

# MINUTES – FINANCE AND ECONOMIC DEVELOPMENT COMMITTEE MEETING

April 30, 2013

South Conference Room

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

## Council Members

Chair Matt Pina

Carmen Scott

Jeanette Burrage (Joined at 5:45 p.m.)

## Guests

Paul Krakow (Left at 5:50)

Nancy Uhrich

## City Staff

Tony Piasecki – City Manager

Lorri Ericson – Assistant City Manager

Tim George – Assistant City Attorney

Denise Lathrop – Acting Community Dev. Director

Marion Yoshino – Economic Development Mgr

Grant Fredricks – Consultant

## 1. Call to Order

The meeting was called to order at 5:35 by Chair Matt Pina

## 2. Approval of Minutes for March 23, 2013

Approved as submitted

## 8. Discussion of property owner request to rezone northwest corner of South 272nd Street and 16th Avenue South – 10 minutes

This item was taken out of order due to the presence of a guest representing the property who requested the City consider the rezone. Denise described the request for rezone and discussion ensued. The committee consensus was that it may be appropriate to rezone that area, but the committee felt that rather than rezone one specific parcel by itself, it would be better to look at the entire area. The recommendation was that this becomes part of the next zoning study project which is scheduled to be Pacific Highway South, south of Kent Des Moines Rd.

## 3. Economic Development Update – 15 minutes

- a. **DMCBP** – ED Mgr Yoshino advised the Port of Seattle is reviewing the three finalists.
- b. **Pacific Ridge Projects** – The Mac Truck Dealership site is the major project on Pacific Highway in Midway and the owner's consolidation plan is going very well.
- c. **Artemis** – City representatives will meet with Congressman Adam Smith later this week to request his assistance moving the EB5 process forward. The target date for the start of construction is this May.
- d. **Marina Floor** – The Marina RFQ is being widely advertised and the website has received 69 unique visitors and to date, 4 people have RSVP'ed for the developers' information session on May 8<sup>th</sup>.
- e. **QFC** – Both QFC landlords are waiting for Albertsons to indicate their preference for the lease renewal. The City is engaged with the property owners and will continue the conversations.
- f. **Others** – None to report

#### **4. Pacific Ridge Zoning Code Revision update – 10 minutes**

Consultant Grant Fredricks shared the draft zoning ordinance and outlined one additional change which would allow two property owners to negotiate covenants for setbacks that were mutually agreeable. Committee consensus was that staff could begin the State review and SEPA processes for the code changes.

#### **5. Discussion of potential Parking and Sign Code changes – 15 minutes**

Council discussed removing the hearing examiner appeal process for the parking requirements and replacing it with, “The City Manager or his Designee” and outlining criteria for the decisions. It was determined that this will need further discussion at the next meeting after the committee members have an opportunity to assess the King County right size parking criteria referred to in the documentation.

The next discussion was about reducing the parking requirements for hotels in Pacific Ridge from 1 space per unit to .9 spaces per unit to be consistent with other cities with properties in the area that cater to airport clientele and have shuttle service to and from the airport.

In the interest of time, the discussion on the sign code changes was postponed until the next meeting.

#### **6. Potential Code Enforcement Changes – Nuisance Properties – 30 minutes**

Assistant City Attorney Tim George reviewed the staff proposed changes for 10.16.050 – Parking of Oversized Vehicles on Right of way. After discussion, they were approved by the committee as suggested.

ACM Lorri Ericson reviewed the proposed changes to section 14.08.150 – Adoption by Reference of the International Property Maintenance Code. The only substantive change was the inclusion of a new section pertaining to the appearance of commercial and multi-family properties. The committee agreed that we should bring this forward in an ordinance, but assure that roofs are addressed as well.

18.44.097 – Parking of Vehicles on Landscaped areas was the next area discussed. The general direction was to approach this primarily from the perspective of junk vehicles. Staff was asked to research and consider a numerical solution such as a limit to the number of vehicles, regardless of status or identify a specific distance from property lines.

Another parking code area that has been problematic for enforcement purposes is 18.44.110 - Parking of oversized vehicles (RV’s, Commercial, etc) in residential neighborhood (not on improved right of way). The committee supported the suggested changes with the added temporary definition of two weeks *or less* and an exception of allowing four weeks or less for owner occupied RV’s. They also suggested we consider providing a permit for longer temporary owner occupancy if they apply for it in conjunction with a construction permit.

Finally, the City of Des Moines does not have any restriction on containers. After discussion, the committee requested staff return with a draft ordinance that allows containers for a defined, temporary period and after that period treats them as a structure.

## **7. Discussion of Planning, Building, and Public Works Department reorganization – 25 minutes**

ACM Lorri Ericson outlined new proposed organizational chart and reviewed the potential budget savings. The committee asked some clarifying questions. The implementation will be in phases with some beginning in 2013 and some not taking place until 2014.

## **9. Committee Member Comments**

There was not time for comments

## **10. Next Meeting**

Next meeting is May 28, 2013 5:30-6:30 p.m. in the South Conference room.

Adjourned at 8:00 p.m.

Respectfully submitted by:

Lorri Ericson, Assistant City Manager