinks were worked out before the grand opening.

4. Discussion of Pacific Ridge Zoning Code

Grant Fredricks discussed an updated version of the changes going section by section asking clarifying questions in preparation for full Council policy discussion on April 4th. The Committee provided the following direction:

- a. The enlarged proposed PR-C zone was slightly reduced by restoring PR-R zoning to the northeast corner.
- b. The meaning of “grandfather” dates was clarified to simply eliminate dates that applied to existing uses and prevented new uses.
- c. Home occupation signage was eliminated from the proposal, and changes to the Sign Code will be considered by the Committee concurrently as the Pac Ridge Code is moving forward.
- d. Where single purpose multi-family uses are permitted was clarified to be on any part of the PR-C zone except on properties fronting on SR 99 and S. 216th.
- e. No mixed use projects are proposed for the old PR-C2 zone (north of S. 216th)
- f. Changes to the Parking Code will be considered by the Committee in a parallel process.
- g. New Car Dealers will be permitted, but exclusive used car dealers will not. Used car sales in conjunction with a New Car dealers would be allowed.

5. Committee Member Comments.

- a. The status of the Fisher parking lot project was updated by Tony. Thirty spots will be created by mostly-donated labor.
- b. School impact fees were discussed. The City does not collect fees for the Highline School District, but does for the Federal Way School District.
- c. Des Moines Elementary School was discussed inasmuch as it is being considered for replacement by a new school constructed on Zenith Park. The City was encouraged to begin thinking about what it wanted to happen on the 4.7 acre site. The building has seismic, asbestos, plumbing and electrical issues which might require it to be demolished and not re-purposed.

6. Future Meetings.

The next meeting is Tuesday, April 30th from 5:30 to 7:00 pm.

The meeting was adjourned at 7:03.

Respectfully submitted by:
Grant Fredricks

DRAFT